

Sarah Dominguez

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Taylor Dominguez

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Property For Lease

4301 N MESA ST
EL PASO, TX 79902

15,000 SF AVAILABLE





About This Property

Property Details

Located at 4301 N Mesa Street in the heart of El Paso, Texas, this prime medical real estate offers a strategic location within the city's vibrant medical corridor. Just a 19-minute drive from El Paso International Airport and in close proximity to major hospitals, the property ensures convenience for both patients and staff. It features ample on-site parking, modern infrastructure, and a well-maintained facility with a flexible interior layout suitable for various medical specialties. With high visibility and easy access via major roadways like Mesa Street (Texas State Highway 20), this site presents an exceptional opportunity for healthcare providers and investors looking to establish or expand their presence in the region.



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Property Details

15,000 SF AVAILABLE FOR LEASE

Acreage	0.12 Acres
SF Available	15,000 SF Available
# of Stories	1
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$28.00/SF/YR
Lease Type	NNN
Zoning	C4

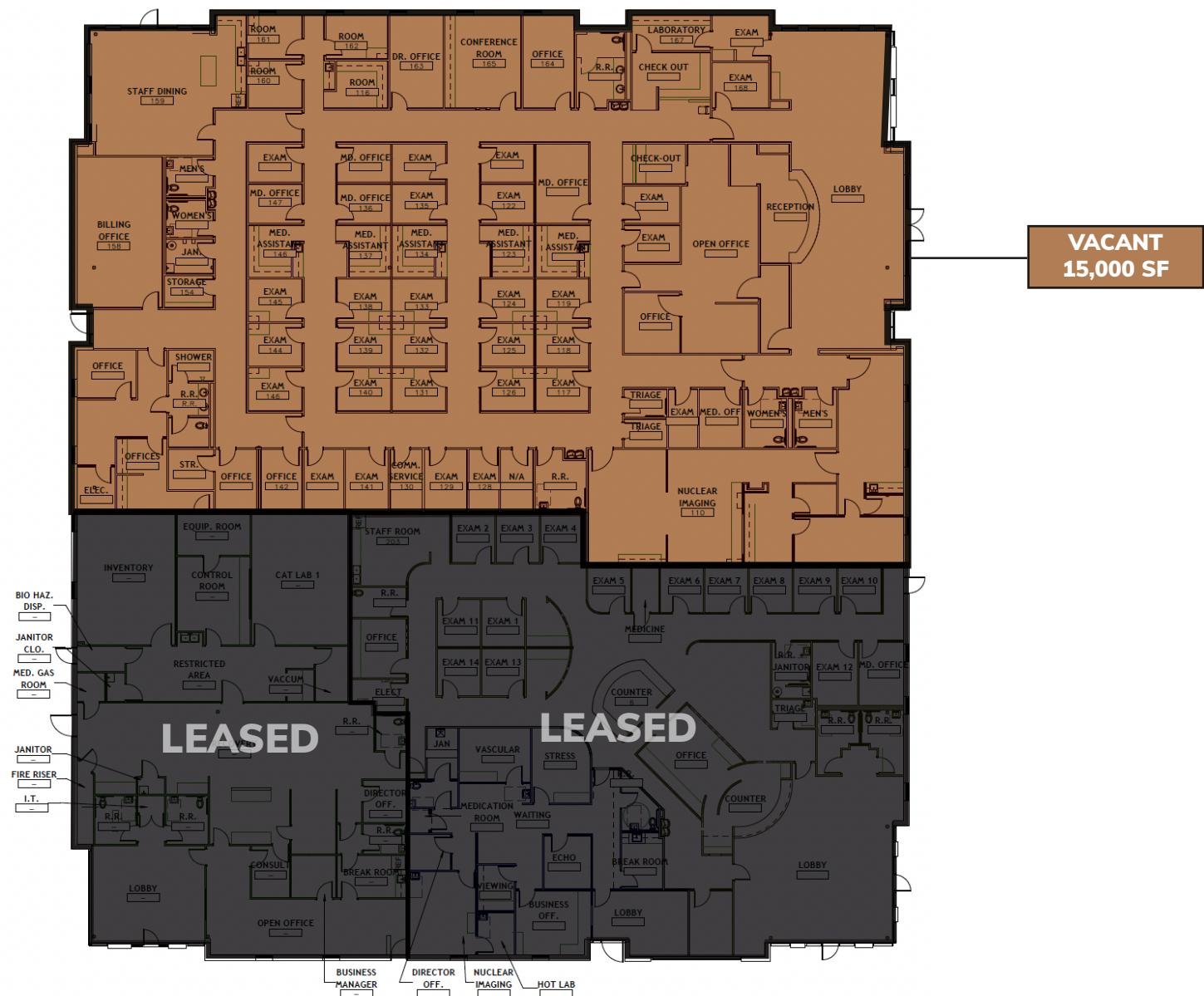


Site Aerial





Space Layout



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Property Photos

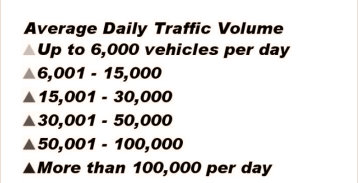
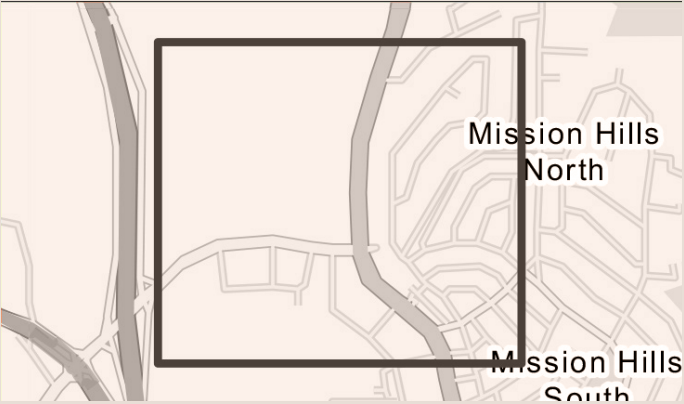
INTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	7,740	7,940
3 miles	55,555	55,762
5 miles	157,503	158,002



Households

1 mile	3,906	4,161
3 miles	25,006	26,043
5 miles	64,210	66,686



Median HH Income

1 mile	\$50,425	\$55,586
3 miles	\$34,279	\$38,396
5 miles	\$47,497	\$53,667

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