



PHYSICIANS REALTY TRUST

# FOR LEASE

1400 George Dieter El Paso, TX  
EAST EL PASO OUTPATIENT MEDICAL FACILITY

548-2,237 SF Available

**GRAYCE**  
PROPERTY CONSULTANTS

**Sarah Dominguez**  
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915-316-2345  
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**Judith Cosme**  
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## SITE AERIAL



## SITE SPECIFICATIONS

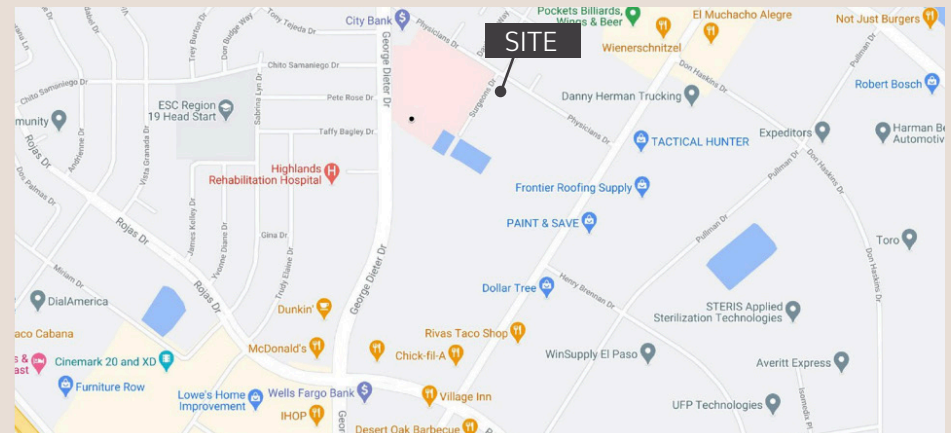
# of stories	2
NNN Base Rent	Call for Rates
Type of Business	Outpatient Medical Facility
Zoning	C-4
Building Class	B+
Building Size	41,007 SF

AVAILABLE SPACE FOR LEASE

548-2,237 SF

## PROPERTY INFORMATION

- Easy access to and from Interstate 10 & Loop 375
- Generous construction allowance offered for interior suite remodel
- Ground and second floor suites available
- Competitive lease rates include: signage opportunities, physician covered parking, some utilities, common area maintenance.





## EXTERIOR PHOTOS



## HIGHLIGHTS

Class B, outpatient medical facility situated in a **high traffic, dense residential and commercially populated area.**

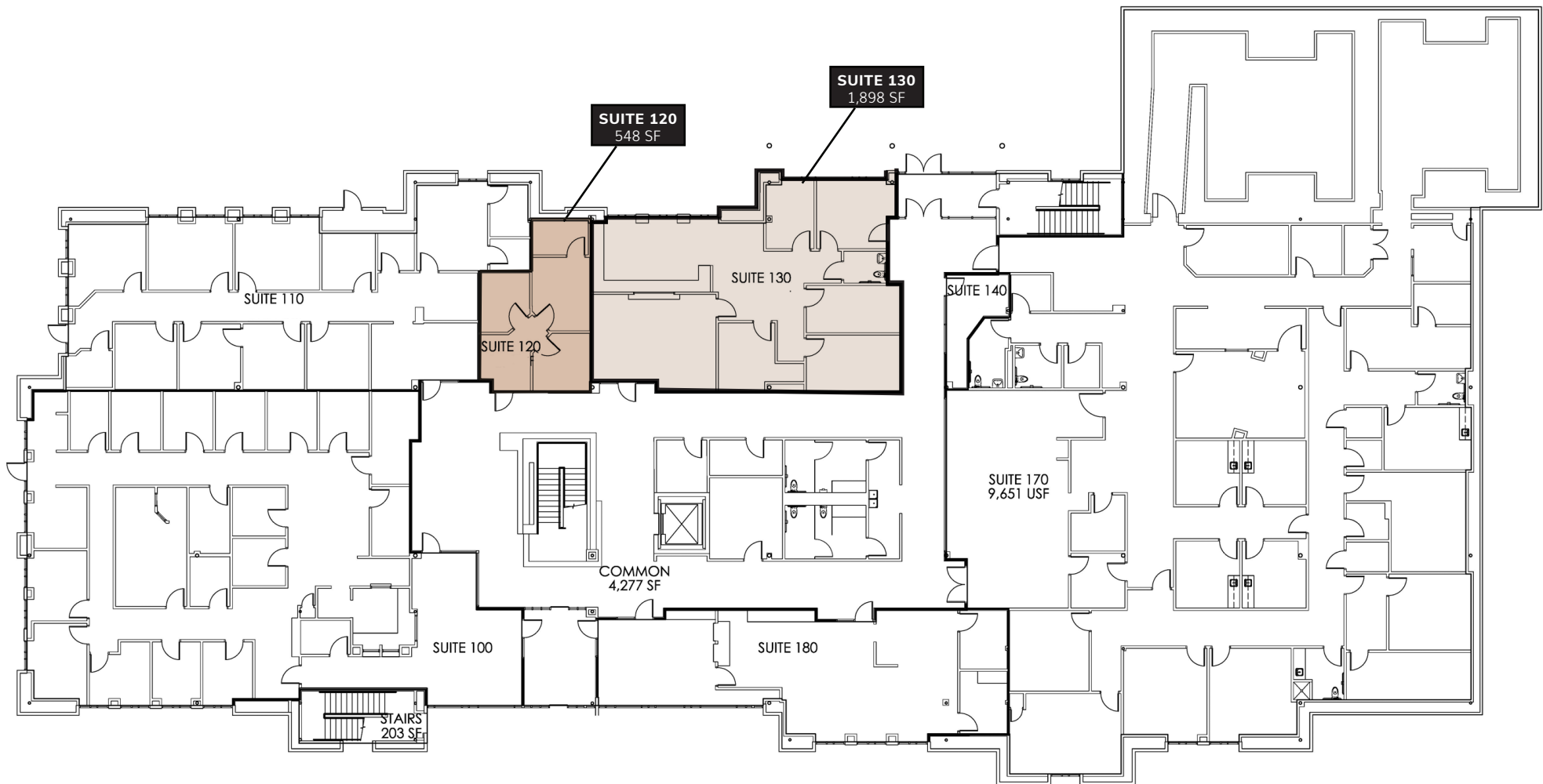
Conveniently located between **THOP east Campus** and **Del Sol Medical Center.**

**High visibility** and excellent accessibility from **interstate 10** and **George Dieter.**

1ST FLOOR

AVAILABILITY

- SUITE 120 548 SF (PENDING)
- SUITE 130 1,898 SF

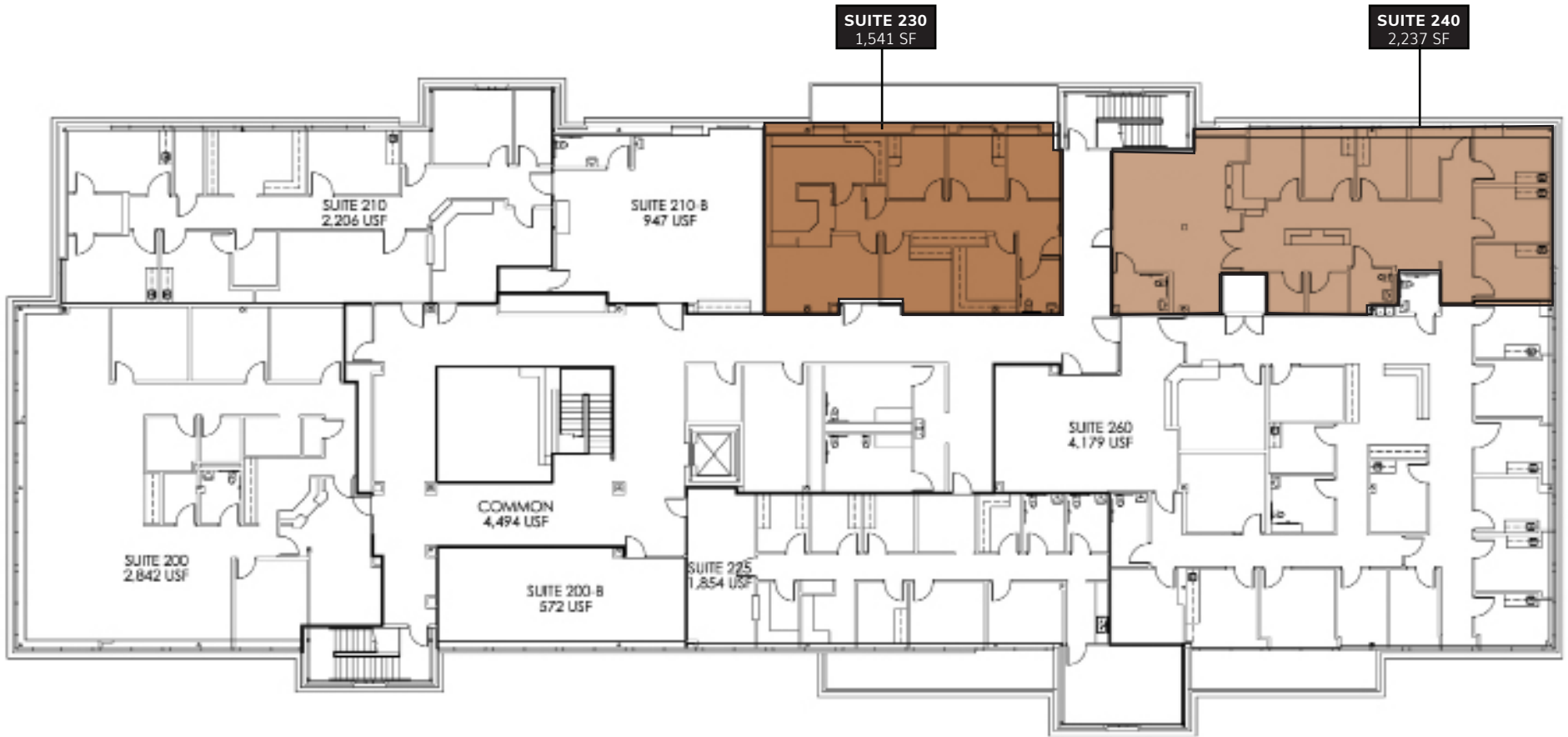


FOR LEASE, 1400 George Dieter, TX 79936

2ND FLOOR

AVAILABILITY

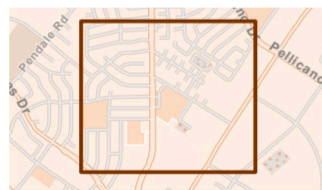
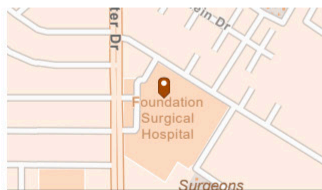
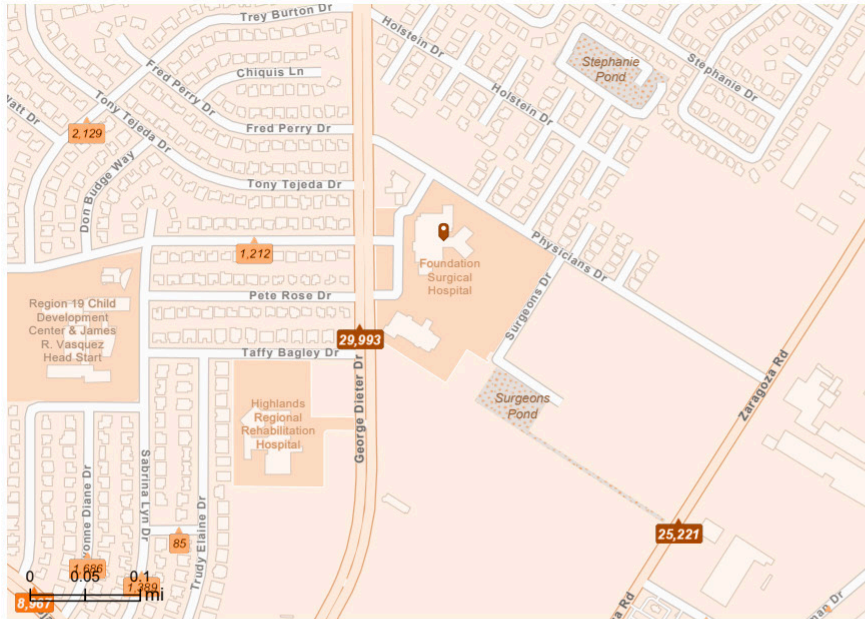
- SUITE 230 1,541 SF (AVAILABLE JUNE 2024)
- SUITE 240 2,237 SF (FURNISHED)





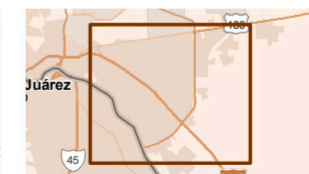
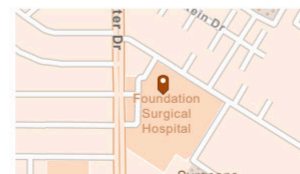
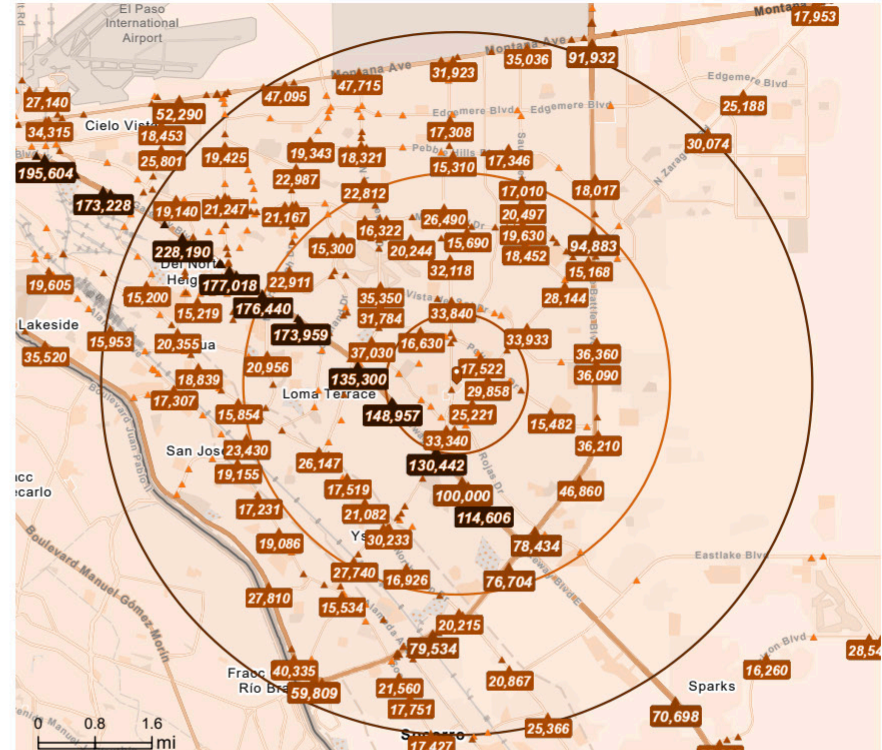
# TRAFFIC VOLUME

## 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

## 1,3,5 MILE RADIUS



- 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, 2022 & 2027



### Population

1 mile	9,773	9,813
3 miles	113,782	115,198
5 miles	297,541	301,605



### Households

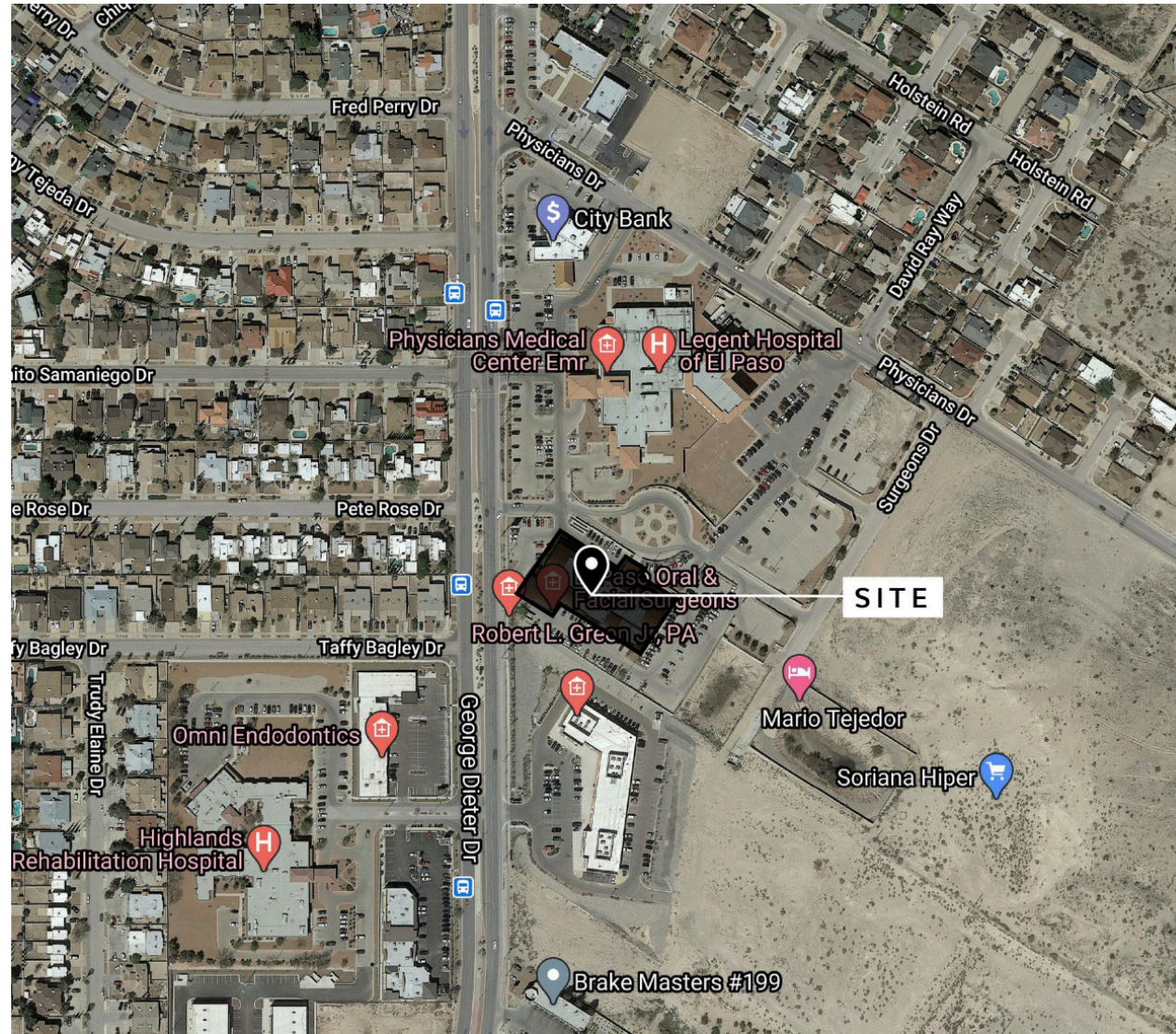
1 mile	3,650	3,734
3 miles	40,486	41,503
5 miles	103,223	105,872



### Median HH Income

1 mile	\$60,259	\$71,124
3 miles	\$54,331	\$59,866
5 miles	\$53,551	\$59,521

## AERIAL MAP





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