

Sarah Dominguez
President
915 433 0800
sarah@grayce.us

Taylor Dominguez
Commercial Agent
915 373 8617
taylor@grayce.us

Charlee Gutierrez
Commercial Agent
915 316 1682
charlee@grayce.us

Property For Lease

1368 N ZARAGOZA RD
EL PASO, TX 79901

UP TO $\pm 6,005$ SF DIVISIBLE
AVAILABLE





City Overview

El Paso, Texas is a dynamic border city where rich cultural heritage meets innovation, entrepreneurship, and economic growth. Positioned between the Franklin Mountains and the Rio Grande, the city offers a unique blend of Southwestern character, a thriving business community, and a strategic location that connects U.S. and international markets. As one of the largest cities along the U.S.-Mexico border, El Paso continues to attract businesses across creative, professional, retail, and service industries.



With a growing population and a well-established healthcare sector, El Paso provides an ideal environment for medical and healthcare organizations seeking flexible commercial space. The city is home to hospitals, specialty care providers, medical practices, and a growing network of health and wellness professionals serving communities across the U.S.-Mexico border region. Its accessible operating costs, expanding healthcare infrastructure, and diverse workforce make El Paso an attractive location for physician offices, outpatient services, therapy and wellness practices, healthcare startups, and other medical businesses looking to establish or expand their presence.



About This Property

Property Details

Discover a versatile commercial opportunity designed to give your business the flexibility it needs to grow. With up to ±6,005 SF divisible available, the property can accommodate a range of business concepts, from established operations to companies looking for their next location. NNN lease terms and negotiable tenant improvement allowances provide the opportunity to customize the space to better fit your vision and operational needs. Positioned along the active Zaragoza corridor, the property offers a strong combination of accessibility, adaptability, and long-term potential. Whether you're expanding, relocating, or establishing a new presence, this space offers a compelling opportunity to create a location that works for your business today and into the future.



1368 N ZARAGOZA RD EL PASO, TX 79936



Property Details

UP TO $\pm 6,005$ SF AVAILABLE FOR LEASE

Total Building Size	13,200 SF
SF Available	$\pm 6,005$ SF Available
Lease Rate	Call for Rates
Lease Type	NNN
TI Allowance	Negotiable with Term

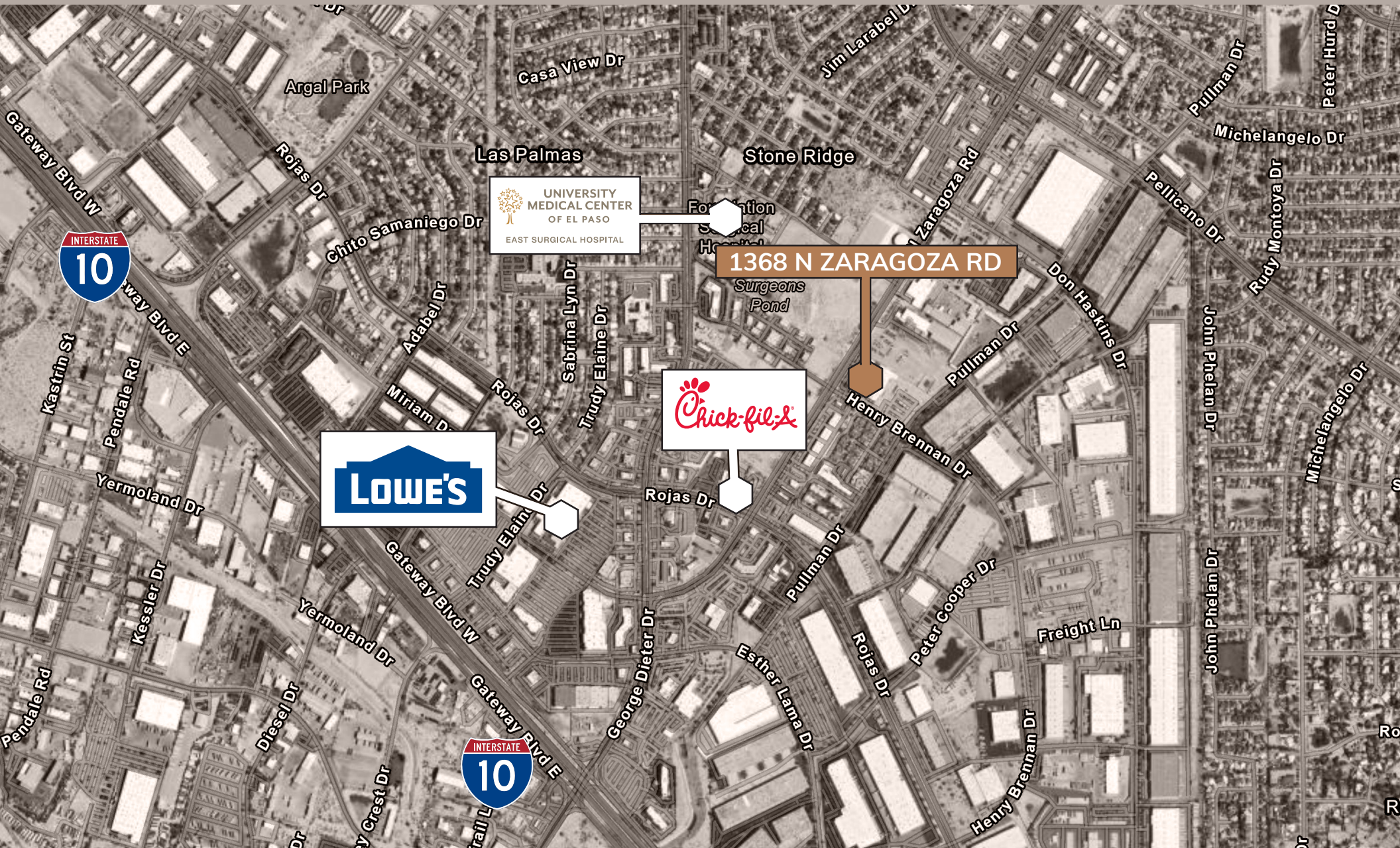
1368 N ZARAGOZA RD EL PASO, TX 79936

1368 N ZARAGOZA RD EL PASO, TX 79936



Site Aerial

WITH SURROUNDING BUSINESSES



1368 N ZARAGOZA RD EL PASO, TX 79936



Property Photos

EXTERIOR PHOTOS





Space Layout

SUITE J: ±3,850 SF



1368 N ZARAGOZA RD EL PASO, TX 79936

Property Photos

INTERIOR PHOTOS SUITE J

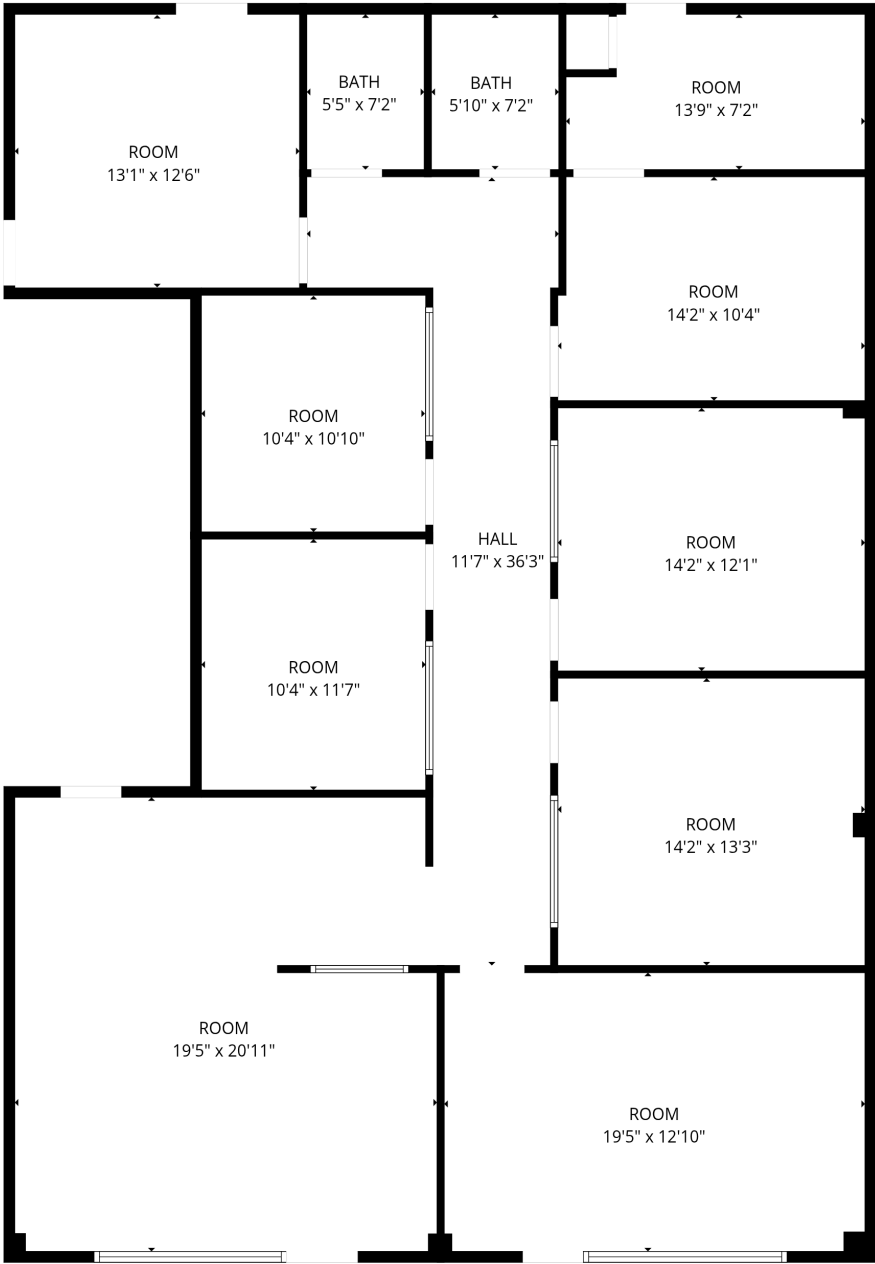
SCAN OR CLICK [HERE](#)
FOR FULL GALLERY





Space Layout

SUITE H: 2,155 SF



1368 N ZARAGOZA RD EL PASO, TX 79936

Property Photos

INTERIOR PHOTOS SUITE H

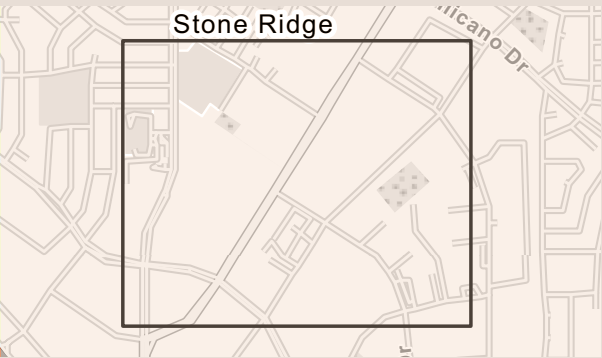
SCAN OR CLICK HERE
FOR FULL GALLERY





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume

▲	Up to 8,000 vehicles per day
▲	8,001 - 15,000
▲	15,001 - 50,000
▲	50,001 - 70,000
▲	70,001 - 100,000
▲	More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2026 & 2031



Population

Radius	2026	2031
1 mile	11,286	11,234
3 miles	102,643	102,621
5 miles	296,869	298,314



Households

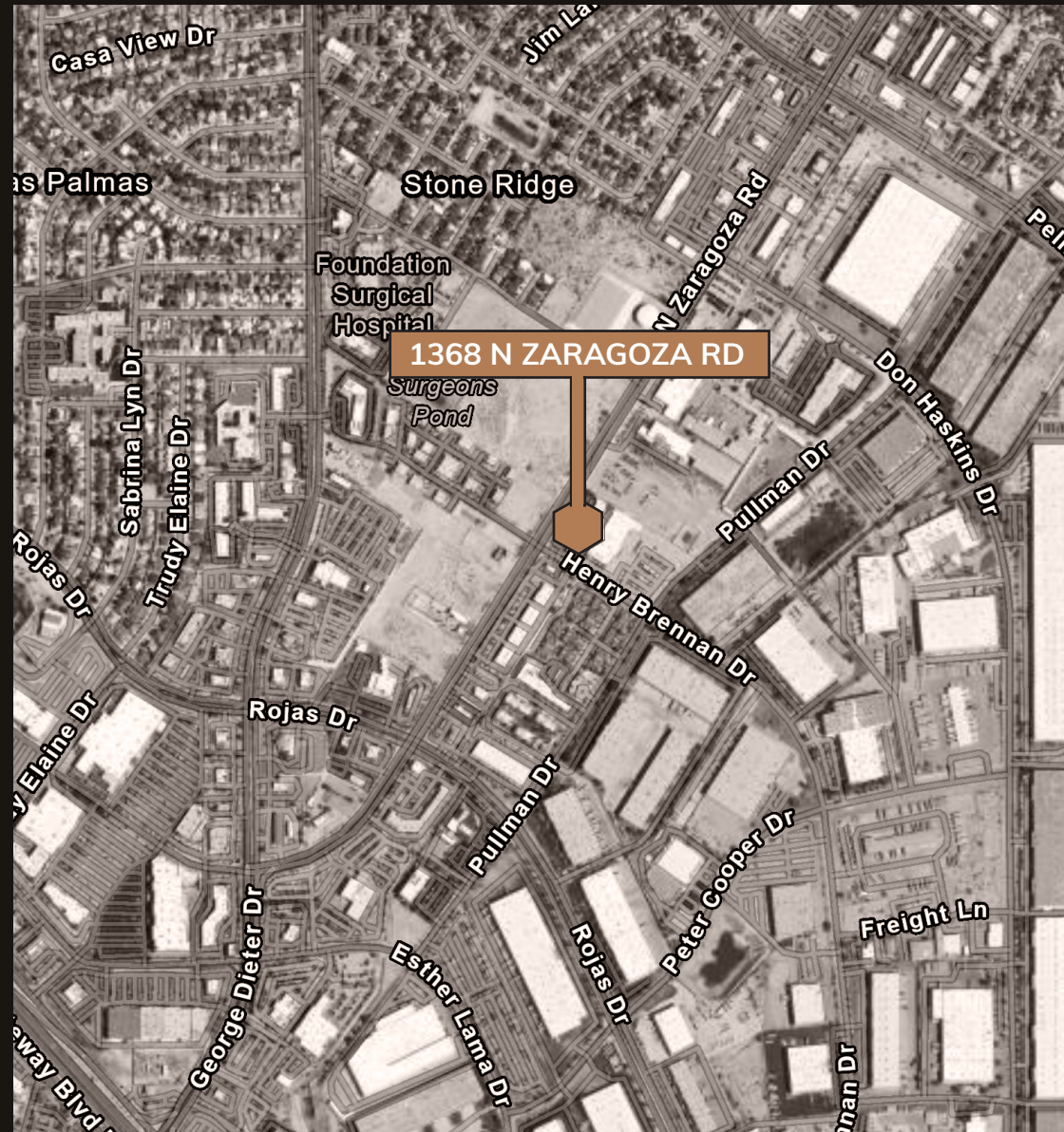
Radius	2026	2031
1 mile	4,177	4,287
3 miles	38,139	39,254
5 miles	107,787	111,326



Median HH Income

Radius	2026	2031
1 mile	\$66,014	\$72,333
3 miles	\$64,490	\$72,331
5 miles	\$65,776	\$74,416

1368 N ZARAGOZA RD EL PASO, TX 79936



Sarah Dominguez
President
915 433 0800
sarah@grayce.us

Taylor Dominguez
Commercial Agent
915 373 8617
taylor@grayce.us

Charlee Gutierrez
Commercial Agent
915 316 1682
charlee@grayce.us

Property For Lease

1368 N ZARAGOZA RD
EL PASO, TX 79901

UP TO ±6,005 SF DIVISIBLE
AVAILABLE

