



**FOR LEASE**

AVAILABLE SPACE  
1,425 SF

ZONING  
C-1

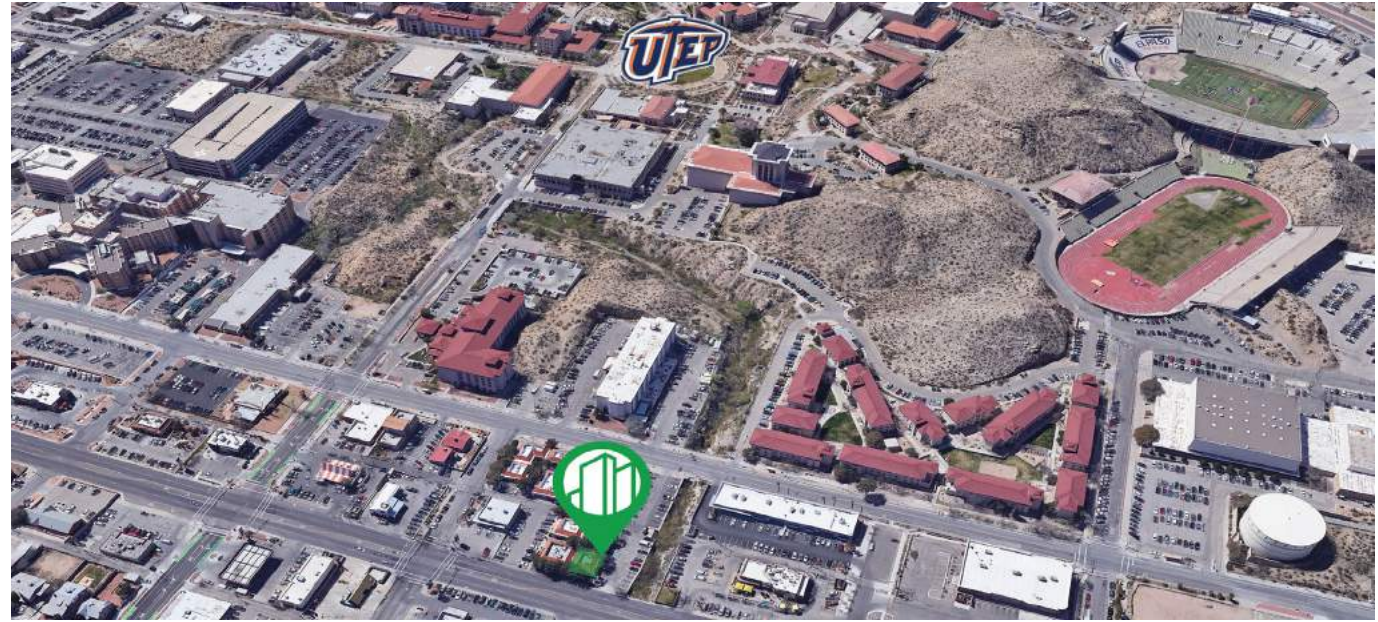
CALL LISTING AGENT FOR  
MORE INFORMATION

Sergio Tinajero  
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915.886.8608

PROPERTY HIGHLIGHTS

Great medical office space on the corner of Mesa St. and Kerbey Ave. just two blocks from the University of Texas El Paso, Providence Memorial Hospital, and Las Palmas Medical Center.

This property is part of a medical complex, the space has high visibility as it fronts Mesa street and it is surrounded by other medical developments as well as retail shops and restaurants.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



57,785  
POPULATION  
3-MILE RADIUS



\$ 48,214  
AVG HH INCOME  
3-MILE RADIUS



\$ 28,779  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
N MESA ST: 24,836 VPD  
I:10: 135,975 VPD  
(TDT)





LEASE RATE:  
\$22.00 P/SF/YEAR NNN







