

Sarah Dominguez	Taylor Dominguez	Charlee Lopez
President	Commercial Agent	Commercial Agent
915 433 0800	915 373 8617	915 316 1682
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Property For Lease

1250 E CLIFF DR
EL PASO, TX 79902

524 SF - 11,291 SF
AVAILABLE





About This Property

Property Details

Up to 11,291 SF of contiguous space is available for lease in a prime location within a dense medical district, just steps from major hospitals. The Hospitals of Providence Sierra Campus is less than 0.5 miles away, while the Memorial Campus and Las Palmas Medical Center are within 1.5 miles. Competitive lease rates include physician-covered parking, common area maintenance, and select utilities.



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Property Details

UP TO 11,291 SF CONTIGUOUS AVAILABLE FOR LEASE

Building Size	50,345 SF
SF Available	524 SF - 11,291 SF Available
# of Stories	5
Building Class	B
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-1 C SC

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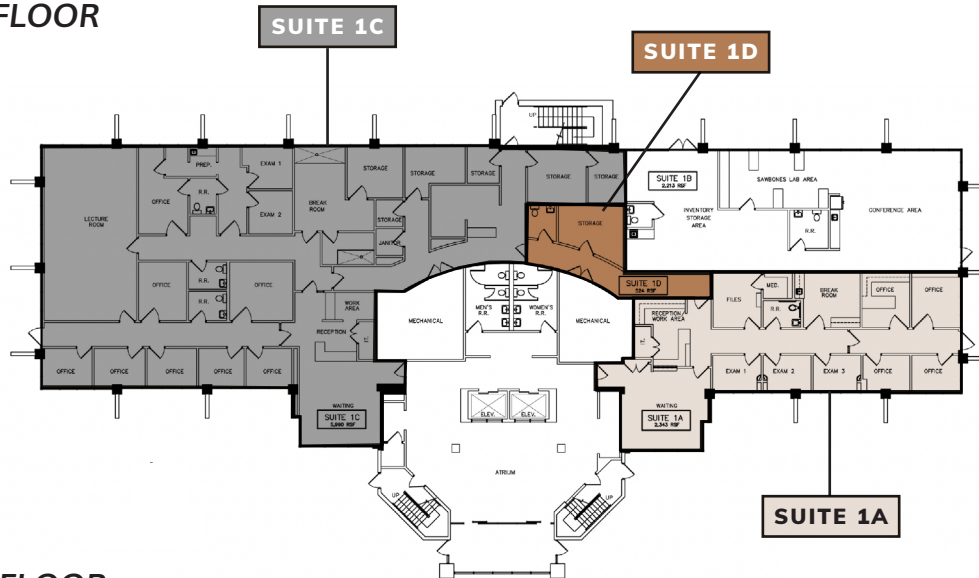
Site Aerial





Space Layout

1ST FLOOR

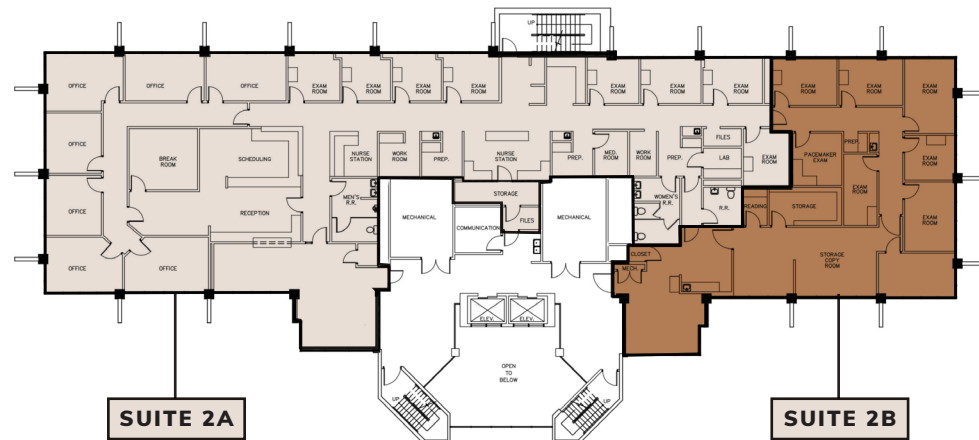


AVAILABLE SPACES

1ST FLOOR - 11,070 RSF (DIVISIBLE)

- SUITE 1A: 2,343 RSF
- SUITE 1C: 5,990 RSF
- SUITE 1D: 524 RSF

2ND FLOOR



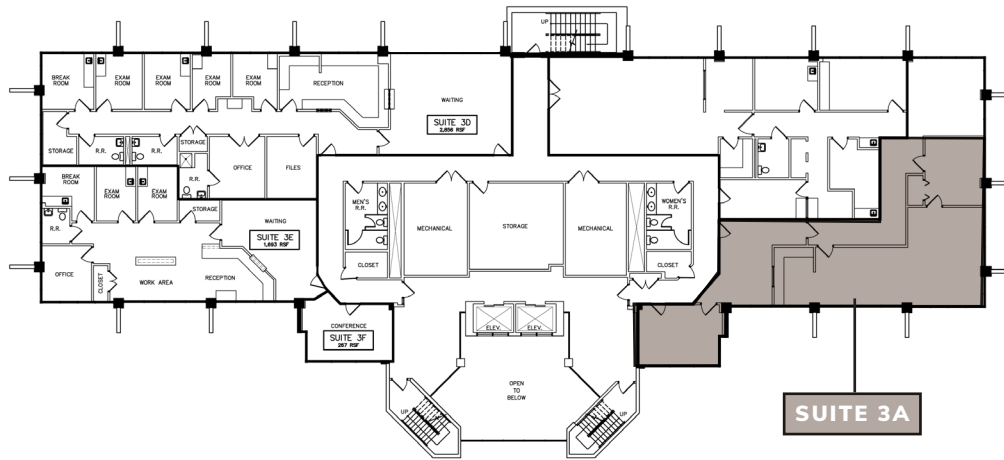
2ND FLOOR

- SUITE 2A: 8,071 RSF
- SUITE 2B: 3,220 RSF



Space Layout

3RD FLOOR

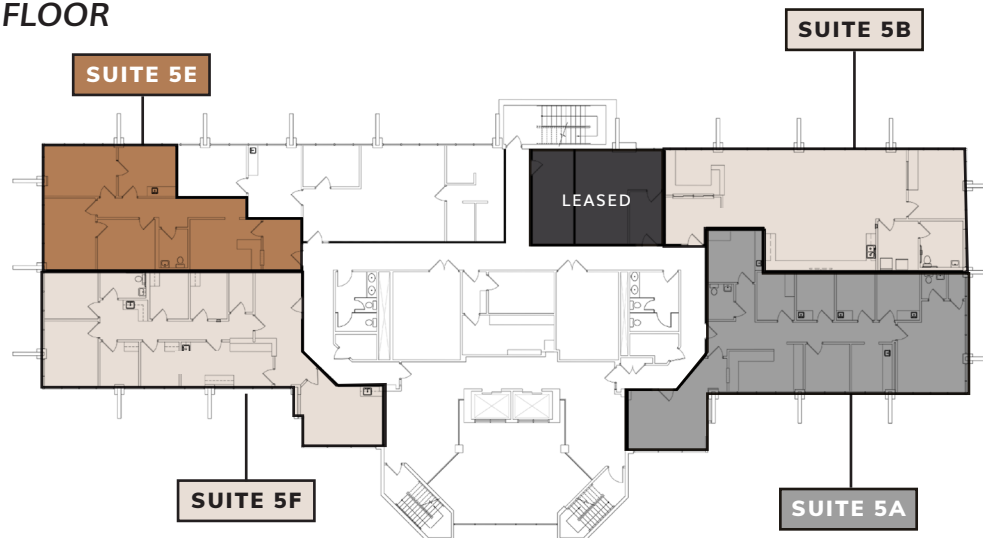


AVAILABLE SPACES

3RD FLOOR

- SUITE 3A: 1,908 RSF

5TH FLOOR



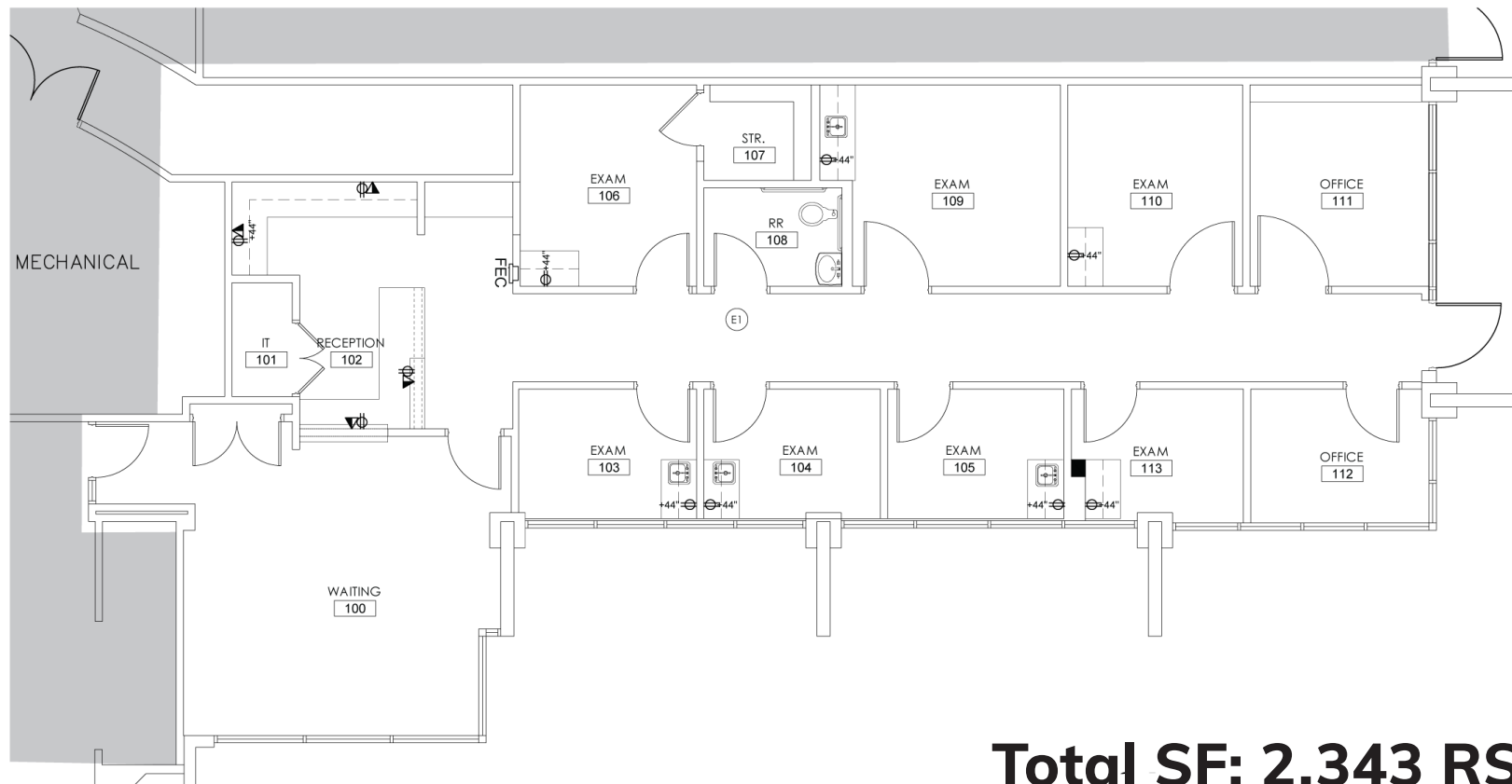
5TH FLOOR

- SUITE 5A: 2,117 RSF
- SUITE 5B: 1,778 RSF
- SUITE 5E: 1,352 RSF
- SUITE 5F: 1,735 RSF



Suite 1A Proposed Floor Plan

1ST FLOOR

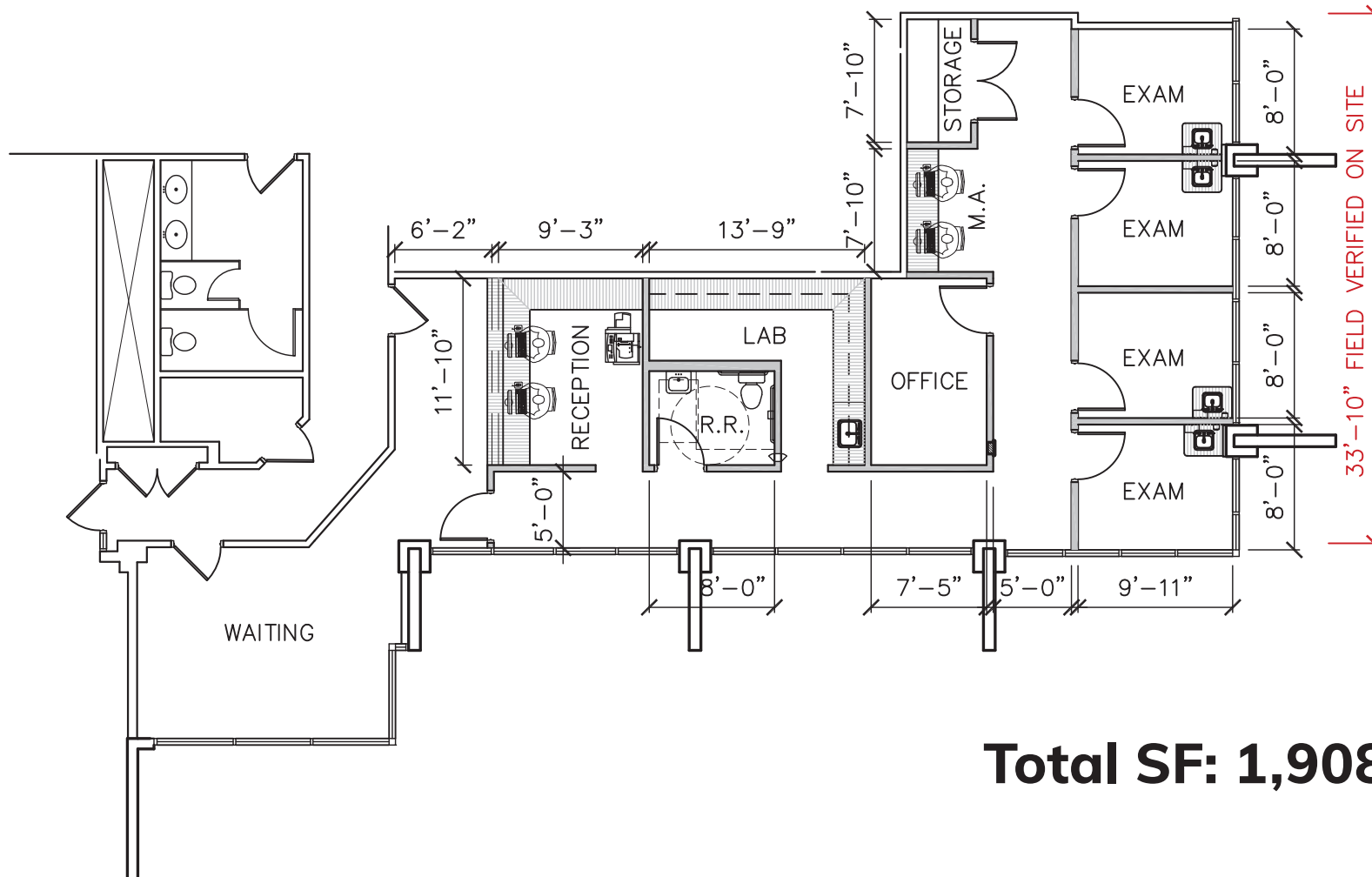


Total SF: 2,343 RSF



Suite 3A Proposed Floor Plan

3RD FLOOR

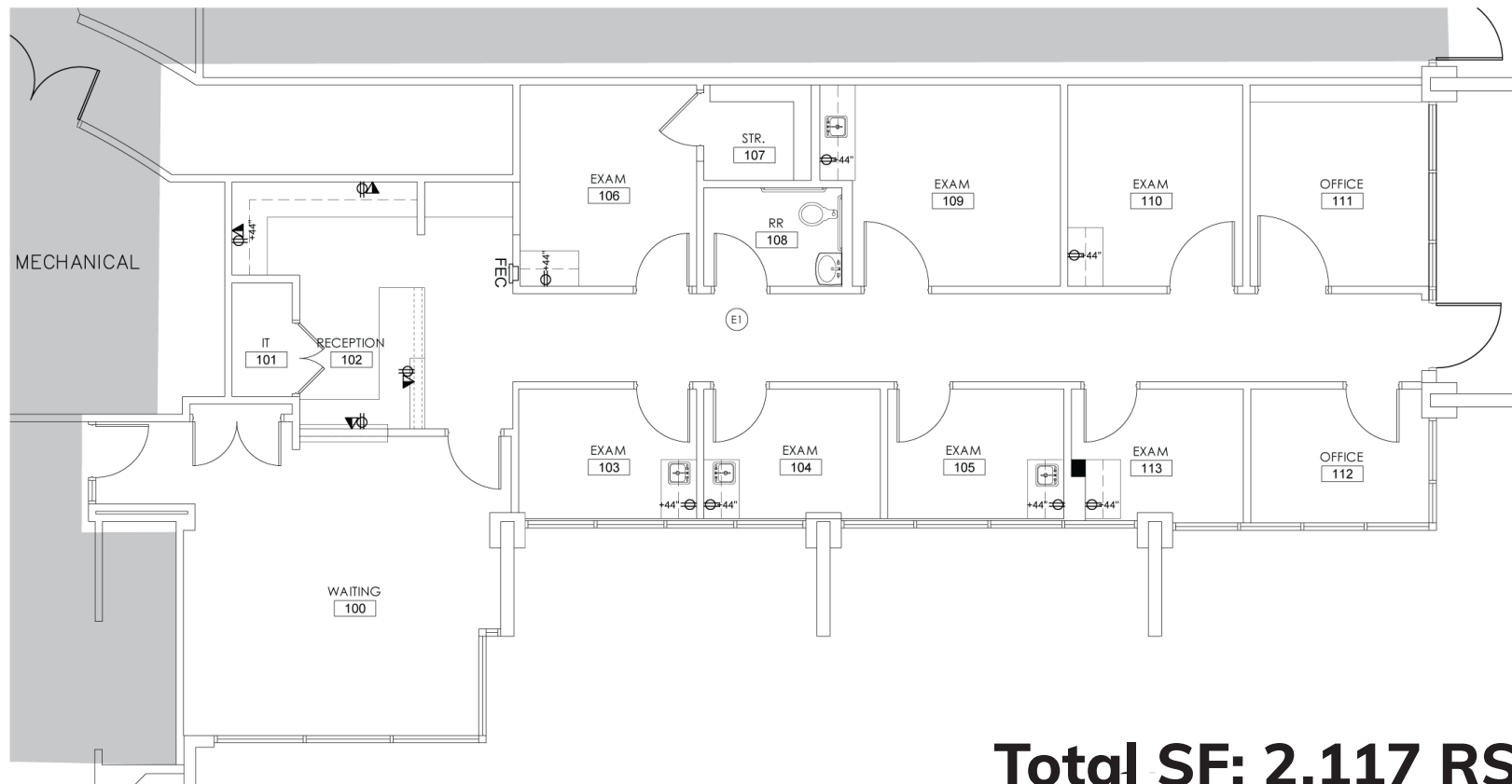


Total SF: 1,908 RSF



Suite 5A Proposed Floor Plan

5TH FLOOR

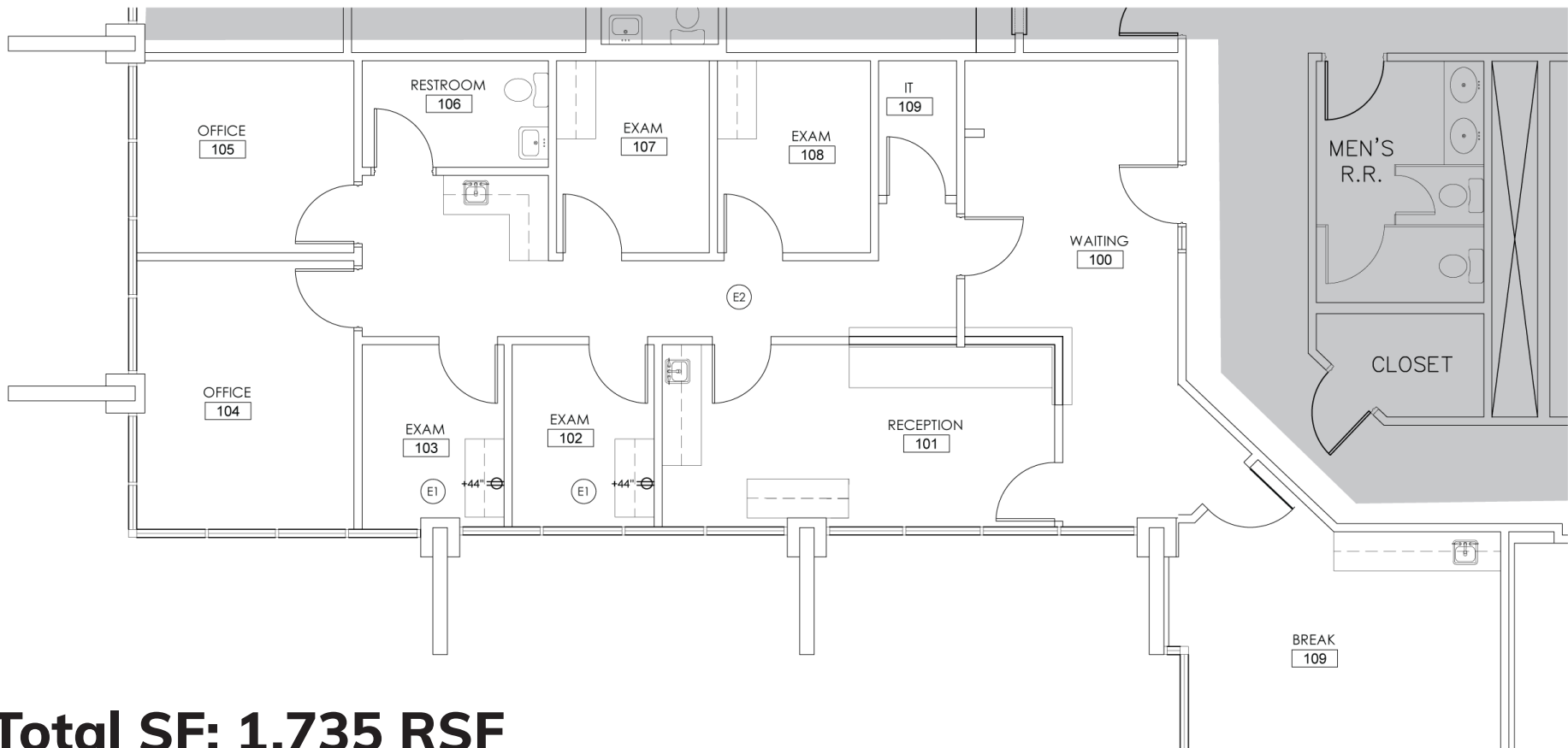


Total SF: 2,117 RSF



Suite 5F Proposed Floor Plan

5TH FLOOR

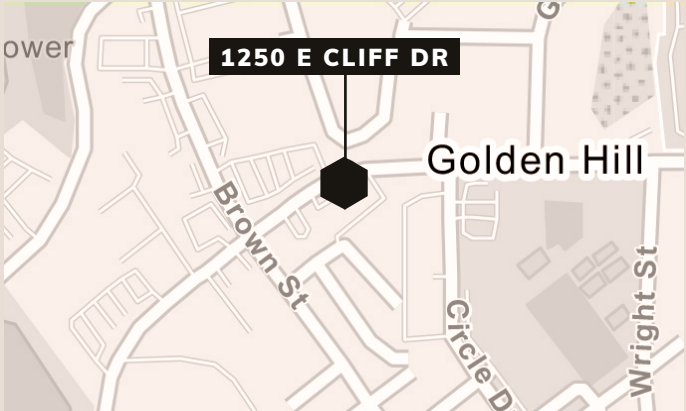


Total SF: 1,735 RSF



Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume	
▲	Up to 6,000 vehicles per day
▲	6,001 - 15,000
▲	15,001 - 30,000
▲	30,001 - 50,000
▲	50,001 - 100,000
▲	More than 100,000 per day

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Property Photos

EXTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	11,514	11,458
3 miles	66,842	66,999
5 miles	136,416	136,519



Households

1 mile	4,905	5,057
3 miles	27,837	28,928
5 miles	55,511	57,580



Median HH Income

1 mile	\$35,429	\$41,127
3 miles	\$34,279	\$38,396
5 miles	\$38,456	\$44,080

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