

<b>Sarah Dominguez</b> President 915 433 0800 sarah@grayce.us	<b>Taylor Dominguez</b> Commercial Agent 915 373 8617 taylor@grayce.us	<b>Charlee Gutierrez</b> Commercial Agent 915 316 1682 charlee@grayce.us
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# Property Available

160 S ALTO MESA DR  
EL PASO, TX 79912

5,000 SF AVAILABLE



GRAYCE  
PROPERTY CONSULTANTS



## City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.



The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



# About This Property

## Property Details

This brand-new construction by Lewco Construction is progressing quickly and taking shape beautifully. Designed with modern finishes and adaptable layouts, the building will be ideal for a variety of professional uses. The property will be offered on a NNN lease with a tenant improvement (TI) allowance available, providing flexibility to tailor the space to fit your business needs. This is an exciting opportunity to secure a high-quality new build in a prime and growing area.



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# Property Details

5,000 SF AVAILABLE

Building Size	5,000 SF
SF Available	5,000 SF Available
# of Stories	1
Lease Rate	\$35.00/SF/YR
Lease Type	NNN
Zoning	C-1
Sales Price	Call for Price
TI Allowance	Available

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# Site Aerial

WITH SURROUNDING BUSINESSES



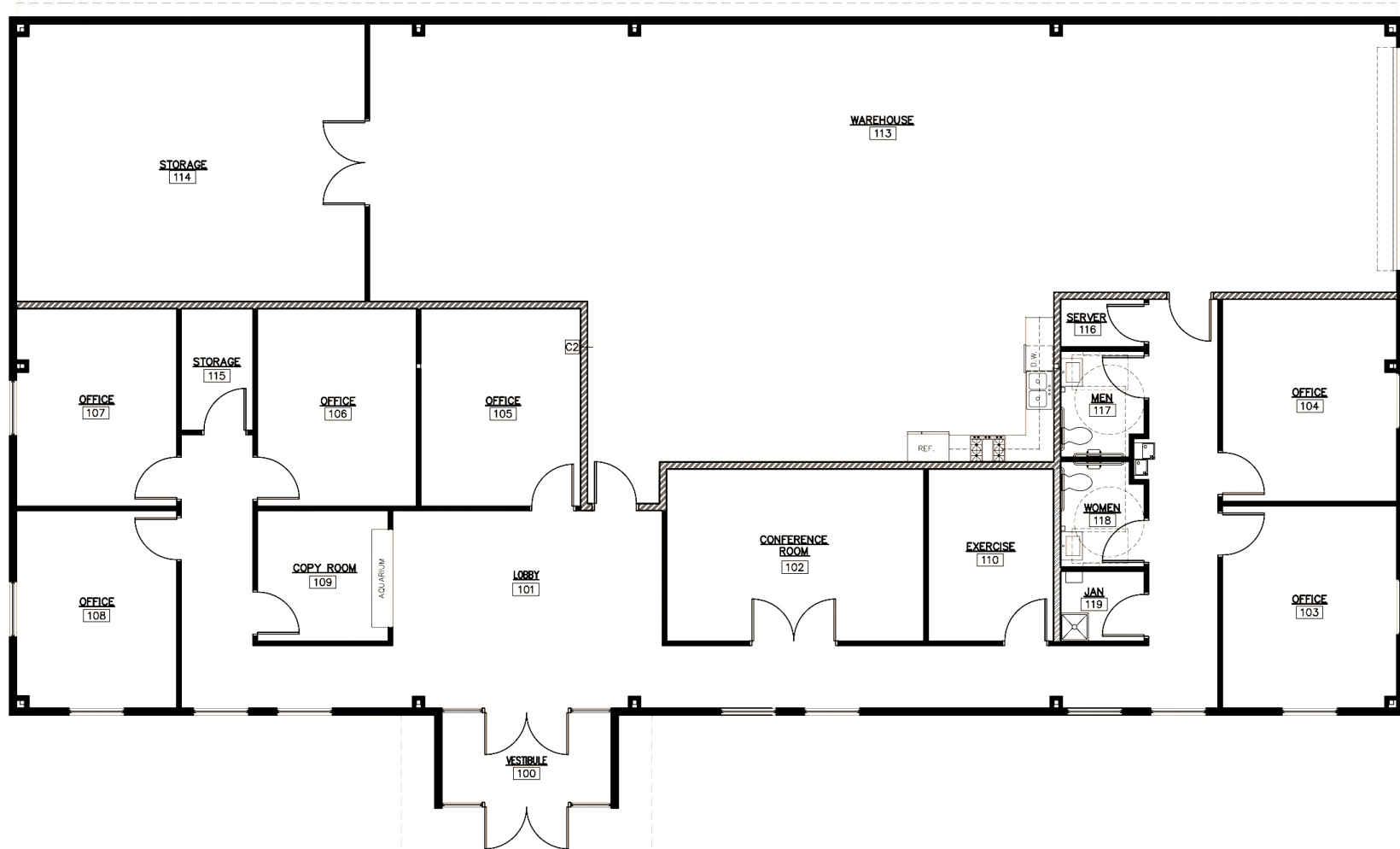
160 S ALTO MESA DR





# Space Layout

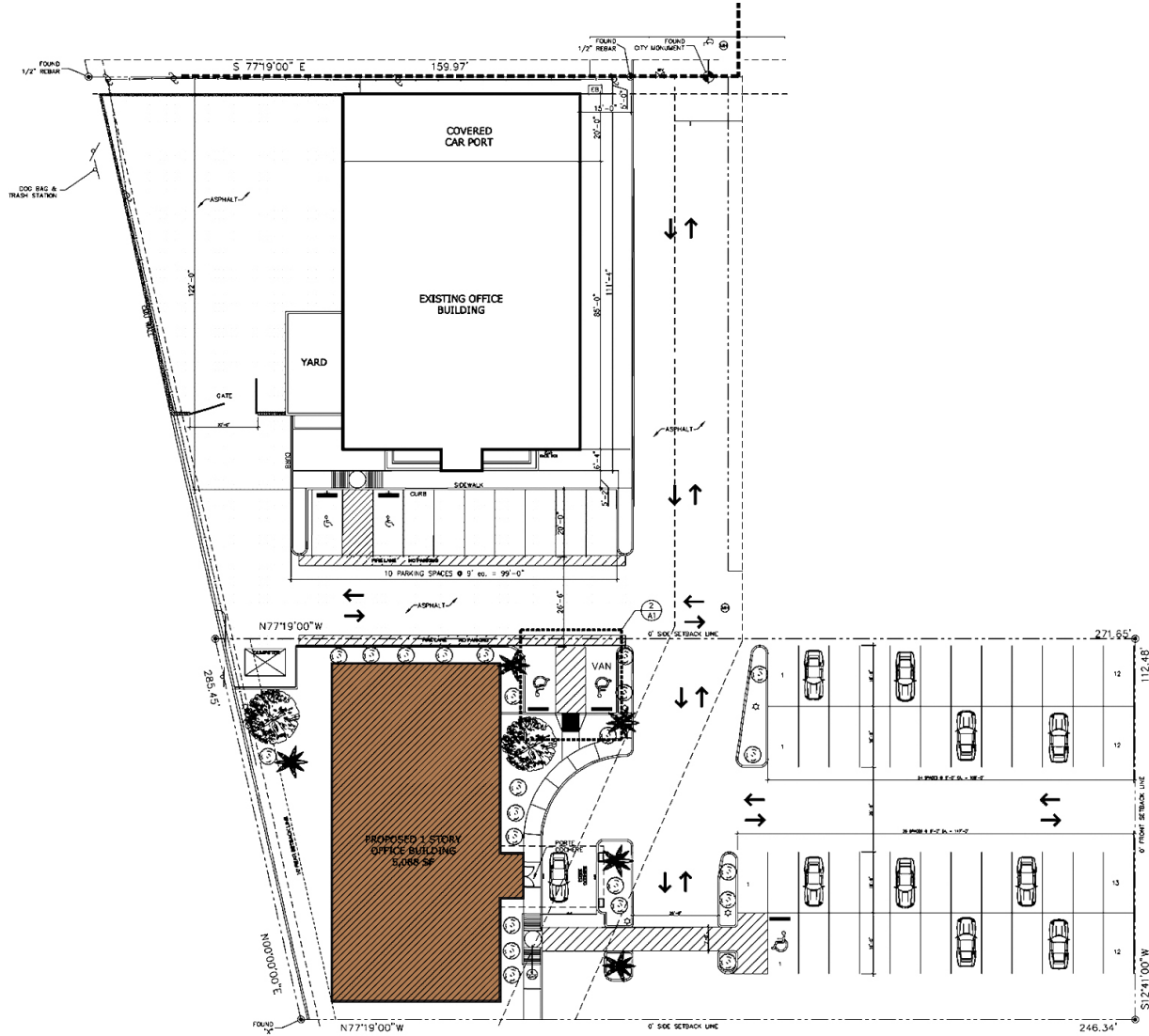
5,000 SF





# Site Plan

5,000 SF



**1 SITE PLAN**  
SCALE: 1/16"=1'-0"

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# Rendering



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# Property Photos

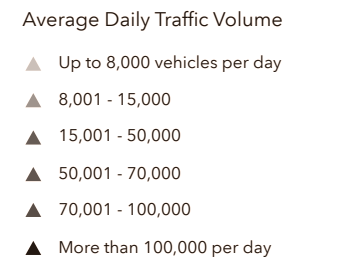
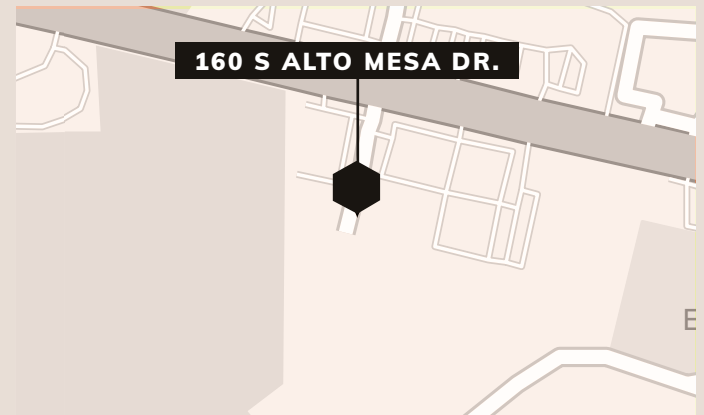
CONSTRUCTION PROGRESS AS OF FEB 25, 2026





# Traffic Volume

## IMMEDIATE AREA





# Demographics

## 1,3,5 Mile Radius, 2025 & 2030



### Population

1 mile	16,191	16,146
3 miles	82,671	82,535
5 miles	139,317	140,411



### Households

1 mile	7,094	7,253
3 miles	34,505	35,378
5 miles	55,333	57,192



### Median HH Income

1 mile	\$63,236	\$68,705
3 miles	\$72,737	\$78,452
5 miles	\$73,649	\$79,907

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