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# Property For Lease

4532 N MESA ST  
EL PASO, TX 79912

UP TO 3,901 SF COMBINED  
AVAILABLE





# 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.



4532 N MESA STREET - EL PASO, TX - 79912



# Property Details

UP TO 3,901 SF COMBINED AVAILABLE FOR LEASE

Building Size	39,072 SF
SF Available	Up to 3,901 Combined Available
# of Stories	2
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$24.00/SF/YR
Lease Type	NNN
Zoning	C-3

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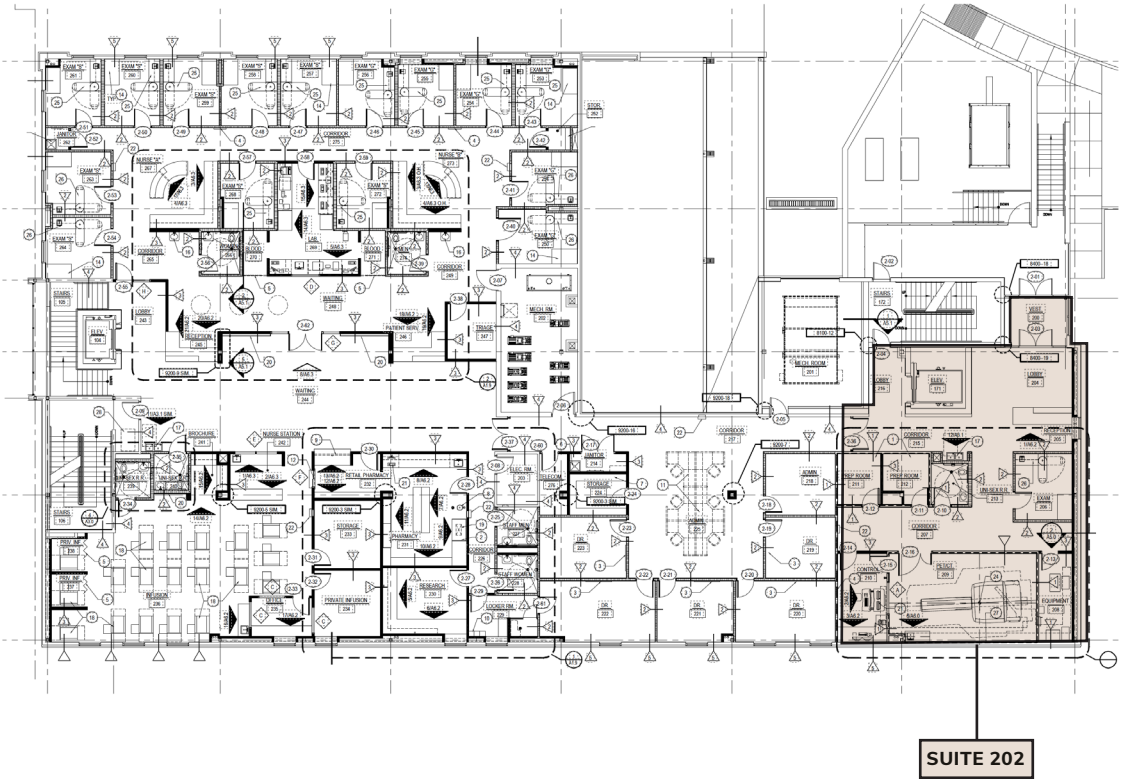
# Site Aerial





# Space Layout

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



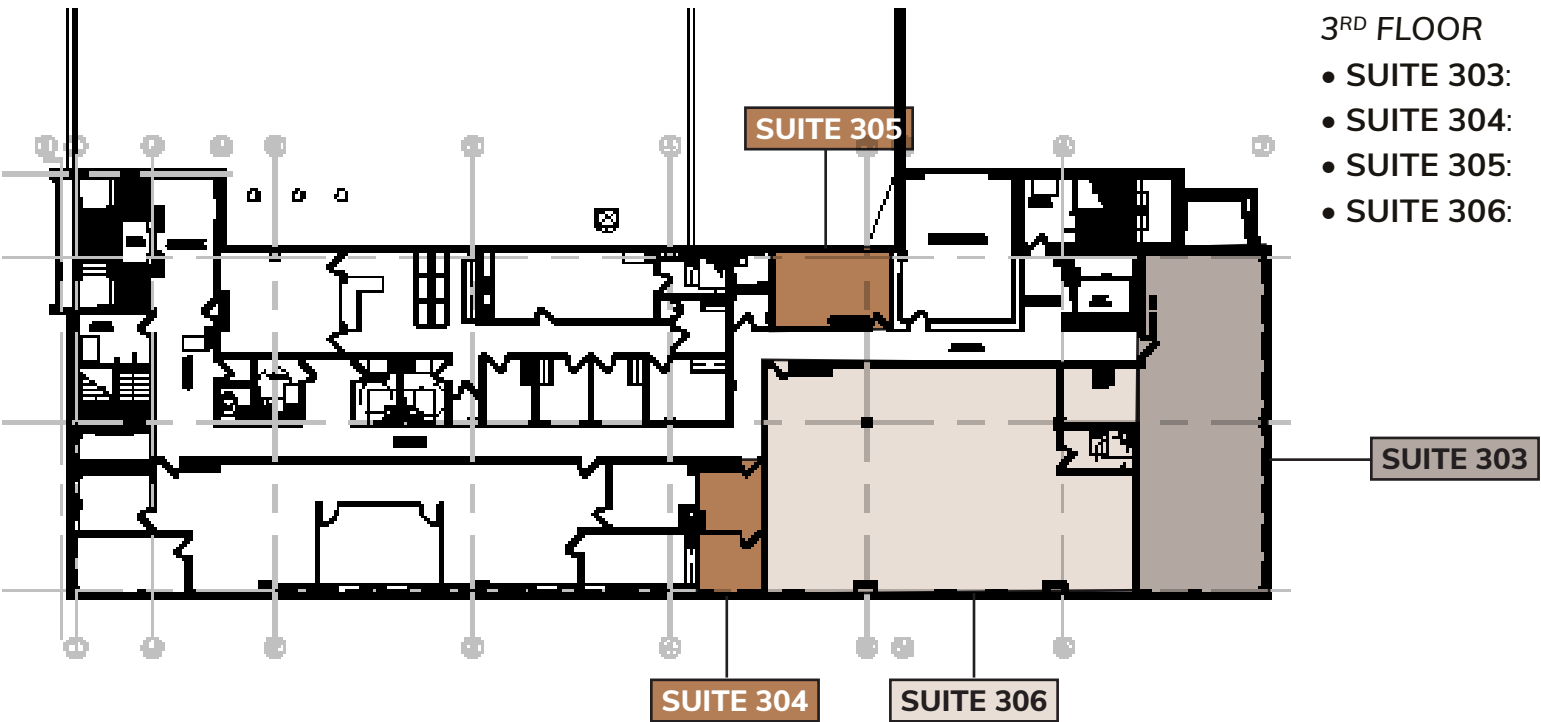
## AVAILABLE SPACES

- 2<sup>ND</sup> FLOOR
- Suite 202: 2,152 SF



# Space Layout

## 3<sup>RD</sup> FLOOR



## AVAILABLE SPACES

- 3<sup>RD</sup> 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

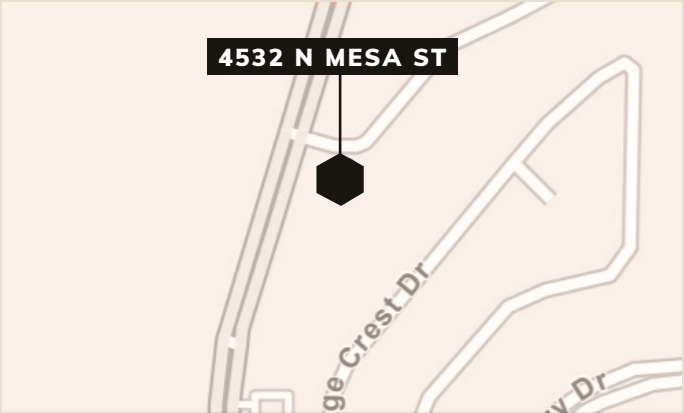
EXTERIOR PHOTOS





# Traffic Volume

IMMEDIATE AREA



**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



# Demographics

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



### Population

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



### Households

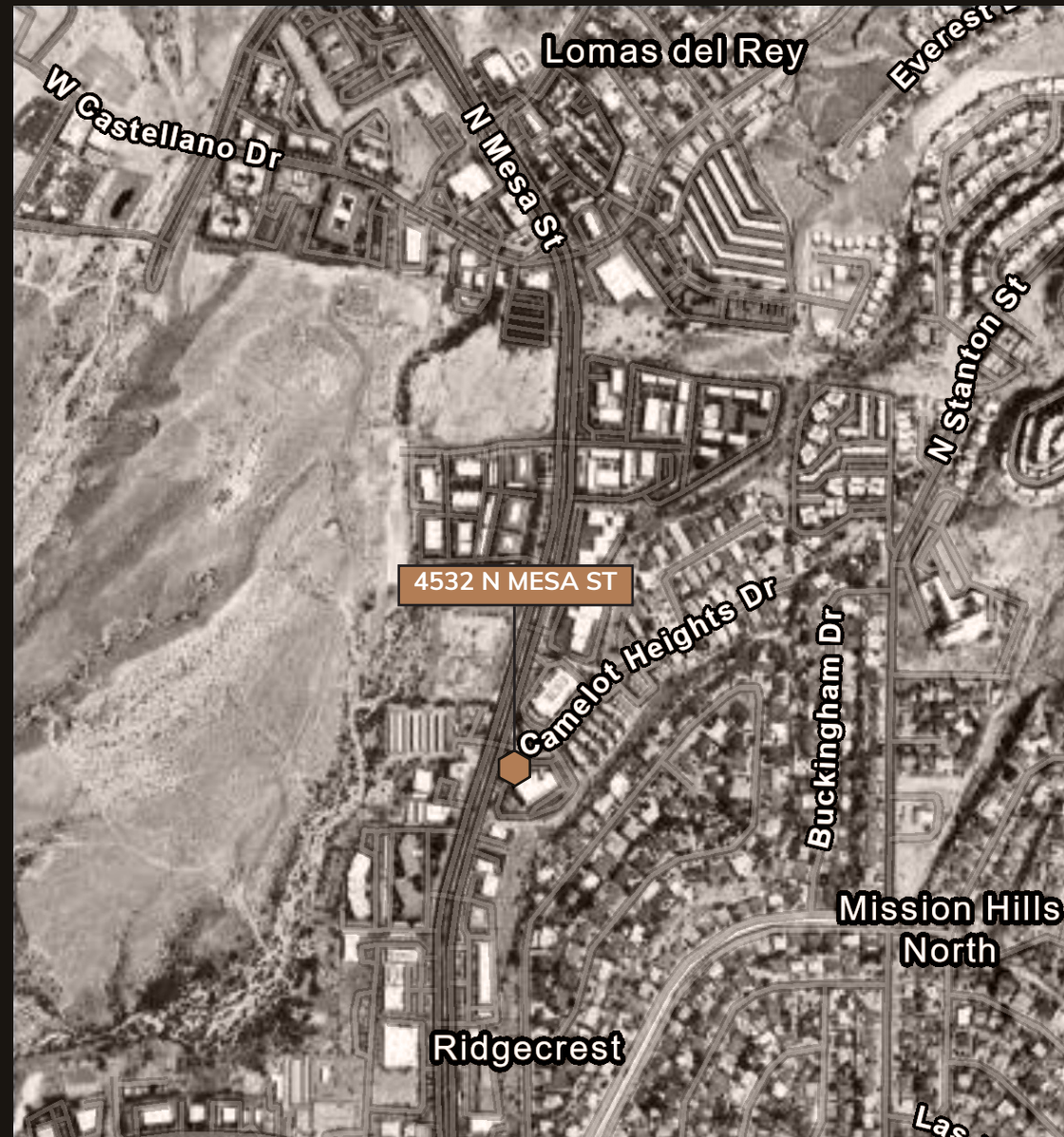
1 mile	4,575	4,858
3 miles	26,585	27,677
5 miles	65,697	68,203



### Median HH Income

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

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