Sarah Dominguez
President
915 433 0800
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Property For Lease

3100 LEE TREVINO DR
EL PASO, TX 79936

8,837 SF AVAILABLE

GRAYCE
PROPERTY CONSULTANTS

3100 LEE TREVINO DRIVE - EL PASO, TX - 79936

About This Property

Property Details

Situated at a strategic crossroads, 3100 Lee Trevino totals 75,484 SF and offers unparalleled visibility and accessibility, making it an ideal choice for medical professionals seeking a central and convenient location. The property provides ample on-site parking to accommodate the needs of patients, visitors, and staff, ensuring hassle-free accessibility. From private practice suites to specialized treatment rooms, the property offers versatile spaces that can be tailored to meet the specific requirements of various medical specialties.

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Healthpeak™
PROPERTIES

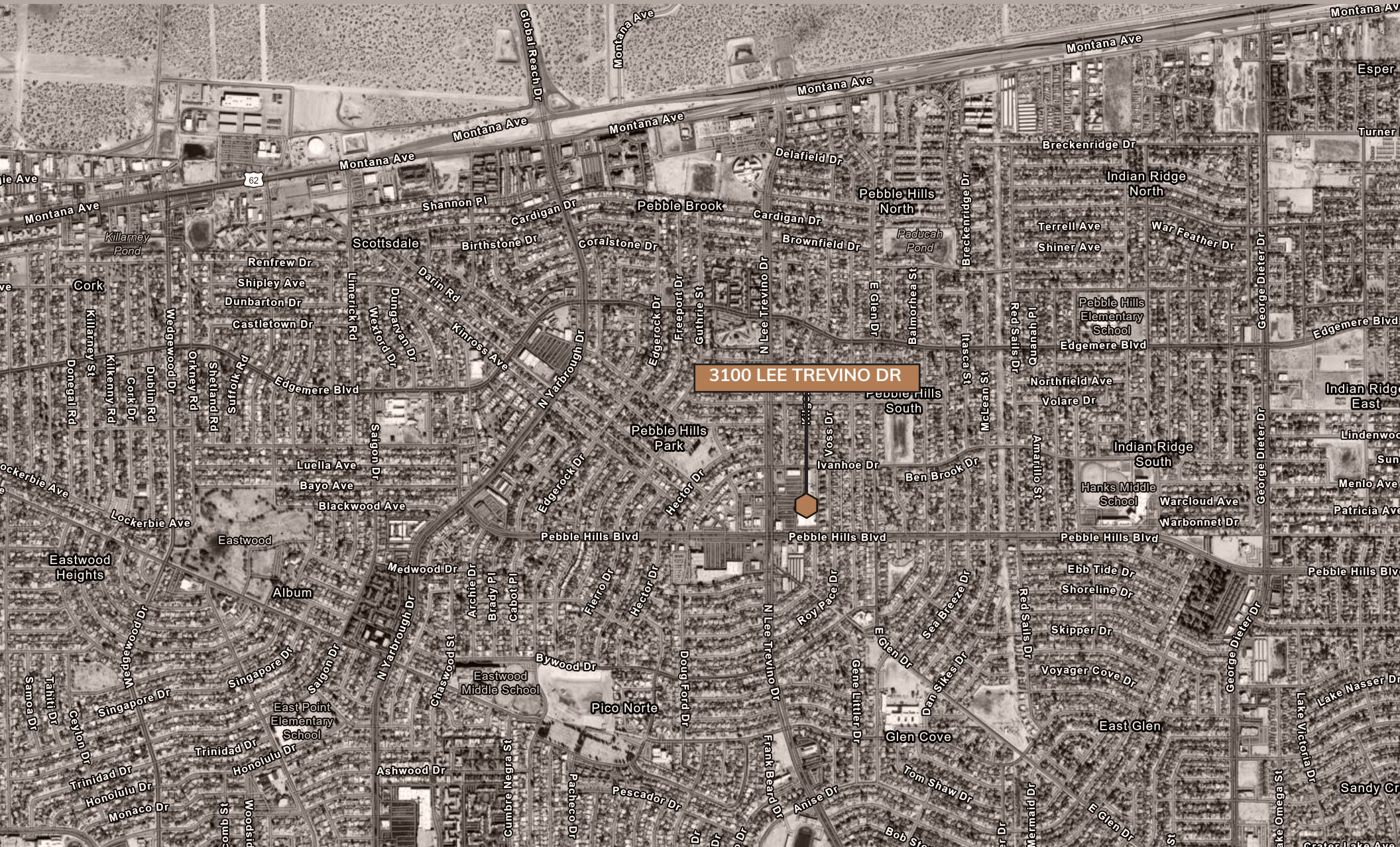
Property Details

8,837 SF AVAILABLE FOR LEASE

Building Size	75,484 SF
SF Available	8,837 SF Available
Building Class	B
Type of Business	Outpatient Medical Facility
Lease Rate	Call for rates
Lease Type	NNN
Zoning	C-1

3100 LEE TREVINO DRIVE - EL PASO, TX - 79936

Site Aerial



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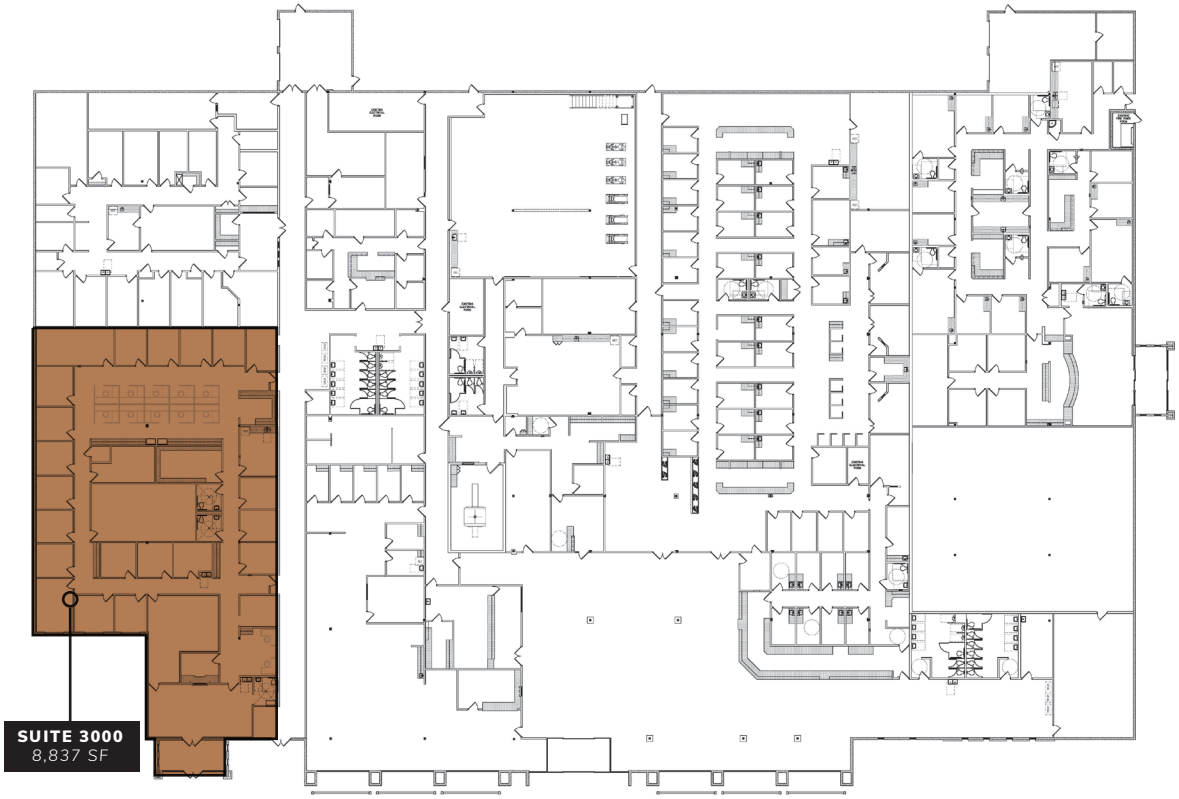
Site Aerial

SITE WITH SURROUNDING HOSPITALS

Space Layout



AVAILABLE SPACES

- **SUITE 3000**: 8,837 SF

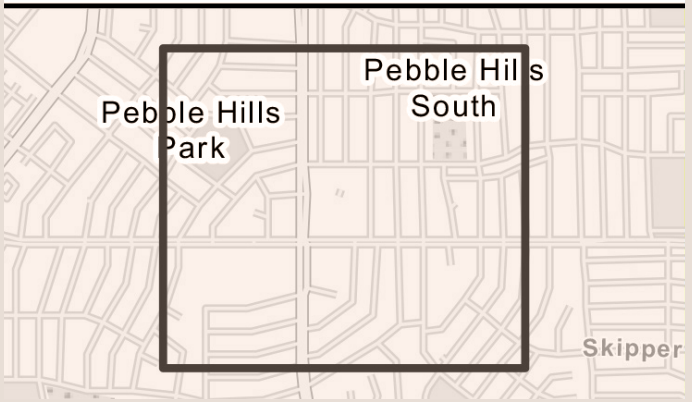
Propective Space Layout

Procedure
Exam
Exam
Exam
Exam
Office
Exam
Exam
Exam
Exam

Propective Space Layout

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	21,320	21,312
3 miles	118,812	118,448
5 miles	249,573	248,901

Households

1 mile	7,898	8,198
3 miles	44,923	46,484
5 miles	89,415	92,533

Median HH Income

1 mile	$64,017	$73,002
3 miles	$61,778	$71,101
5 miles	$58,739	$66,246

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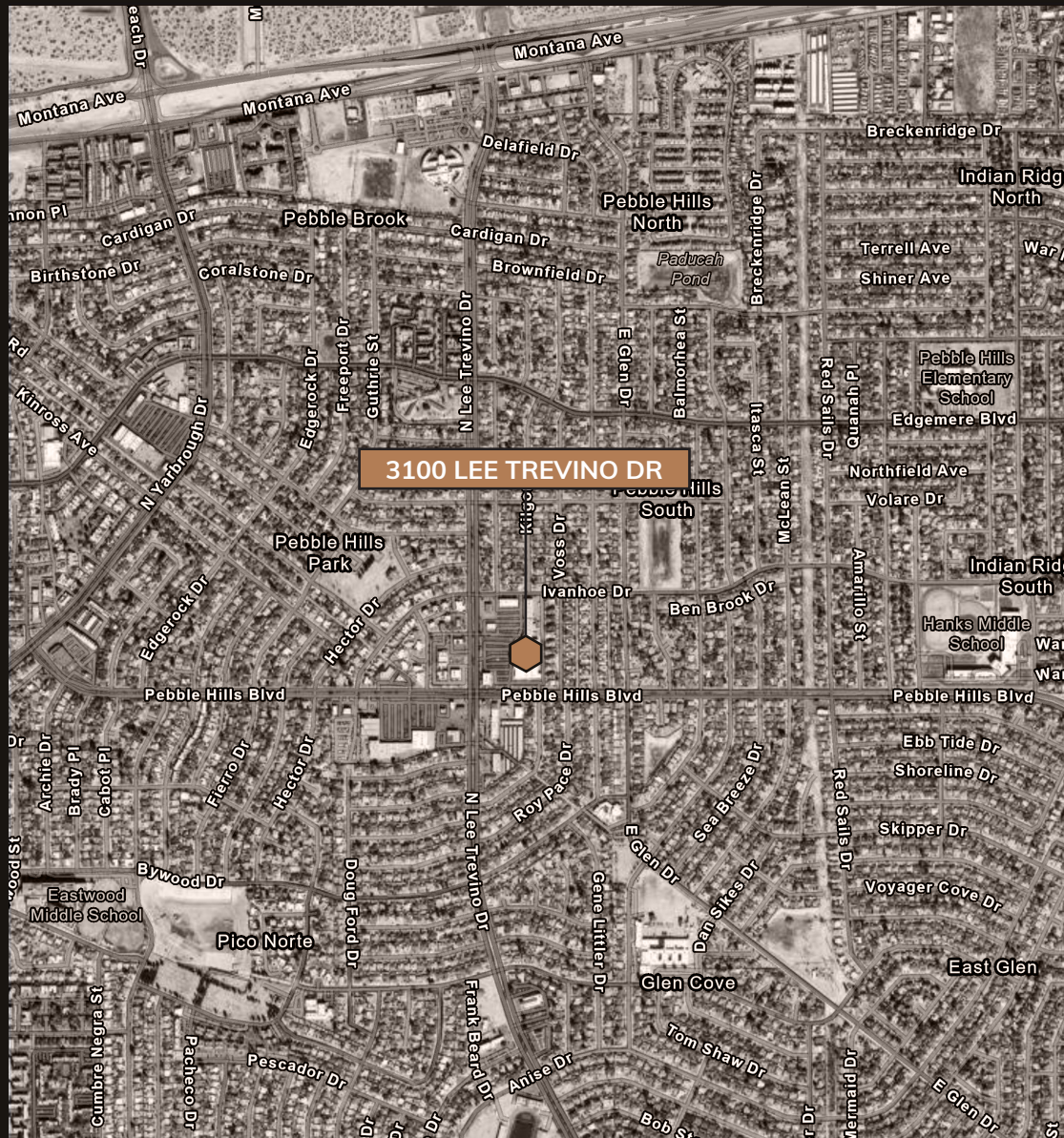

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