

Sarah Dominguez Taylor Dominguez
President Commercial Agent
915 433 0800 915 373 8617
sarah@grayce.us taylor@grayce.us

Property For Lease

1790 LEE TREVINO DR.
EL PASO, TX 79936

±208 SF-2,145 SF
AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property

Property Details

Located in the #4 most populated ZIP code in the U.S., this property offers unmatched convenience just minutes from Interstate 10, El Paso International Airport, and Loop 375. Tenants will enjoy proximity to a variety of restaurants, entertainment venues, and shopping malls. The building features covered parking with both east and west entrances for easy access, along with competitive lease rates, common area maintenance, and some utilities included. Ideally situated in a dense medical district, the location is less than 0.5 miles from The Hospitals of Providence Sierra Campus, and within 1.5 miles of both The Hospitals of Providence Memorial Campus and Las Palmas Medical Center.



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Property Details

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Building Size	61,723 SF
SF Available	up to 10,000 SF Available
# of Stories	11
Building Class	B
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-1





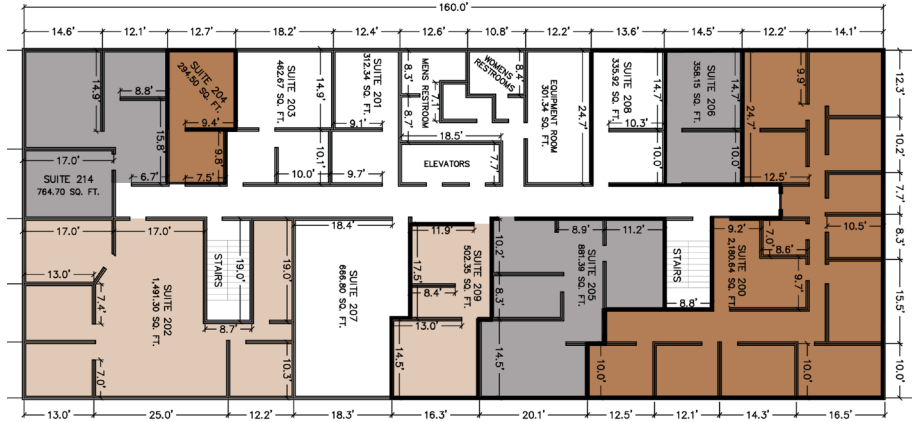
Site Aerial





Space Layout

2ND FLOOR

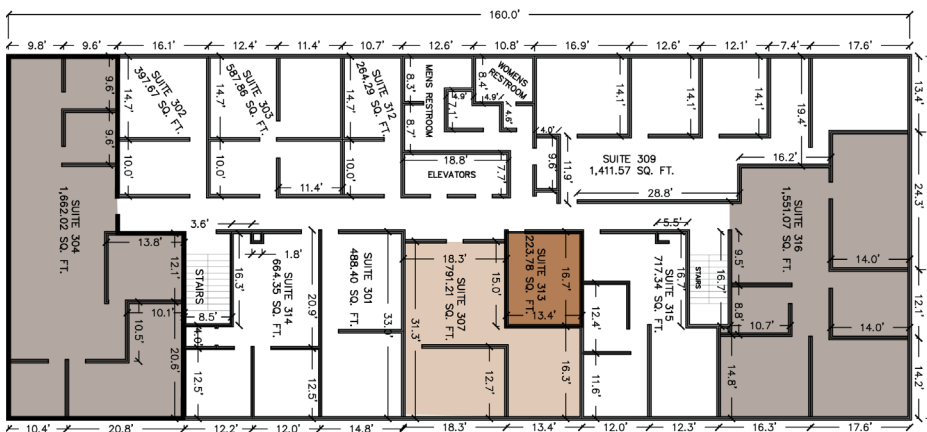


AVAILABLE SPACES

2ND FLOOR

- OFFICE 200: 2,145 RSF
- OFFICE 202: 1,491 RSF
- OFFICE 204: 295 RSF
- OFFICE 205: 881 RSF
- OFFICE 206: 358 RSF
- OFFICE 209: 502 RSF
- OFFICE 214: 765 RSF

3RD FLOOR



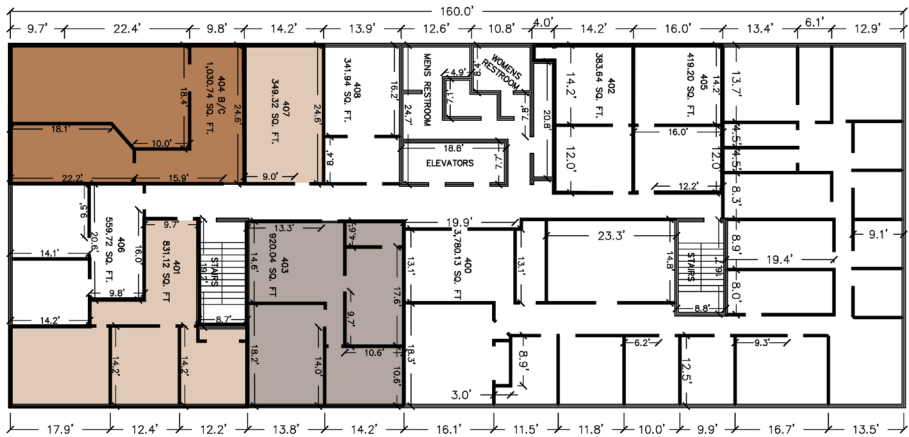
3RD FLOOR

- OFFICE 304: 1,709 RSF
- OFFICE 307: 791 RSF
- OFFICE 313: 224 RSF
- OFFICE 316: 1,551 RSF



Space Layout

4TH FLOOR



AVAILABLE SPACES

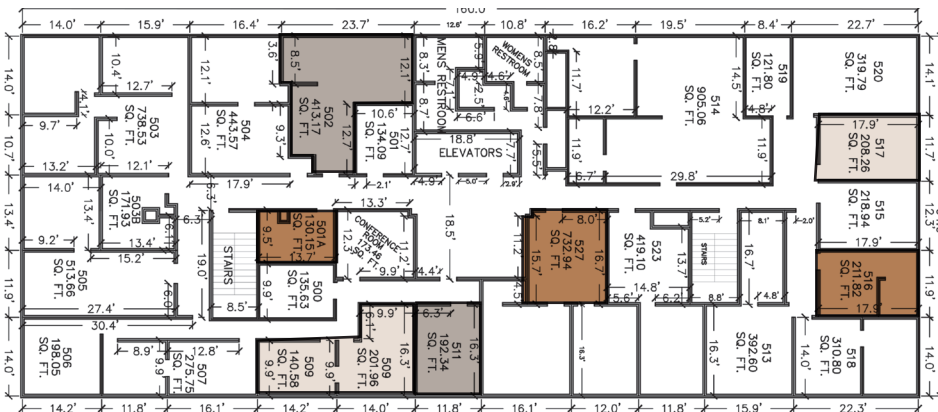
4TH FLOOR

- OFFICE 401: 831 RSF
- OFFICE 403: 920 RSF
- OFFICE 404: 1,031 RSF
- OFFICE 407: 349 RSF

5TH FLOOR

- OFFICE 501A: 130 RSF
- OFFICE 502: 413 RSF
- OFFICE 509: 342 RSF
- OFFICE 511: 192 RSF
- OFFICE 516: 208 RSF
- OFFICE 517: 208 RSF
- OFFICE 527: 733 RSF

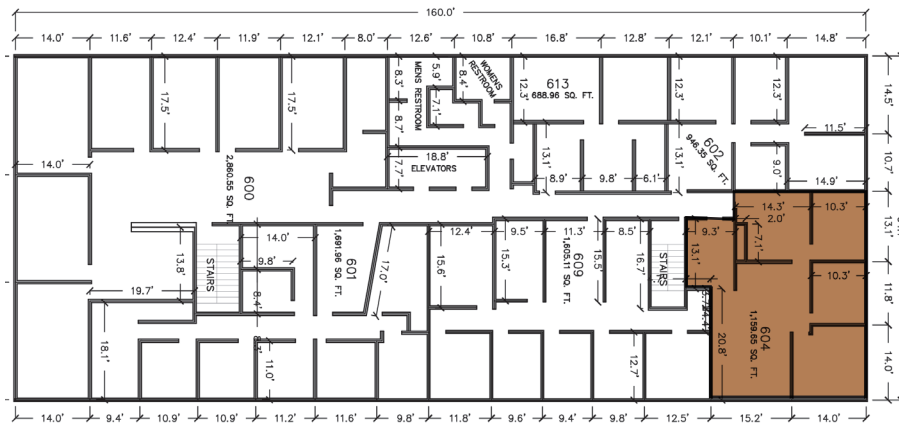
5TH FLOOR





Space Layout

6TH FLOOR



AVAILABLE SPACES

6TH FLOOR

- OFFICE 604: 3,318 RSF

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Property Photos

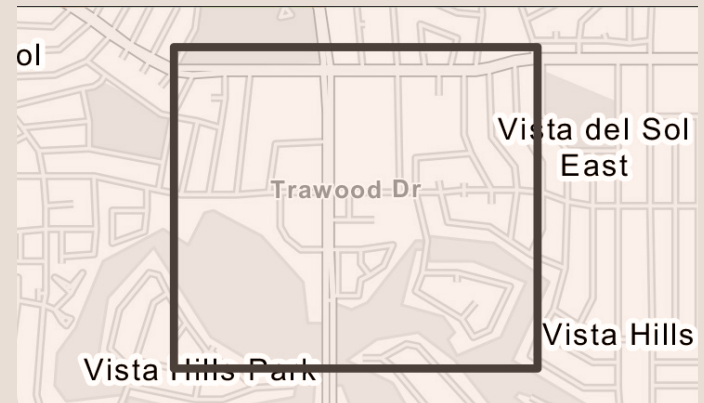
EXTERIOR PHOTOS





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	15,120	14,983
3 miles	145,695	145,100
5 miles	280,537	279,816



Households

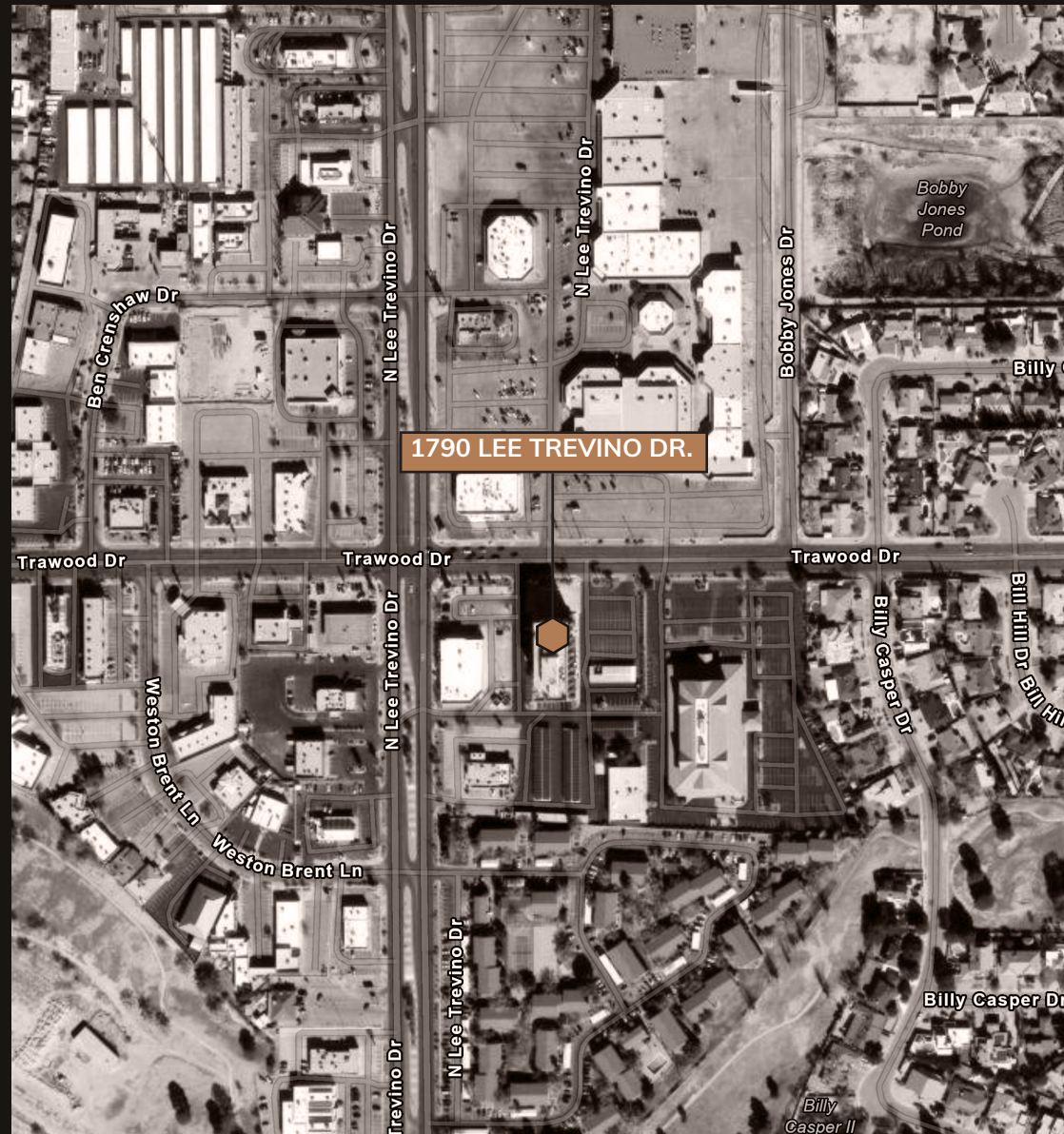
1 mile	6,136	6,307
3 miles	54,832	56,694
5 miles	100,478	104,018



Median HH Income

1 mile	\$70,727	\$79,988
3 miles	\$58,778	\$66,114
5 miles	\$58,000	\$65,364

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