

Sarah Dominguez	Taylor Dominguez	Charlee Lopez
President	Commercial Agent	Commercial Agent
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Property For Sale

209 N MESA ST
EL PASO, TX 79901
35,600 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 just a 25-minute drive from El Paso International Airport, 209 N. Mesa St. is a prime commercial property in the heart of Downtown El Paso. Surrounded by the city's vibrant culture and commerce, this location offers immense investment potential and unmatched visibility. The thoughtfully designed interior layout supports a range of business concepts, from upscale retail and chic cafés to modern co-working spaces. With versatile zoning and a blend of historic charm and contemporary appeal, the property stands out as a unique opportunity to capitalize on El Paso's thriving urban energy.



209 N MESA ST - EL PASO, TX - 79901



Property Details

35,600 SF AVAILABLE FOR LEASE

Building Size	35,600 SF
SF Available	35,600 SF Available
# of Stories	4
Year Built	1917
Municipality	The City of El Paso
Sales Price	\$3,650,000.00
Zoning	C-4 H

GRAYCE
PROPERTY CONSULTANTS

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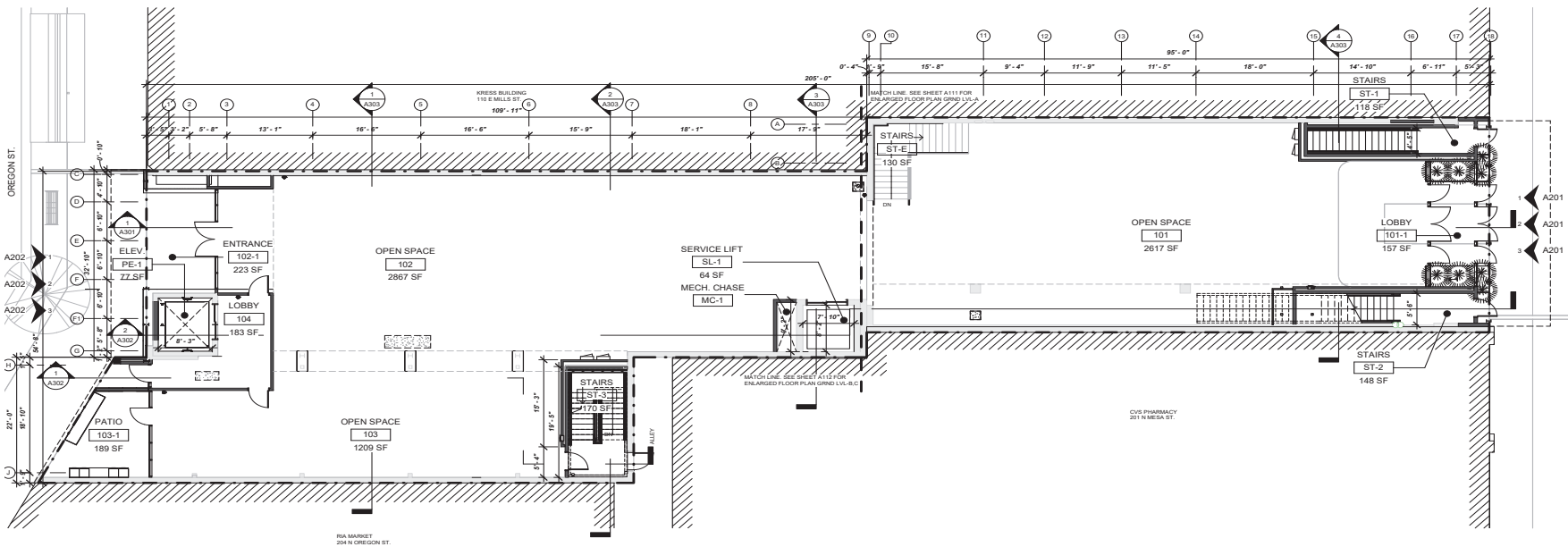
Site Aerial





Space Layout

GROUND LEVEL



1 FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

NOTE: APPROX. SQUARE FEET. BASED ON FLOOR PLAN. NOT TO SCALE.

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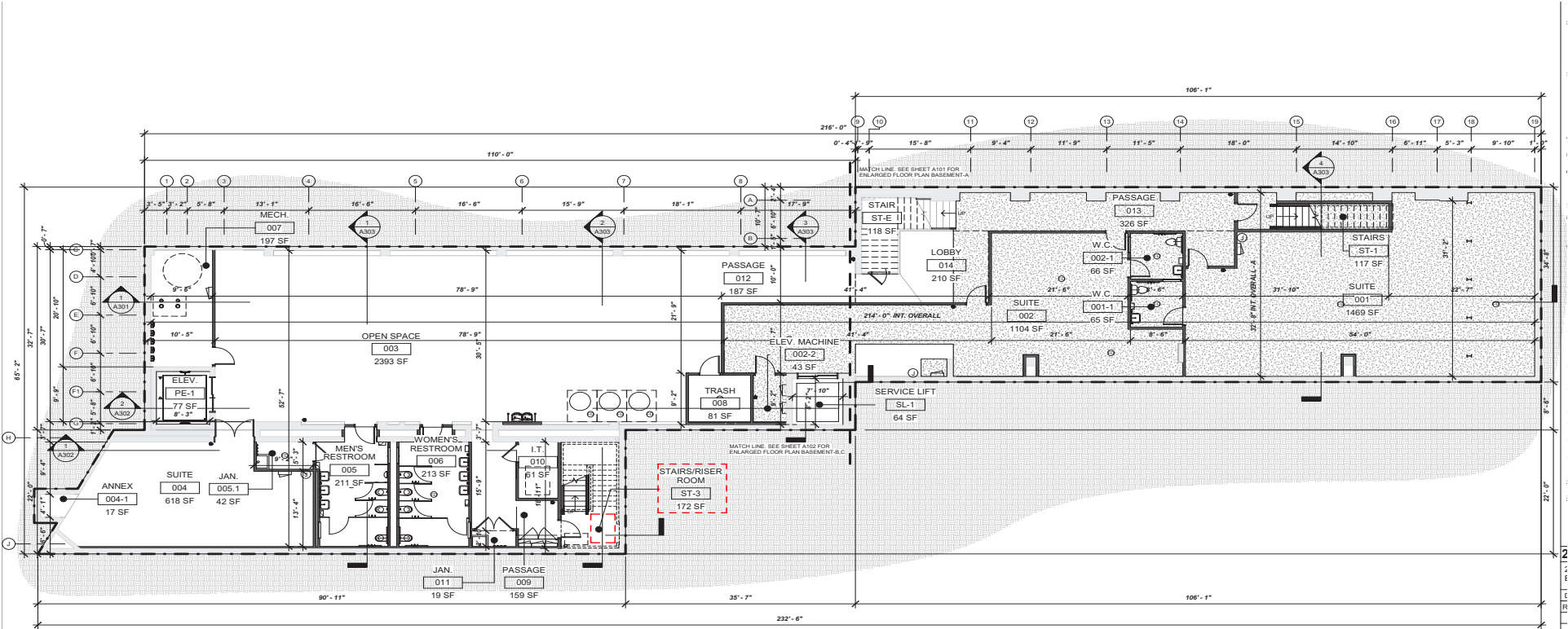
NOTE: GC TO PROVIDE SHOP DRAWINGS AND MOCK-UPS OF FACADE FRAMING AND PANELING. APPROVAL BY ARCHITECT REQUIRED PRIOR TO COMMENCING WORK.

NOTE: APPROX. SQUARE FEET. BASED ON FLOOR PLAN. NOT TO SCALE.



Space Layout

BASEMENT



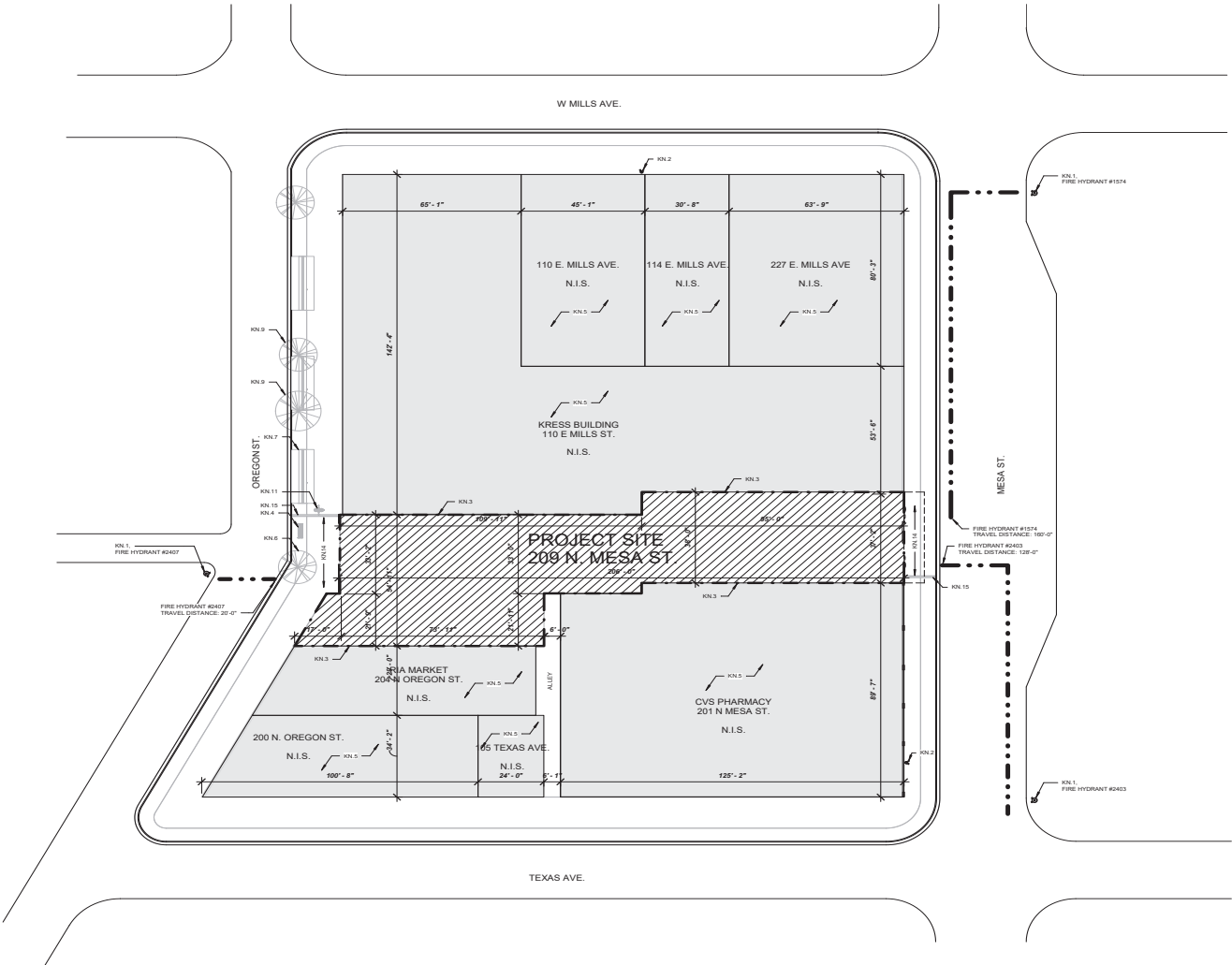
1 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

NOTE:
GC TO PROVIDE SHOP DRAWINGS AND MOCK-UPS OF FACADE FRAMING AND
PANELING. APPROVAL BY ARCHITECT REQUIRED PRIOR TO COMMENCING WORK.

NOTE: NOTE: NOTE:



Site Plan



1 SITE PLAN
1" = 20'-0"

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR SLAB/CEILING
PENETRATIONS.

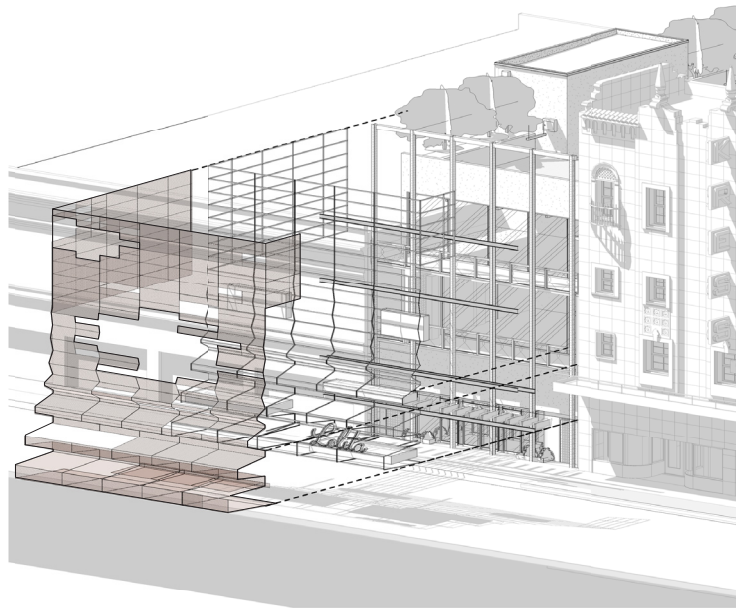
NOTE:
COORDINATE WALL ABATEMENT WITH
ENVIRONMENTAL RESERVE/FR.

NOTE:
GC TO PROVIDE SHOP DRAWINGS AND MOCK-UPS OF FACADE FRAMING &
PANELING. APPROVAL BY ARCHITECT REQUIRED PRIOR TO COMMENCING

NOTE:
REFER TO MEP DRAWINGS FOR ELECTRICAL, LGS
& MECHANICAL FITTINGS, COINT. AND V. PENETS



Exterior Elevations



① AA - FACADE - EAST - MESA ST



② AA - FACADE WEST - OREGON ST

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Property Photos

RENDERINGS OF PROPERTY'S POTENTIAL



209 N MESA ST - EL PASO, TX - 79901



Property Photos

CURRENT STATE OF PROPERTY



ROOFTOP



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	16,764	16,893
3 miles	44,756	44,908
5 miles	112,299	112,433



Households

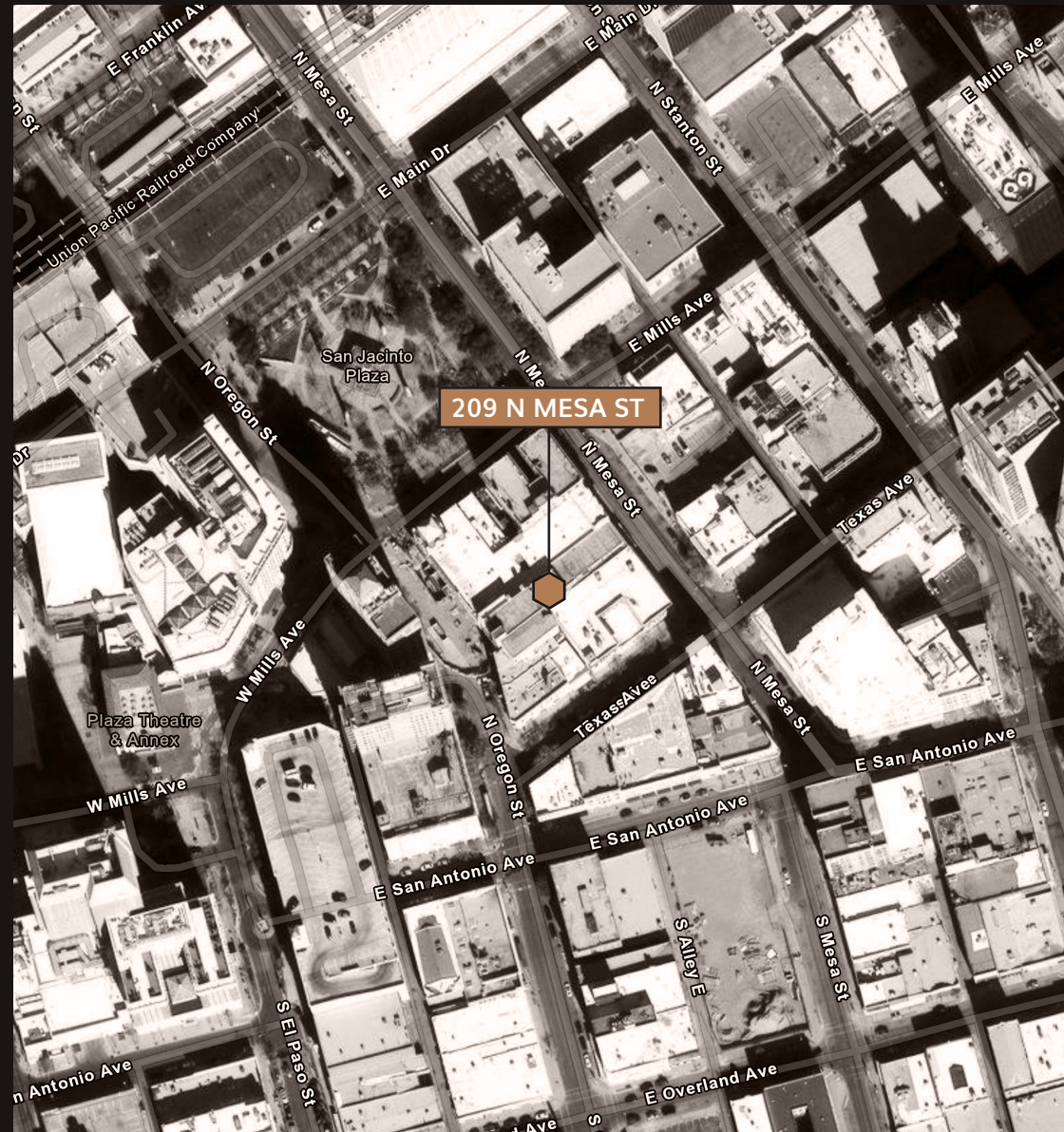
1 mile	7,335	7,645
3 miles	18,306	18,983
5 miles	46,421	48,184



Median HH Income

1 mile	\$19,748	\$21,356
3 miles	\$29,394	\$33,623
5 miles	\$35,862	\$40,456

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