

Sarah Dominguez	Taylor Dominguez	Charlee Lopez
President	Commercial Agent	Commercial Agent
915 433 0800	915 373 8617	915 316 1682
sarah@grayce.us	taylor@grayce.us	charlee@grayce.us

Property For Lease

9999 KENWORTHY ST
EL PASO, TX 79924
2,689 SF AVAILABLE





About This Property

Property Details

Located in a thriving community with high traffic and dense residential and commercial activity, this site offers excellent accessibility via major thoroughfares, ensuring smooth transit for patients, staff, and emergency services. The building totals 17,748 SF and was built in 1996. It features 110 surface parking spaces, 24-hour access, competitive lease rates, and great signage opportunities. The property is situated 12.4 miles from William Beaumont Medical Center and 11.5 miles from The Hospitals of Providence Sierra Campus, making it a convenient location for a wide range of medical users.



9999 KENWORTHY ST - EL PASO, TX - 79924



Property Details

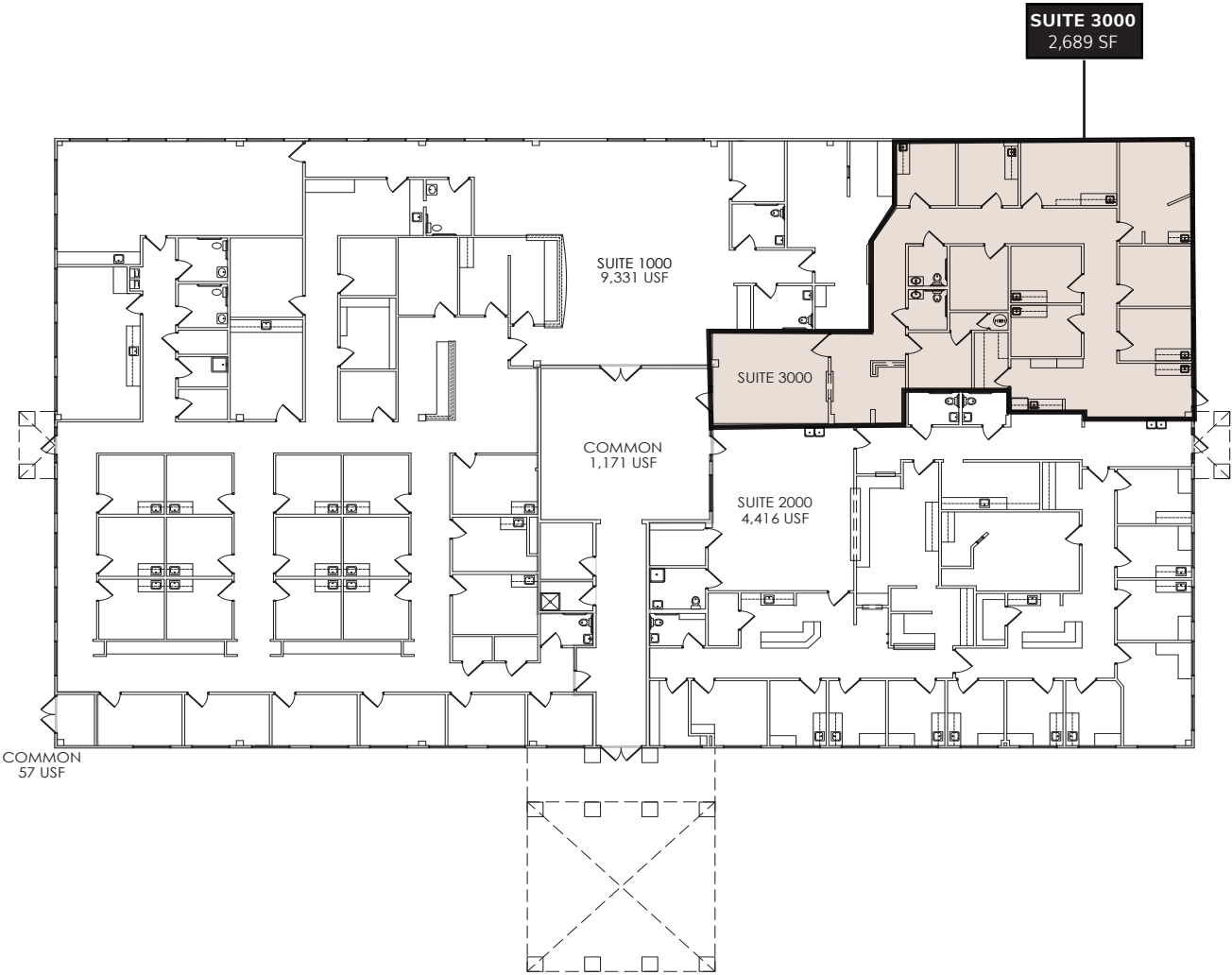
2,689 SF AVAILABLE FOR LEASE

Building Size	17,748 SF
SF Available	2,689 SF Available
Building Class	B
Lease Rate	\$20.00/SF/YR
Lease Type	NNN
Zoning	C-1
Operating Expenses	\$2.00/SF/YR

This is an aerial map of the Milagro Hills neighborhood in San Antonio, Texas. The map is oriented with North at the top. A red pin is placed on Kenworthy St, with a label '9999 KENWORTHY ST.' pointing to it. The map shows a grid of streets, including major thoroughfares like Gateway Blvd N, Gateway Blvd S, and Patriot Fwy. Local streets such as Woodrow Bean Transmountain Dr, Kenworthy St, and Cohen Ave are also visible. The map includes labels for various landmarks and schools, such as Collins Elementary School & Terrace Hills Middle School, Skyline Optimist Park, and Camp Cohen Water Park. The terrain is mostly flat with some greenery and buildings. The map is a grayscale aerial photograph with color overlays for street names and the address pin.



Space Layout



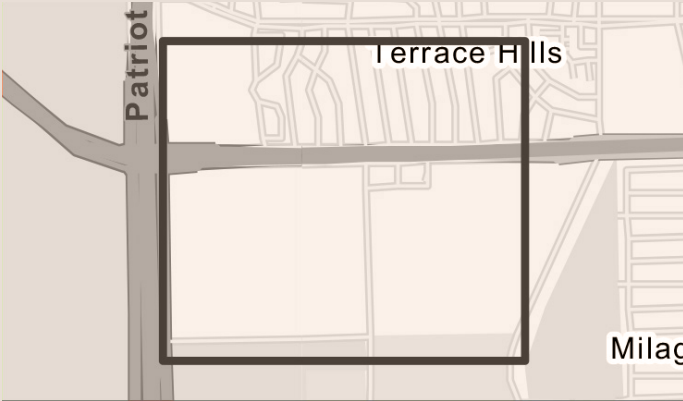
AVAILABLE SPACES

- SUITE 3000: 2,689 SF



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

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Property Photos

EXTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	9,407	9,537
3 miles	88,753	89,349
5 miles	115,865	116,363



Households

1 mile	3,637	3,825
3 miles	32,911	34,330
5 miles	42,426	44,181



Median HH Income

1 mile	\$55,716	\$61,721
3 miles	\$58,800	\$61,319
5 miles	\$54,316	\$60,562

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