



FOR LEASE

10420 Vista Del Sol, El Paso Tx 79925
OUTPATIENT MEDICAL FACILITY

± 21,860 SF Available



Sarah Dominguez
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SITE AERIAL



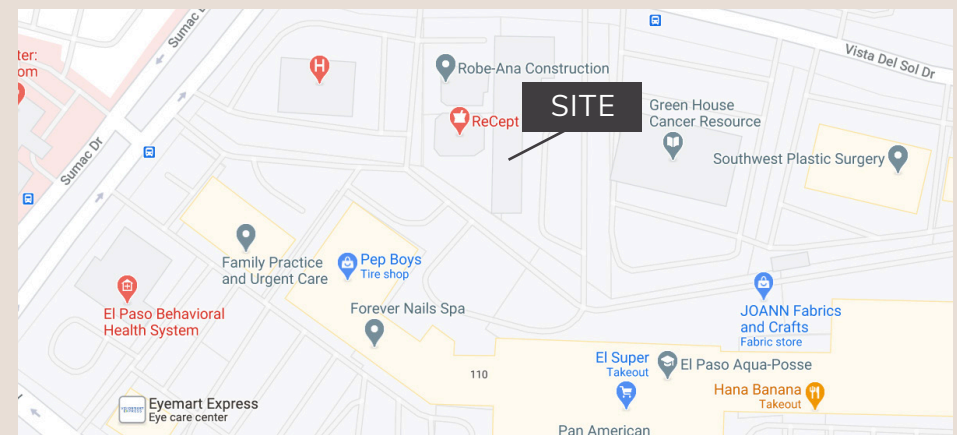
SITE SPECIFICATIONS

# of stories	3
NNN Base Rent	\$18.50/SF per year
Type of Business	Outpatient Medical Facility
Zoning	C-3
Building Class	B
Building Size	27,273 SF

AVAILABLE SPACE FOR LEASE
± 21,860 SF

PROPERTY INFORMATION

- Situated high residential and commercial densely populated region of El Paso.
- Near Del Sol Medical Center, in the heart of East El Paso's medical corridor.
- Neighboring specialties include: primary care, OBGYN, orthopedics, imaging, Tri Care military clinic, Del Sol oncology.
- Competitive lease rates include, physician covered parking, some utilities, common area maintenance.





EXTERIOR PHOTOS



HIGHLIGHTS



Situated in one of the most dense residential and commercial regions of El Paso.



On Campus with Del Sol Medical Center with easy access to I-10 off Yarborough and Sumac.



Neighboring tenants include: lab, primary care, OBGYN, orthopedics, and Tri care military clinic.





INTERIOR PHOTOS



HIGHLIGHTS



Competitive lease rates



Physician Covered Parking



Common Area Maintenance



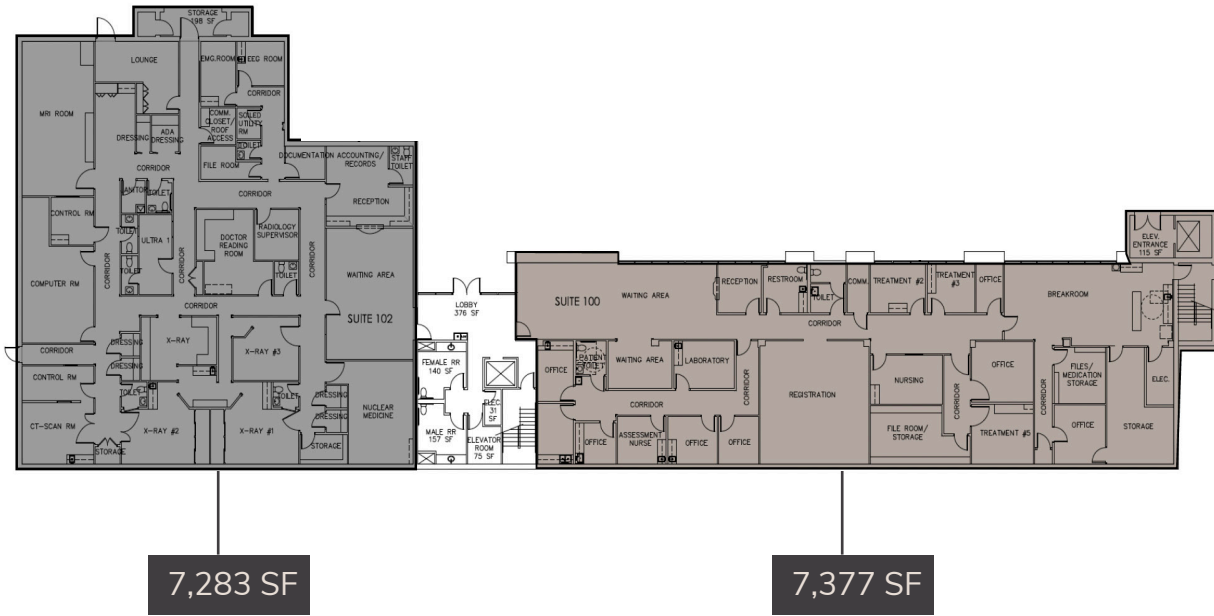
Some Utilities Included

FOR LEASE 10420 Vista Del Sol, El Paso, TX, 79925

FLOOR PLAN | First Floor

SUITE 102

SUITE 100



AVAILABILITY

- SUITE 100 7,377 SQ. FT
- SUITE 102 7,283 SQ. FT

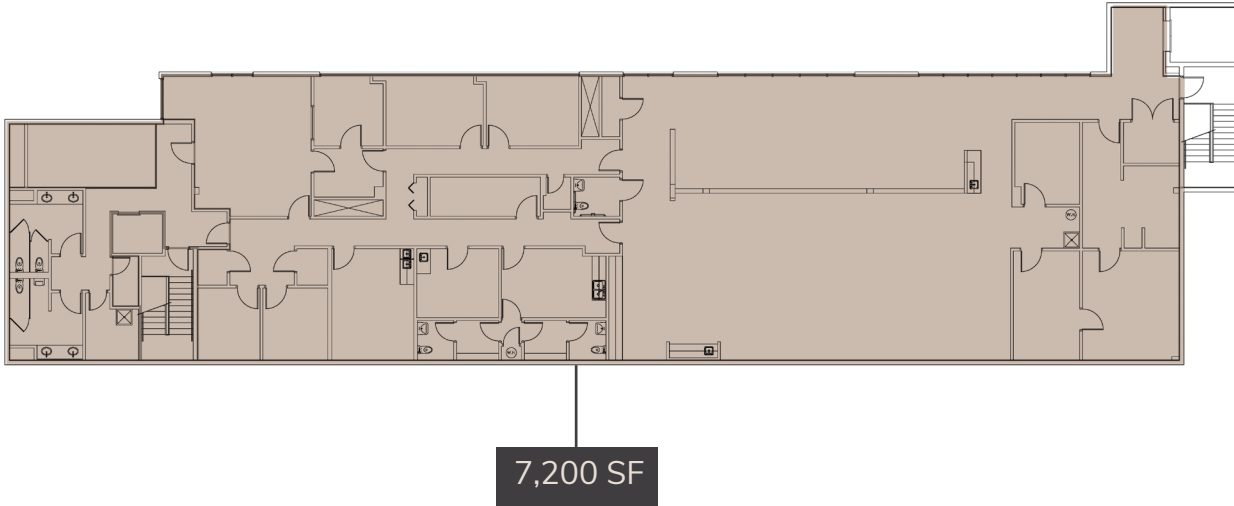
OVERHEAD AERIAL



FOR LEASE 10420 Vista Del Sol, El Paso, TX, 79925

FLOOR PLAN | Second Floor

SUITE 200



AVAILABILITY

- SUITE 200 7,200 SQ. FT

OVERHEAD AERIAL





DEMOGRAPHICS

1,3,5 Mile Radius, 2020 & 2025



Population

1 mile	16,462	16,524
3 miles	134,649	135,957
5 miles	278,649	283,181



Households

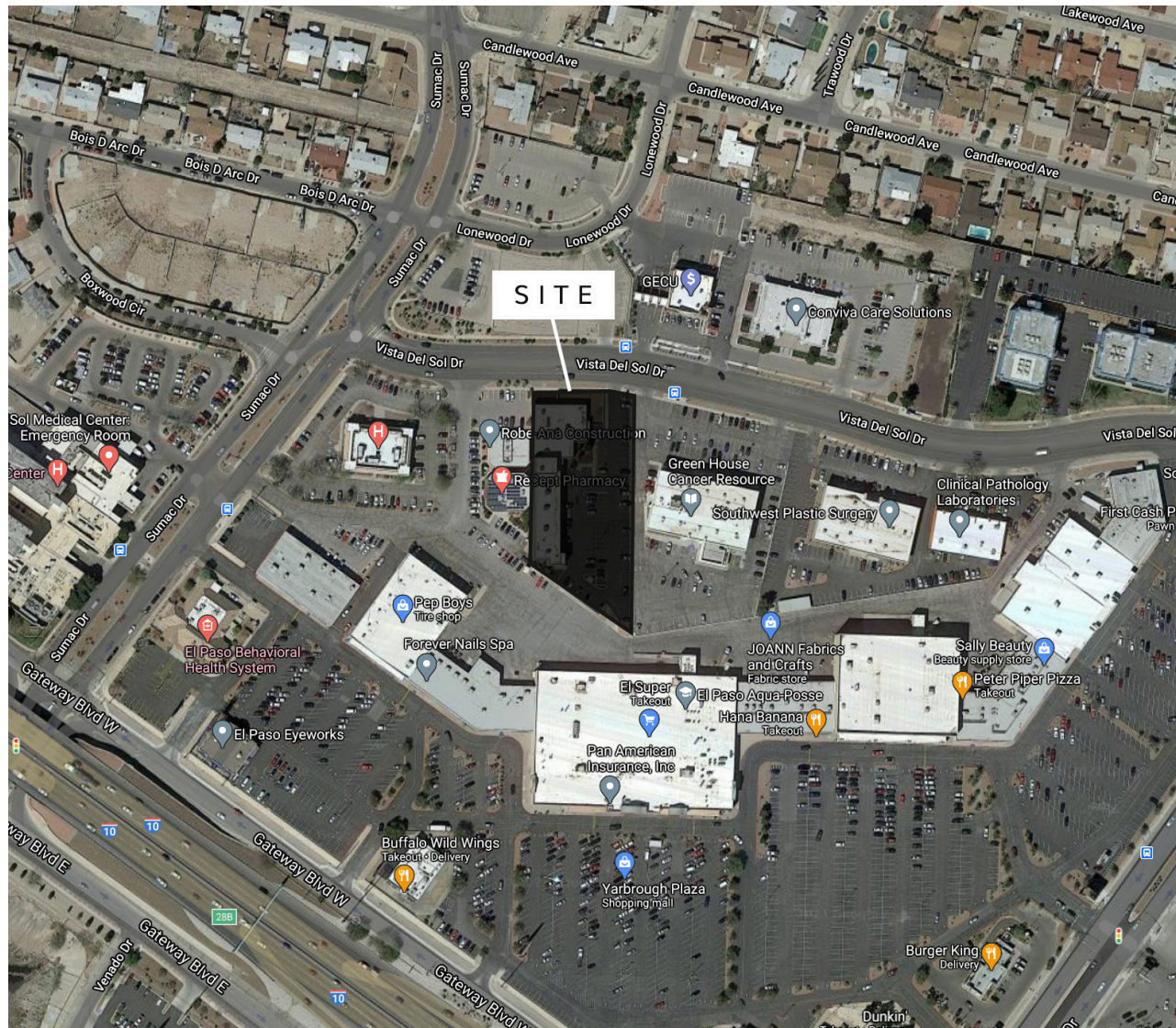
1 mile	5,926	5,968
3 miles	47,880	48,483
5 miles	92,688	94,396



Median HH Income

1 mile	\$38,467	\$40,100
3 miles	\$40,388	\$42,313
5 miles	\$41,235	\$43,551

AERIAL MAP





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