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# Property For Lease

**12951 EASTLAKE BLVD.  
EL PASO, TX 79928**

**55,000 SF BUILDING  
UP TO 15,000 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, strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. The city's East Side, in particular, presents a dynamic landscape for medical real estate investment, benefiting from a mix of industries including healthcare, manufacturing, and logistics.



With a large bi-national community, proximity to international border crossings, and major institutional partners like Texas Tech University Health Sciences Center and the University of Texas at El Paso, El Paso provides access to a diverse patient base and evolving medical needs. A business-friendly environment, ongoing infrastructure investment, and supportive municipal policies continue to drive demand, making El Paso a compelling and stable market for healthcare providers and developers alike.



# About This Property

## Property Details

Located in El Paso's rapidly expanding Mission Ridge community, the new Hospitals of Providence Mission Ridge Medical Office Building (MOB) is poised to become a cornerstone of healthcare delivery in Far East El Paso. Just a 21-minute drive from El Paso International Airport, this facility is designed specifically for healthcare use, featuring flexible interiors tailored to accommodate a variety of medical specialties. Strategically situated within a five-mile radius housing over 165,000 residents, the MOB enhances access to primary and specialty care services for surrounding communities such as Horizon City, Socorro, Clint, and Fabens. The MOB reflects The Hospitals of Providence's commitment to meeting the region's growing healthcare needs through thoughtful design and strategic location.



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# Property Details

UP TO 15,000 SF AVAILABLE FOR LEASE

Building Size	55,000 SF
SF Available	Up to 15,000 SF Available
Lot Size	1.26 Acres
Type of Business	Medical Office Building
Lease Rate	\$32.00/SF/YR
Lease Type	NNN
Operating Expenses	\$10.00-\$12.00/SF/YR
TI Allowance	\$70.00/SF
Zoning	Commerical
Lease Term	10 Years



# Site Aerial

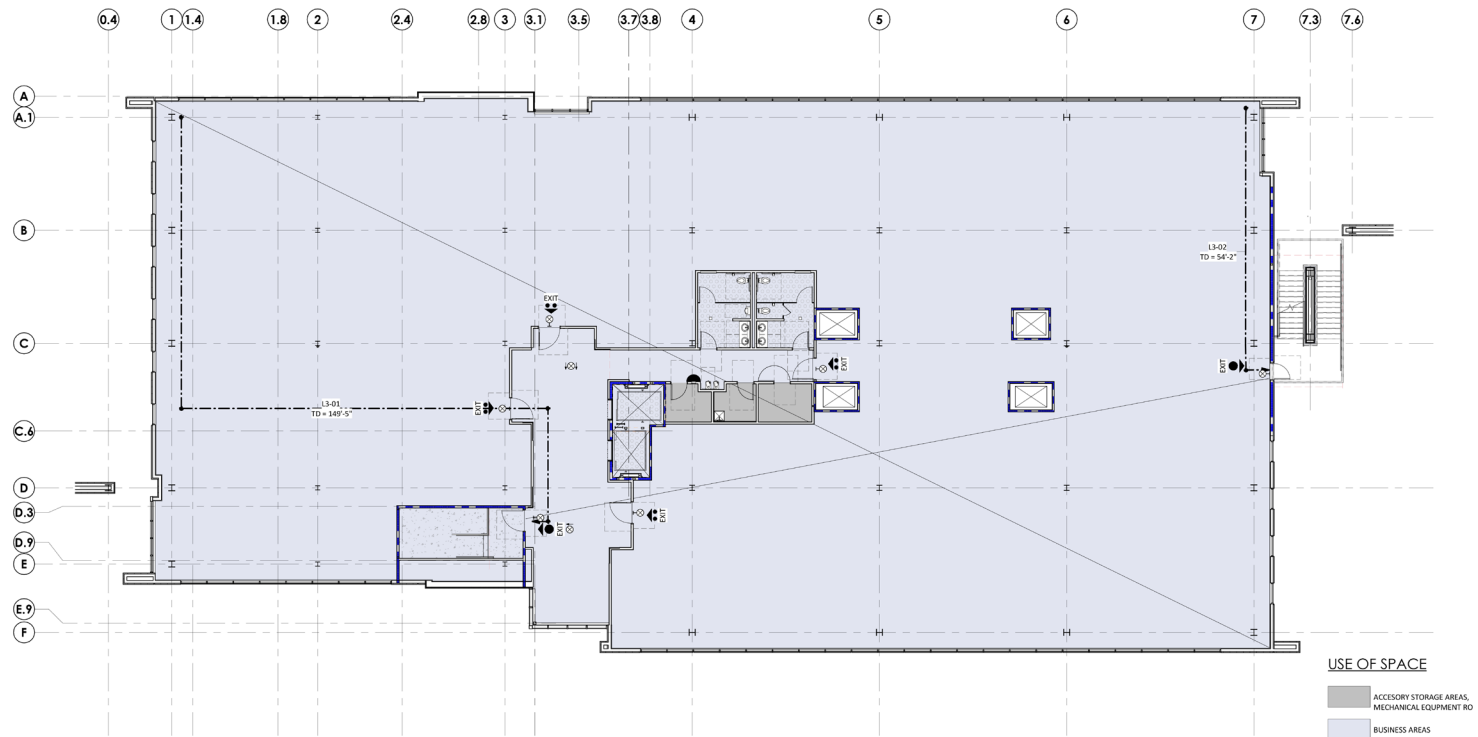






# Space Layout

LIFE SAFETY + EGRESS PLAN - LEVEL 3



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# Property Rendering

EXTERIOR



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# Property Rendering

EXTERIOR





# 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	13,115	14,003
3 miles	64,952	68,456
5 miles	180,774	187,458



### Households

1 mile	3,849	4,238
3 miles	19,525	21,252
5 miles	57,559	61,785



### Median HH Income

1 mile	\$92,202	\$106,614
3 miles	\$82,434	\$93,242
5 miles	\$62,555	\$71,231

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