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Property For Lease

1400 GEORGE DIETER DR.
EL PASO, TX 79936
1,898-2,237 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 41,007 SF Class B outpatient medical facility is located in a high-traffic, densely populated residential and commercial area, conveniently positioned between The Hospital of Providence East Campus (Tenet) and Del Sol Medical Center (HCA). The building is on campus with University Medical Center Surgical Hospital, offering excellent visibility and easy access from I-10, Loop 375, and George Dieter. The property features ground and second-floor suites, a generous construction allowance for interior remodels, and competitive lease rates that include signage opportunities, physician-covered parking, some utilities, and common area maintenance.



1400 GEORGE DIETER DR. - EL PASO, TX - 79936



Property Details

1,898-2,237 SF AVAILABLE FOR LEASE

Building Size	41,007 SF
SF Available	1,898-2,237 SF Available
Building Class	B+
Lease Rate	\$20.00/SF/YR
Lease Type	NNN
Zoning	C-4
Operating Expenses	\$13.23/SF/YR

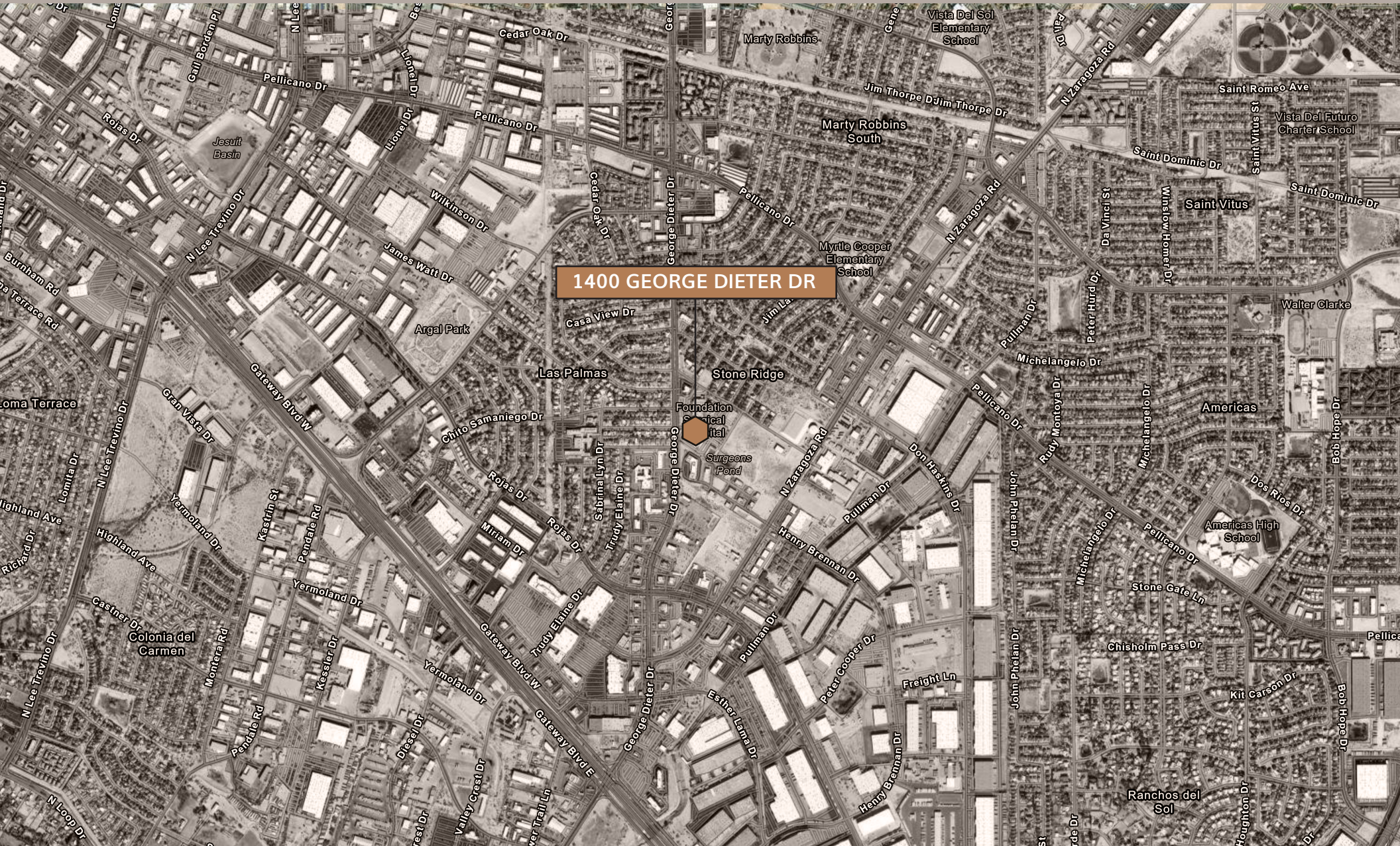
GRAYCE
PROPERTY CONSULTANTS

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Site Aerial



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Site Aerial

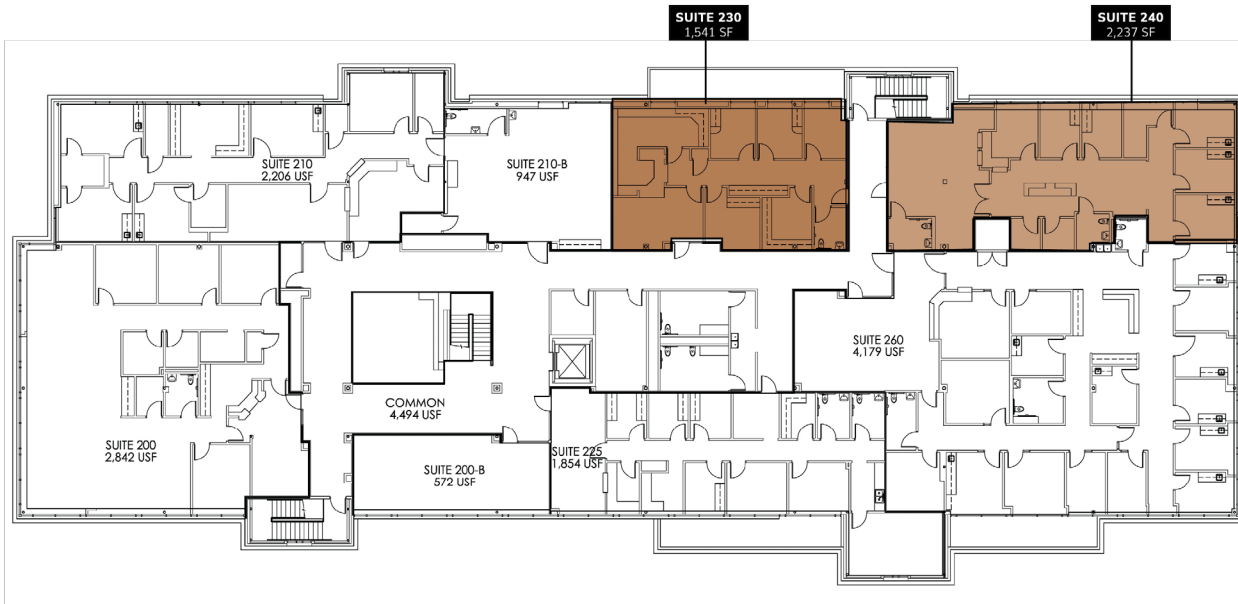
WITH SURROUNDING BUSINESSES





Space Layout

2ND FLOOR



AVAILABLE SPACES

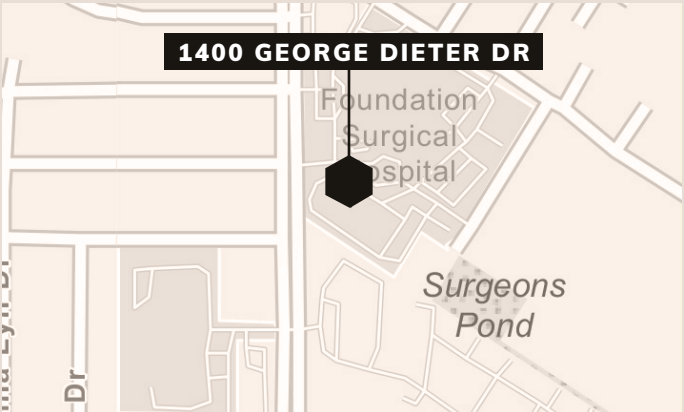
2ND FLOOR

- SUITE 230: 1,541 SF
- SUITE 240: 2,237 SF (Furnished)



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	9,364	9,261
3 miles	111,568	111,010
5 miles	298,161	300,021



Households

1 mile	3,575	3,675
3 miles	40,448	41,805
5 miles	105,162	109,740



Median HH Income

1 mile	\$58,426	\$65,425
3 miles	\$59,053	\$66,197
5 miles	\$58,719	\$66,366

SITE AERIAL MAP



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