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# Property For Lease

601 SUNLAND PARK DR  
EL PASO, TX 79912

5,600 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

This 20,000-square-foot medical office building offers a single-story layout ideal for healthcare providers seeking convenient, accessible space in West El Paso. Built in 2002, the property features ample surface parking, flexible floor plans, and a professional environment well-suited for medical or professional office use. Located within the Power Point Village subdivision, the site benefits from strong area demographics, steady population growth, and proximity to key retail and residential corridors—making it a prime location for medical services in a thriving community.



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# Property Details

5,600 SF AVAILABLE FOR LEASE

Building Size	20,000 SF
SF Available	5,600 SF Available
# of Stories	1
Building Class	C
Type of Business	Medical Office Building
Lease Rate	\$24.00/SF/YR
Lease Type	NNN
Operating Expenses	\$5.70/SF
Zoning	A-O-C
Parking	20 surface parking spots

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# Site Aerial

WITH SURROUNDING BUSINESSES



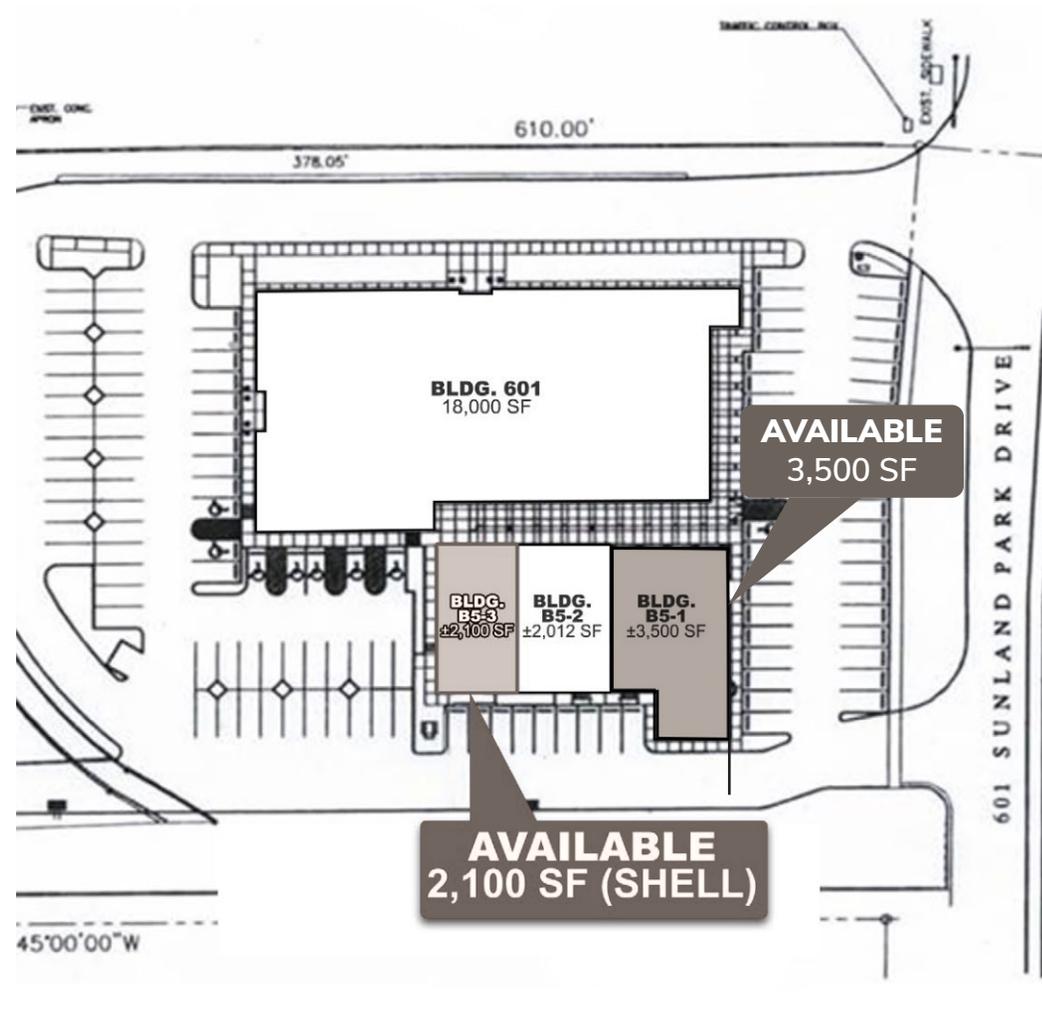


# Site Plan

## AVAILABLE SPACES

B5-3: 2,100 SF

B5-1: 3,500 SF



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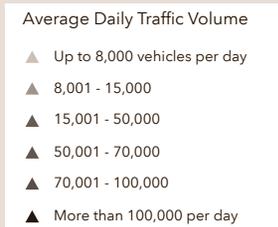
# Property Photos

EXTERIOR PHOTOS





# Traffic Volume





# Demographics

## 1,3,5 Mile Radius, 2025 & 2030



### Population

1 mile	12,317	12,233
3 miles	74,256	74,247
5 miles	147,512	148,208



### Households

1 mile	5,696	5,812
3 miles	31,814	32,632
5 miles	59,630	61,421



### Median HH Income

1 mile	\$58,706	\$63,763
3 miles	\$66,663	\$72,524
5 miles	\$68,871	\$75,101

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