



FOR LEASE

AVAILABLE SPACE
1,200 - 3,600 SF

LOT SIZE
1.3 AC

ZONING
C

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

CURRENTLY LEASING with this Professional Medical Office building offering potential users to lease with 1,200 - 3,600 SF of office space. Excellent location at the corner of Peyton Rd. and across Eastlake Blvd and this location is near retail, high density neighborhoods and across from the new Hospital Of Providence which will have 108 - 218 beds. Two miles from Las Palmas Del Sol Healthcare Horizon. Beautifully landscaped development, with ample parking, monument signage and the ability to construct the desired interior to Tenants exact specifications. The project is ideally located in the fast growing Horizon corridor adjacent to new 29.486 AC medical campus and in close proximity to I-10. Traffic counts on East lake exceeding 26,814 VPD combined High Parking Ratio to Leasable Space providing ample parking for all needs and clients.

- High Visibility
- Excel lent Flow of space
- Tasteful Accents and Lighting
- Close proximity to other medical/ dental/re-tail, offices & schools
- Ideal for medical, dental or other professional



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



42,557
POPULATION
3-MILE RADIUS



\$72,476
AVG HH INCOME
3-MILE RADIUS



\$58,962
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS

EASTLAKE BLVD:
33,741 VPD
PEYTON DR:
4,213 VPD (TDT)







