

# Property For Lease

4532 N MESA ST  
EL PASO, TX 79912

UP TO 3,901 SF COMBINED  
AVAILABLE

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4532 N MESA STREET - EL PASO, TX - 79912

# About This Property

## Property Details

This Class A medical office building totals 39,072 SF and is situated in a high-traffic corridor, just two miles from The Hospitals of Providence Memorial Campus (Tenet) and 2.5 miles from Las Palmas Medical Center (HCA). It is surrounded by a diverse mix of medical tenants, including cardiology, pediatrics, bariatrics, primary care, rheumatology, pulmonology, urogynecology, and a surgery center. Additionally, lease agreements offer valuable signage opportunities.



# Property Details

UP TO 3,901 SF COMBINED AVAILABLE FOR LEASE

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Building Size 39,072 SF

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SF Available Up to 3,901 Combined Available

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# of Stories 2

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Building Class A

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Type of Business Medical Office Building

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Lease Rate \$24.00/SF/YR

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Lease Type NNN

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Zoning C-3





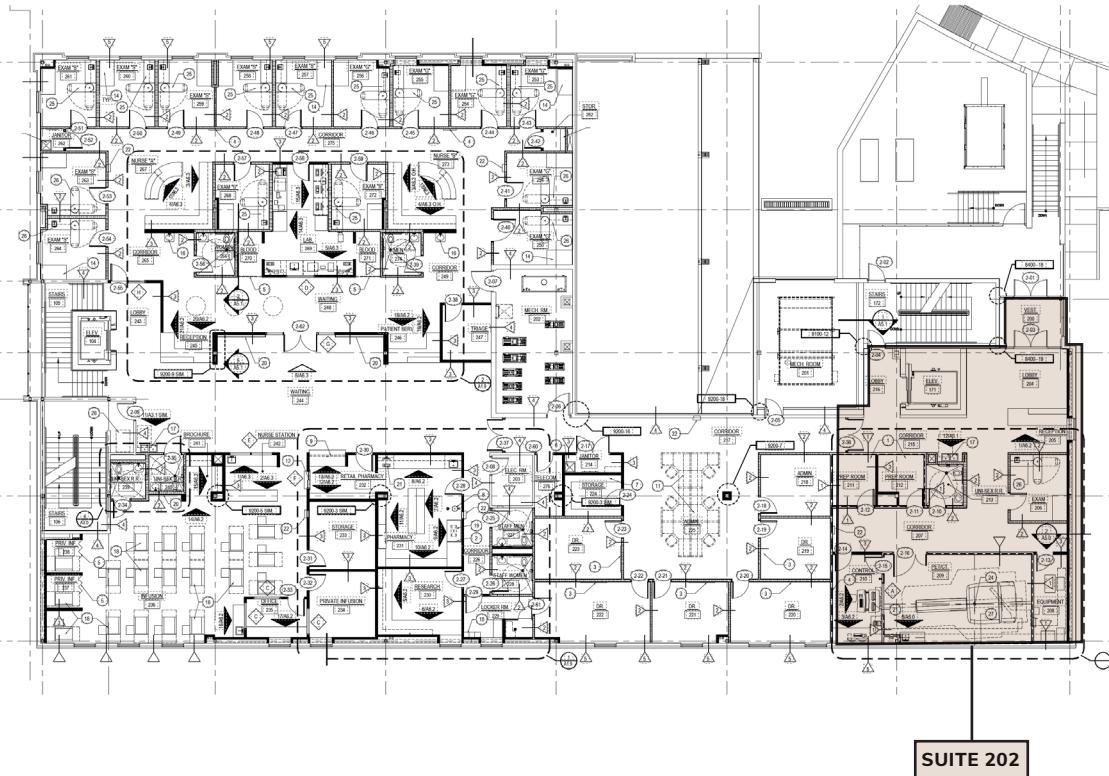
# Site Aerial





# Space Layout

## 2<sup>ND</sup> FLOOR



## AVAILABLE SPACES

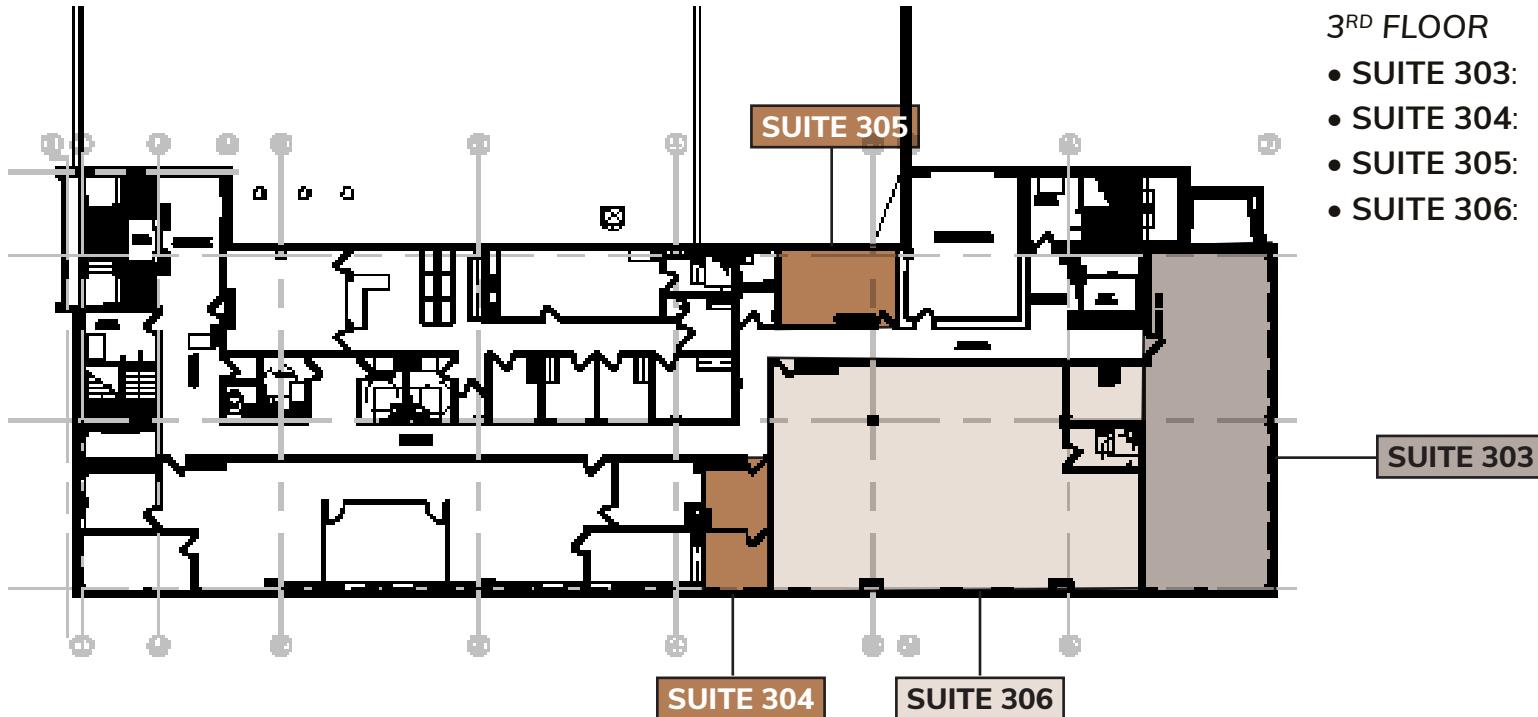
### 2<sup>ND</sup> FLOOR

- Suite 202: 2,152 SF



# Space Layout

## 3RD FLOOR



## AVAILABLE SPACES

### 3RD FLOOR

- SUITE 303: 1,374 SF
- SUITE 304: 252 SF
- SUITE 305: 274 SF
- SUITE 306: 2,275 SF

1600 MEDICAL CENTER STREET - EL PASO, TX - 79902



# Property Photos

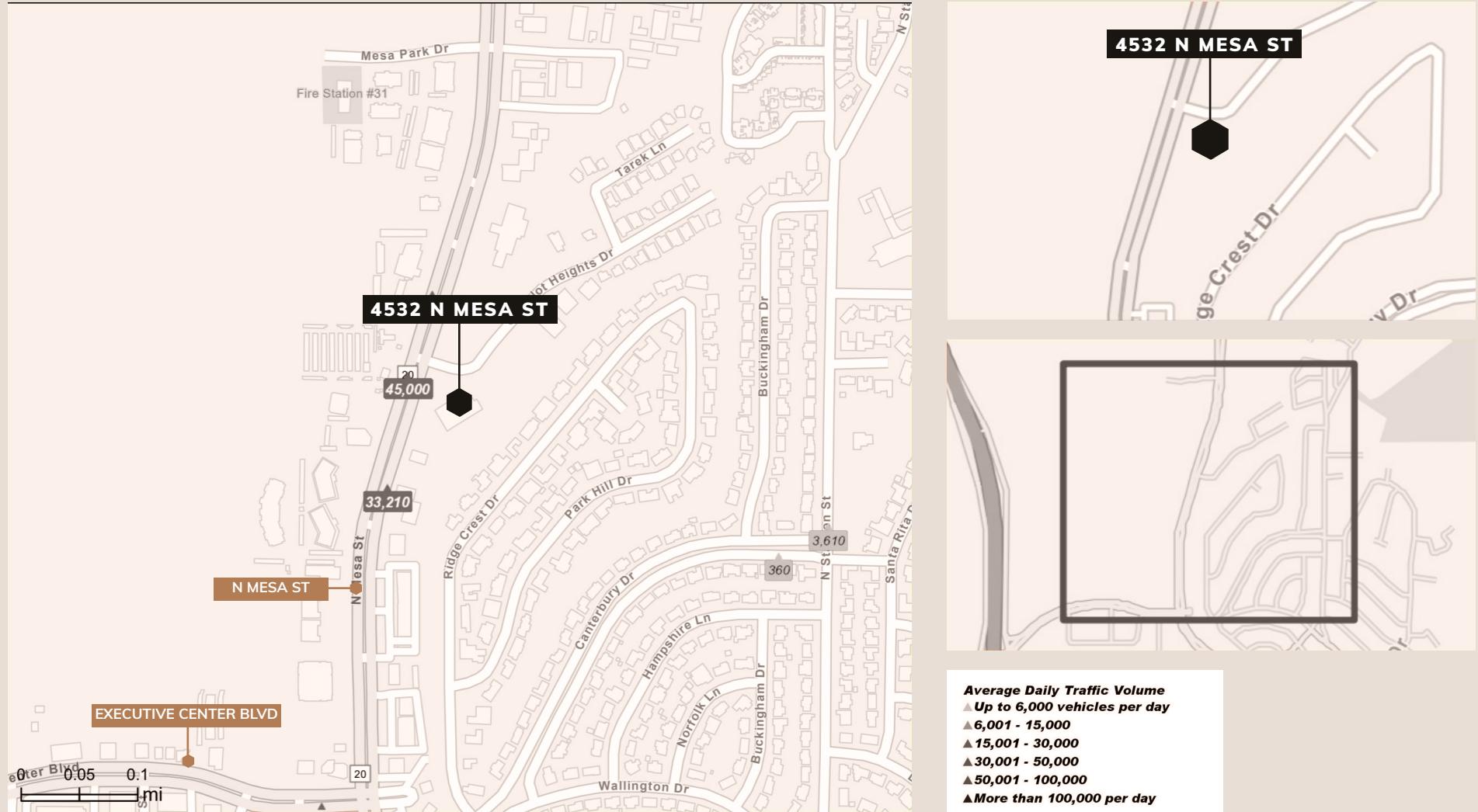
## EXTERIOR PHOTOS





# Traffic Volume

## IMMEDIATE AREA





# Demographics

## 1,3,5 Mile Radius, 2024 & 2029



### Population

	2024	2029
1 mile	8,729	8,935
3 miles	59,224	59,417
5 miles	161,843	162,265



### Households

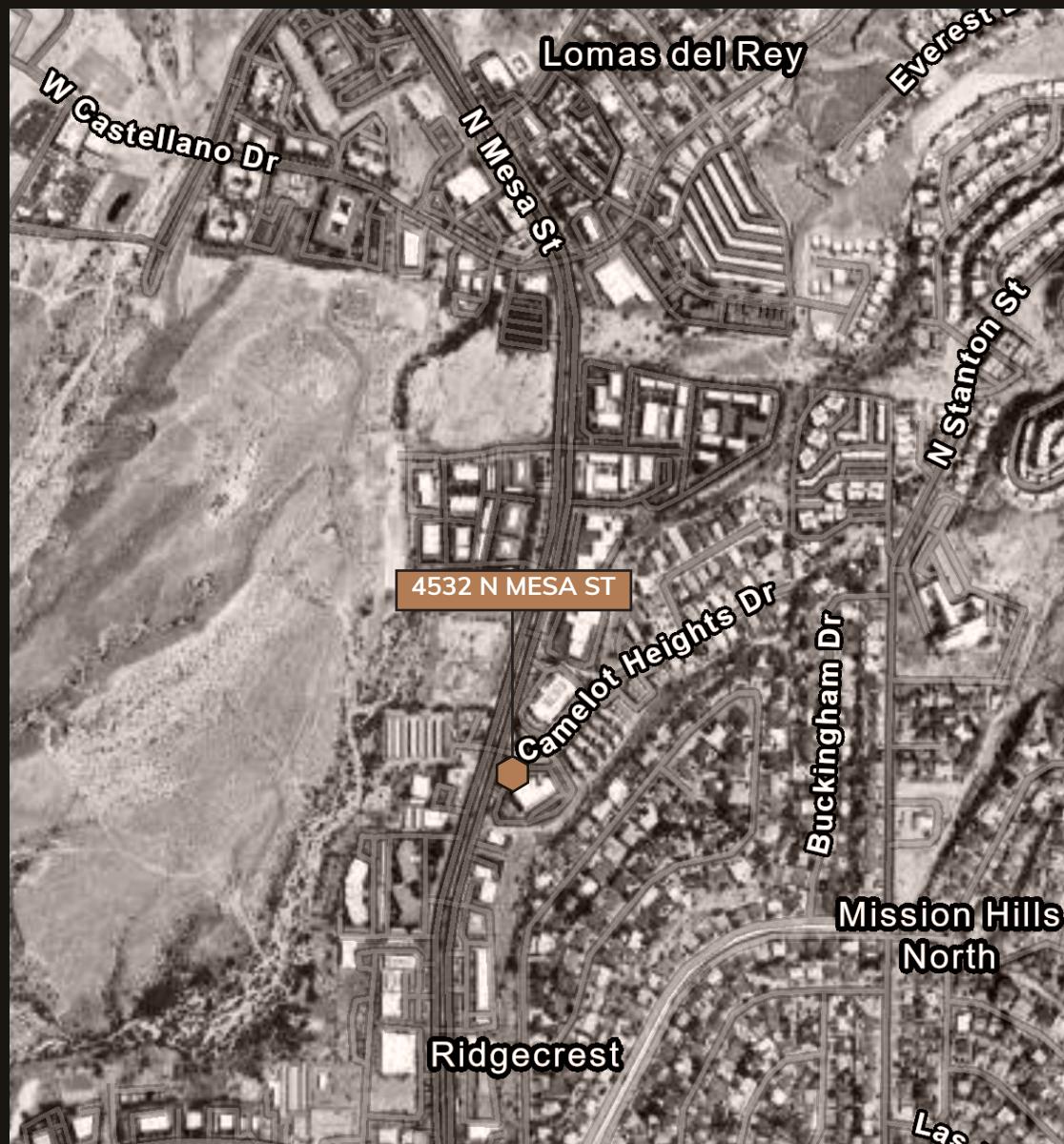
	2024	2029
1 mile	4,575	4,858
3 miles	26,585	27,677
5 miles	65,697	68,203



### Median HH Income

	2024	2029
1 mile	\$52,019	\$57,999
3 miles	\$50,584	\$50,584
5 miles	\$48,270	\$54,247

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