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Property For Lease

4545 OSBORNE
EL PASO, TX 79922
UP TO 11,000 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, 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

Two newly constructed warehouses and office buildings, each offering 11,000 square feet of space, are available at 4545 Osborne Drive, El Paso, TX 79922. Situated on the vibrant West Side of El Paso near the Mesa Street access ramp of the U.S. Interstate Highway, this location serves as a key landmark along a thriving commercial corridor. The property sits on a 1.35-acre lot and is zoned PI (Planned Industrial), providing flexibility for various industrial and office uses. Additionally, it can be combined with adjacent space for up to 11,000 more square feet, accommodating expanded operational needs.



4545 OSBORNE DR. - EL PASO, TX 79922



Property Details

UP TO 11,000 SF AVAILABLE FOR LEASE

Building Size	11,000 SF (Each Building)
SF Available	Up to 11,000 SF Available
# of Stories	2
Building Class	A
Type of Business	Retail
Lease Rate	\$12.00/SF/YR
Lease Type	NNN
Zoning	PI (Planned Industrial)

4545 OSBORNE DR. - EL PASO, TX 79922



Site Aerial



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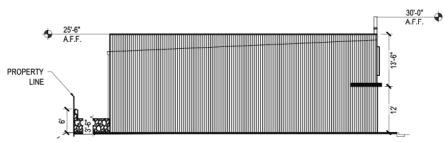
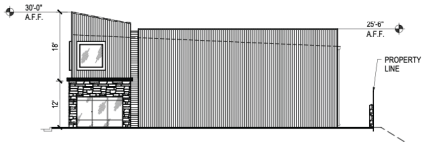
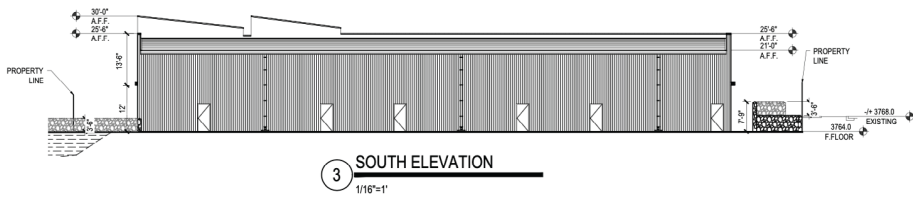
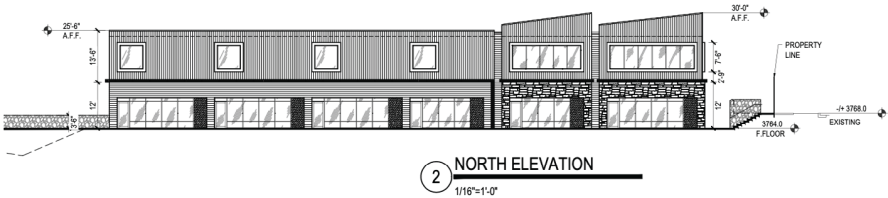
Site Aerial

WITH SURROUNDING BUSINESSES



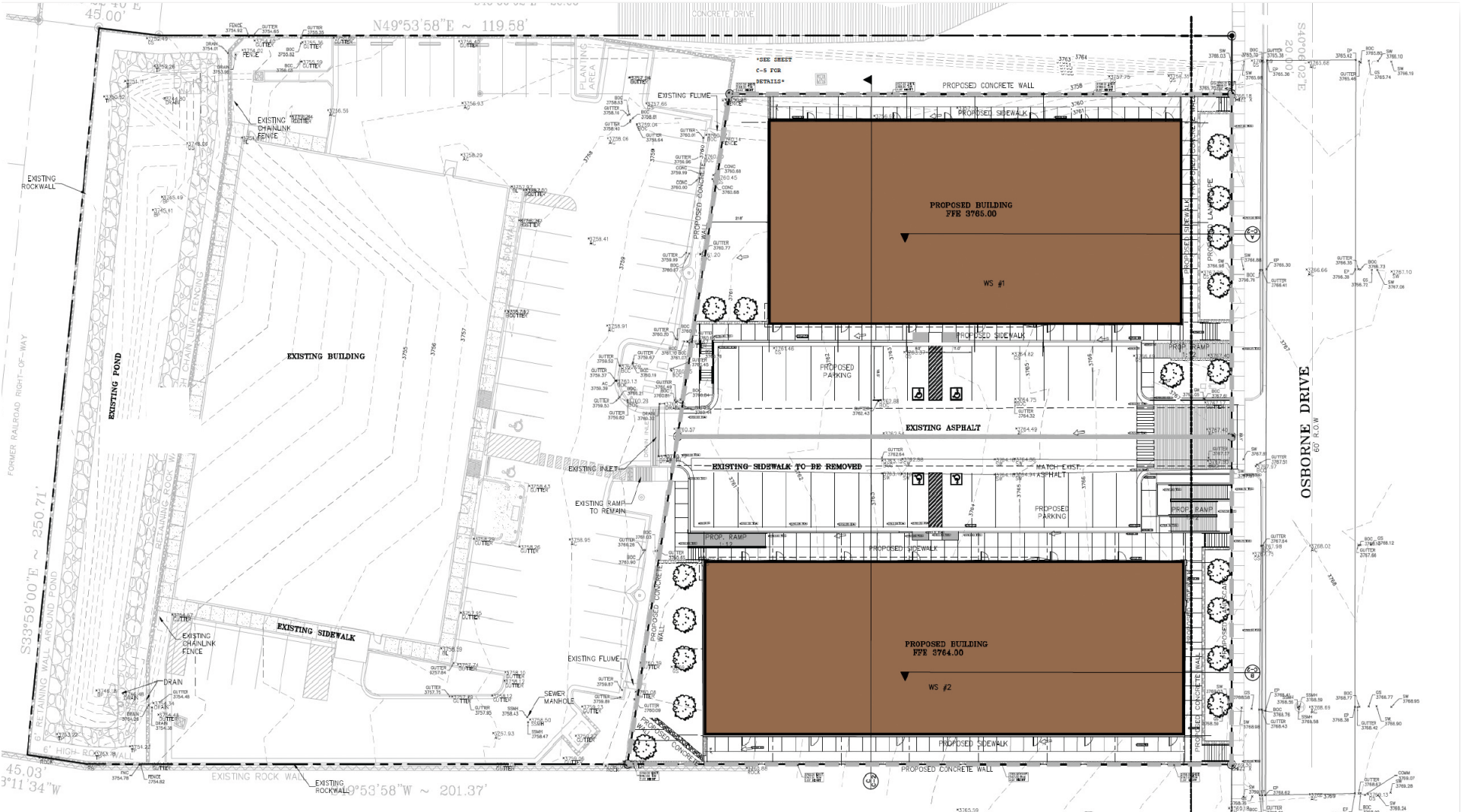


Rendering





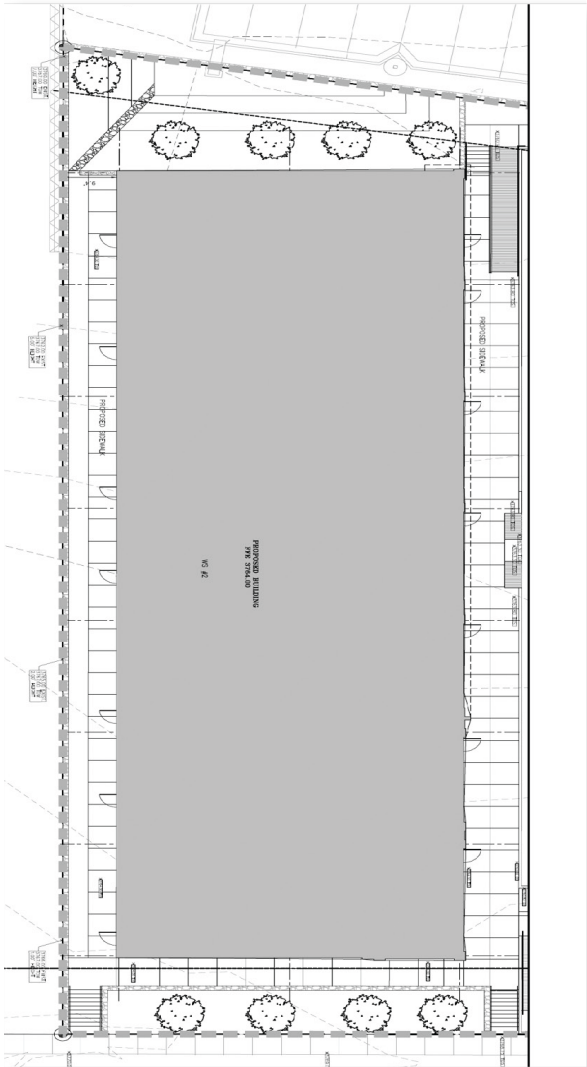
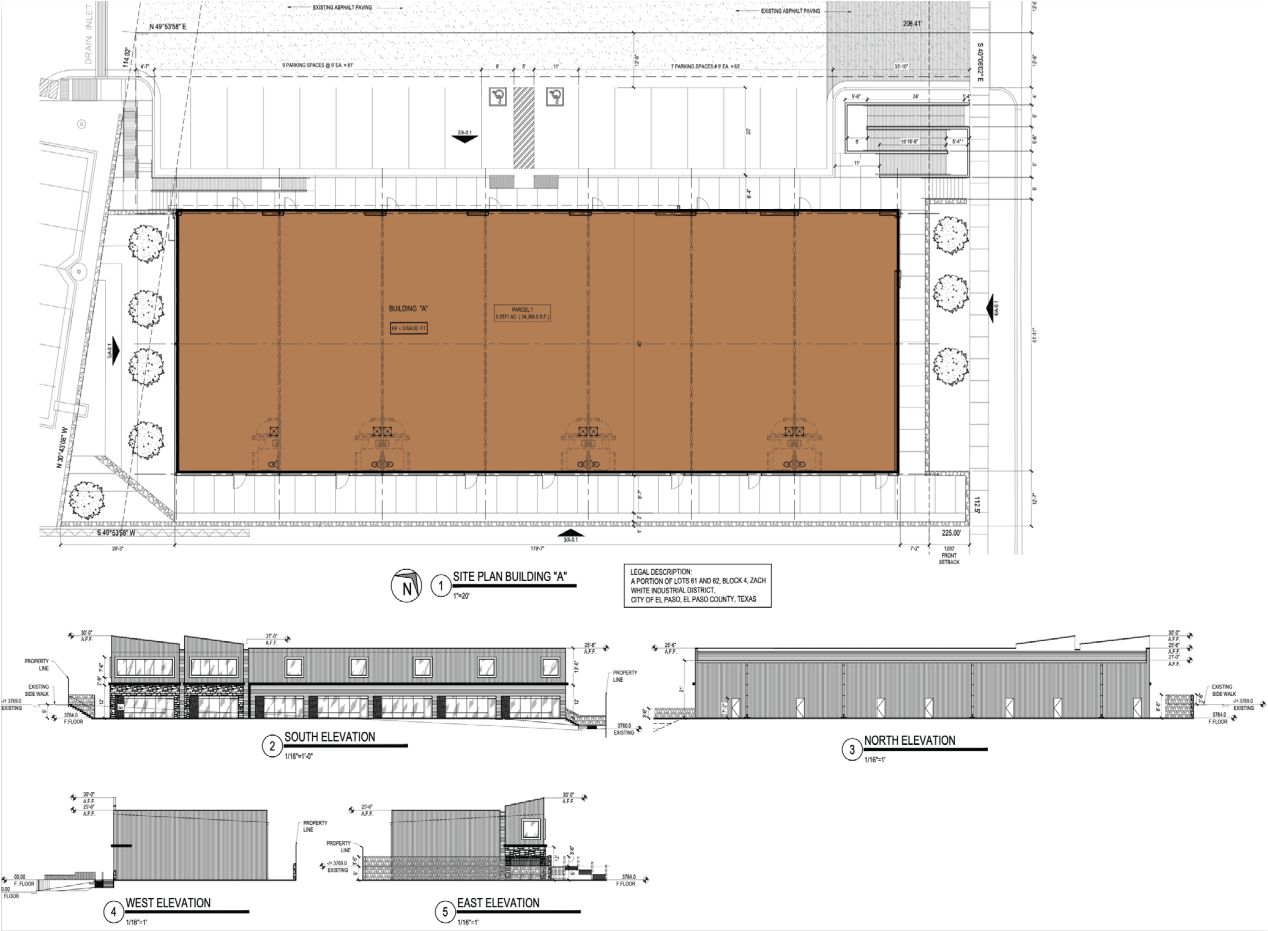
Site Plan





Site Plan

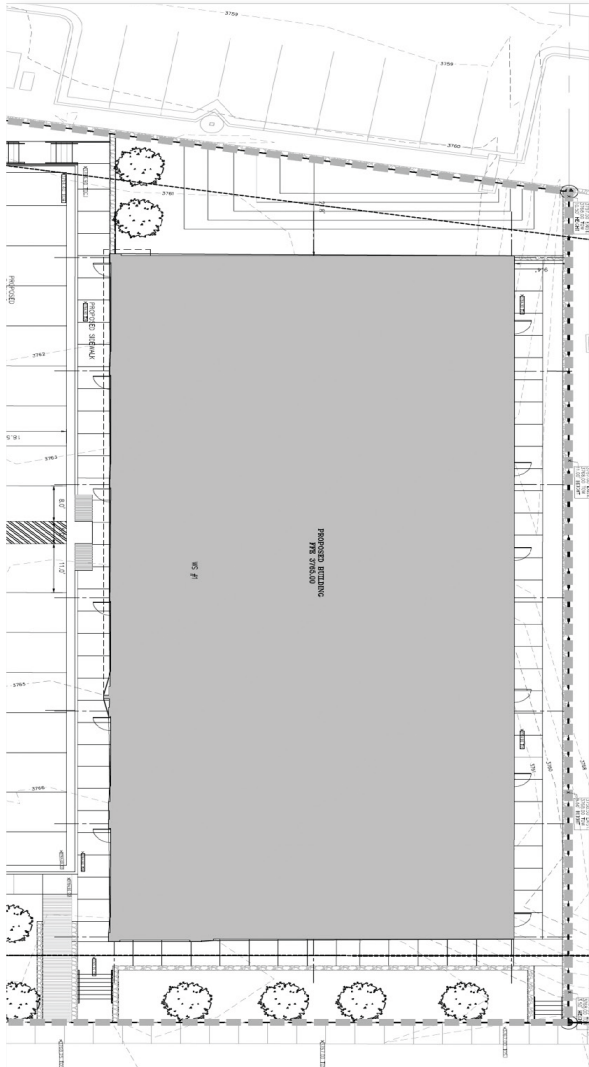
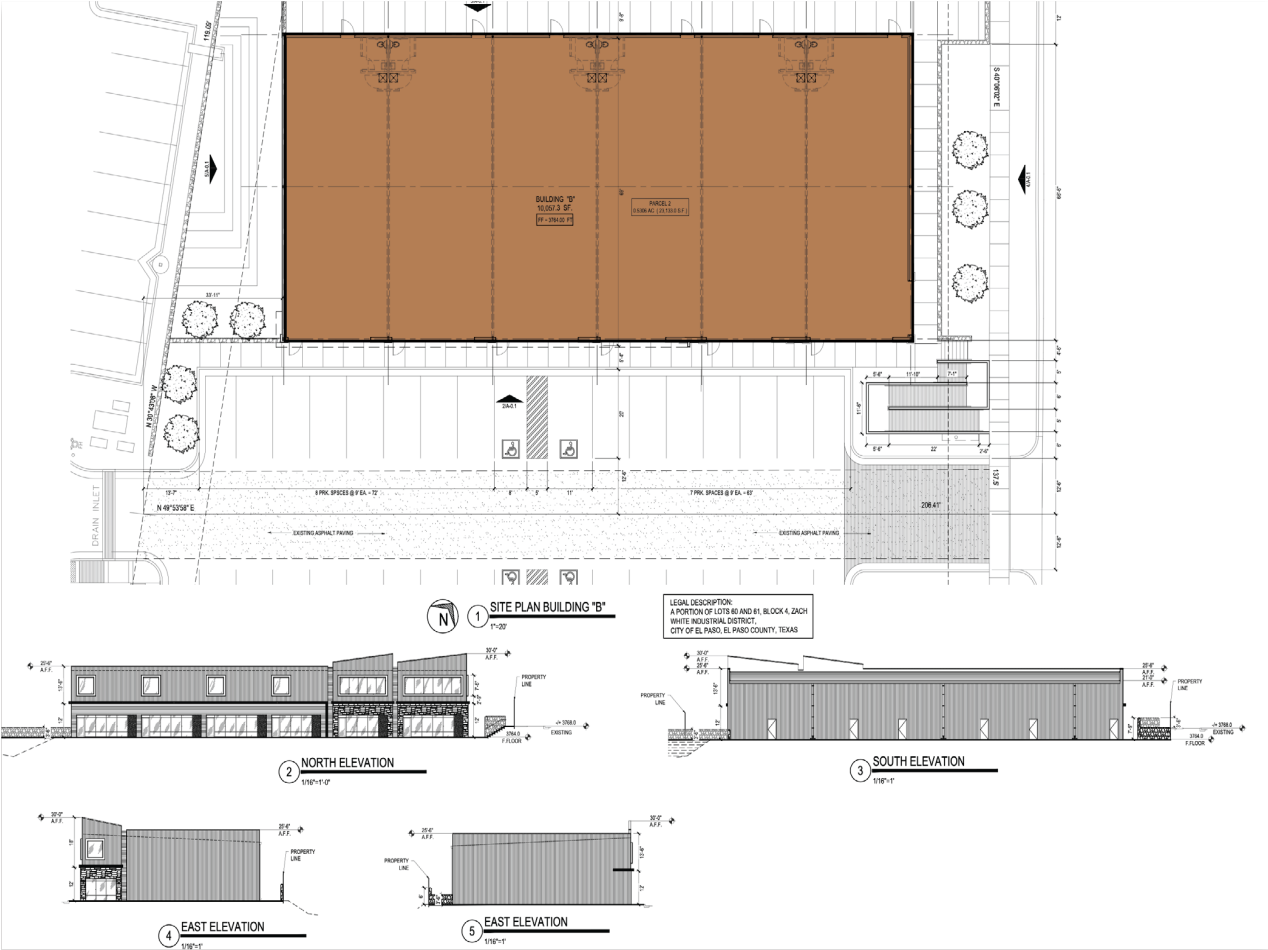
BUILDING A





Site Plan

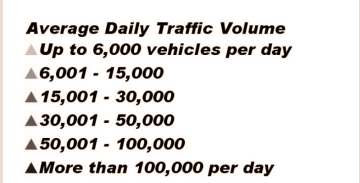
BUILDING B





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

1 mile	6,701	6,636
3 miles	81,610	81,847
5 miles	141,872	143,647



Households

1 mile	2,855	2,909
3 miles	32,225	33,114
5 miles	55,158	57,216



Median HH Income

1 mile	\$61,338	\$67,143
3 miles	\$68,271	\$75,062
5 miles	\$76,545	\$83,363

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