

# MEDICAL OFFICE CONDO FOR LEASE

## 1400 N EL PASO ST

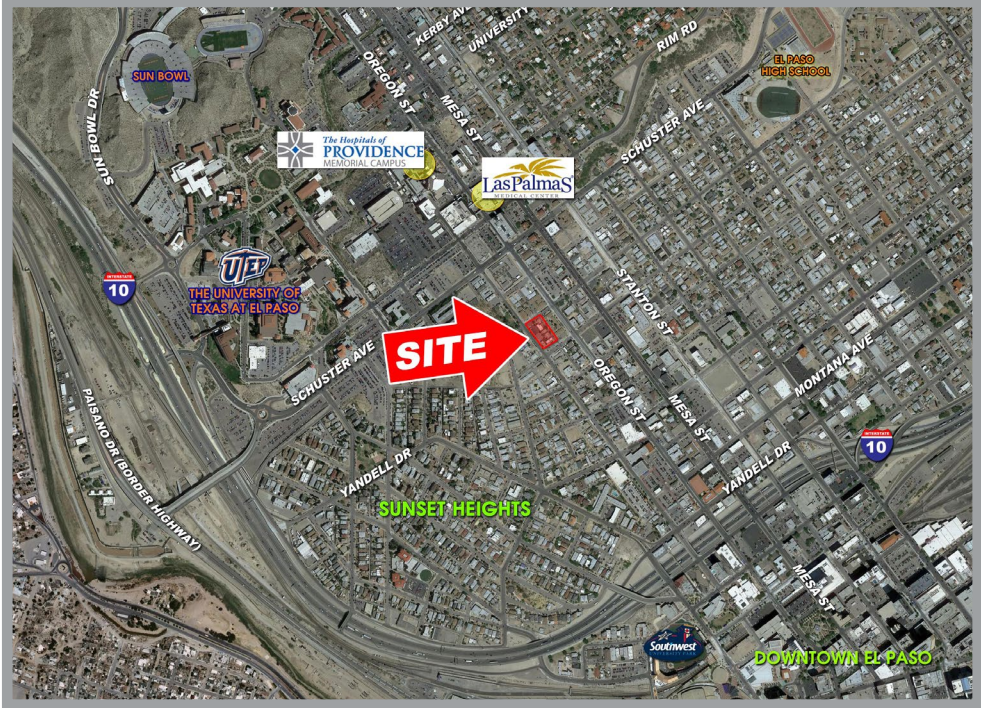
EL PASO, TX 79902



*Newly Remodeled*

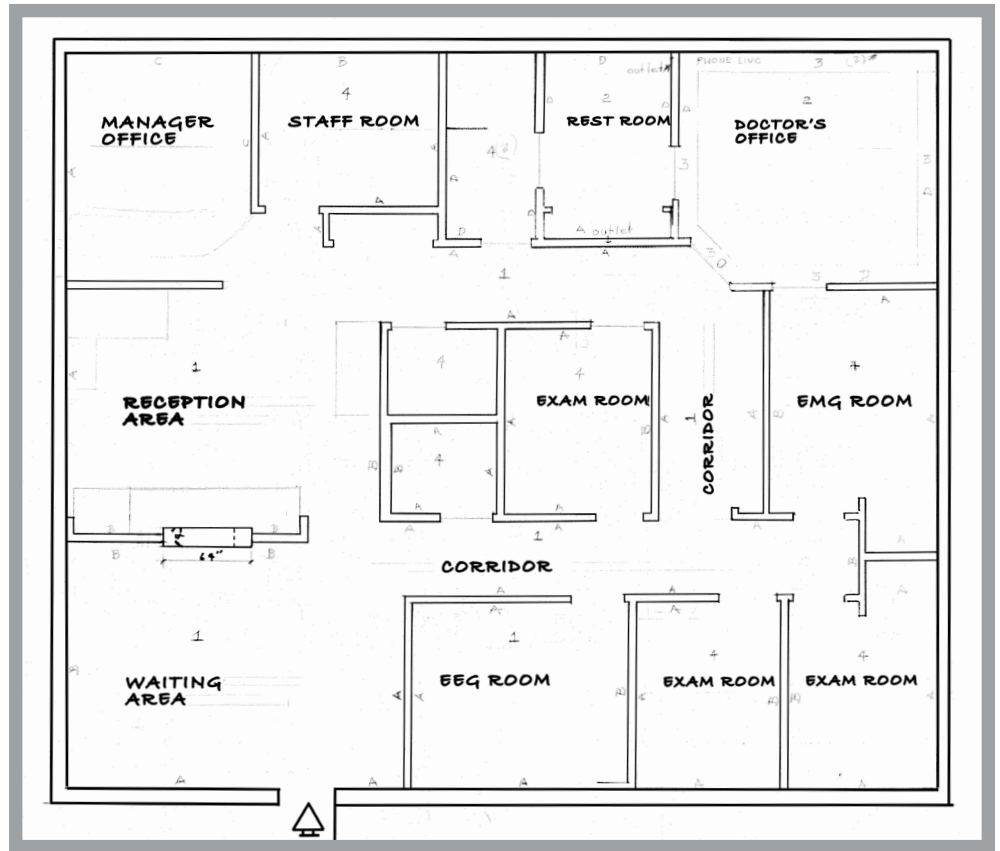
± 2,030 SF

**\*\*Ideally Located in the Heart of El Paso's Central Medical District!\*\***



# 1400 EL PASO ST

## FLOOR PLAN



## PROPERTY HIGHLIGHTS

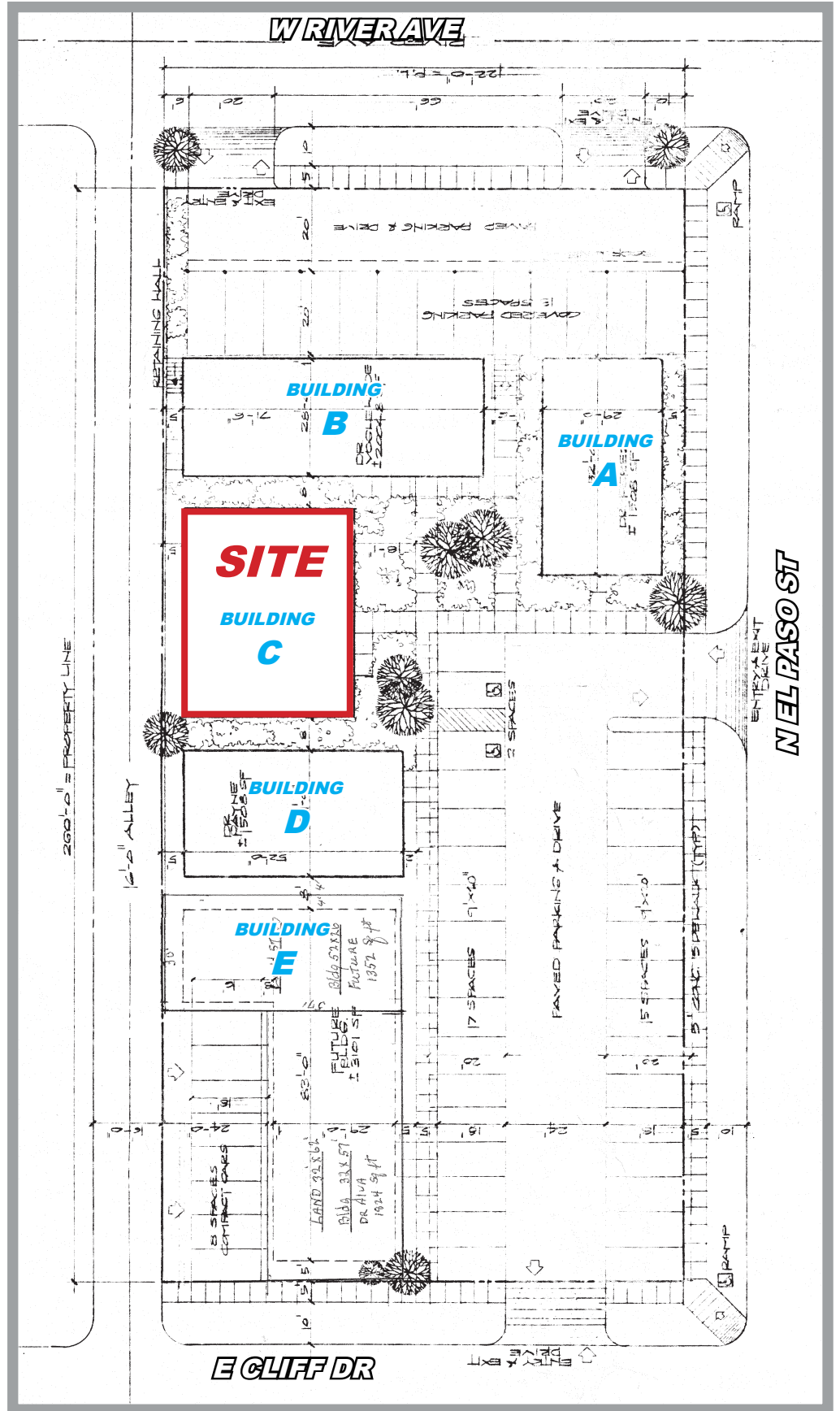
- Free Standing Medical Office Building
- ±.37 miles to The Hospitals of Providence Memorial Campus
- ±.28 miles to Las Palmas Medical Center
- ±1.21 miles to The Hospitals of Providence Sierra Campus
- Easy access to and from Interstate 10
- Fiber optic cable building (Spectrum)

## PROPERTY INFORMATION

- Address: 1400 N El Paso St., Building C  
El Paso, TX. 79902
- Legal Description: MEDICAL PLAZA OFFICE CONDOMINIUM  
BLDG C & LAND AREA & UND 17.6% INT  
IN CNM AREA (17290 SQ FT)
- Size: 2,030 SF
- Zoning: A-O SC
- Monthly Association Dues: TBD

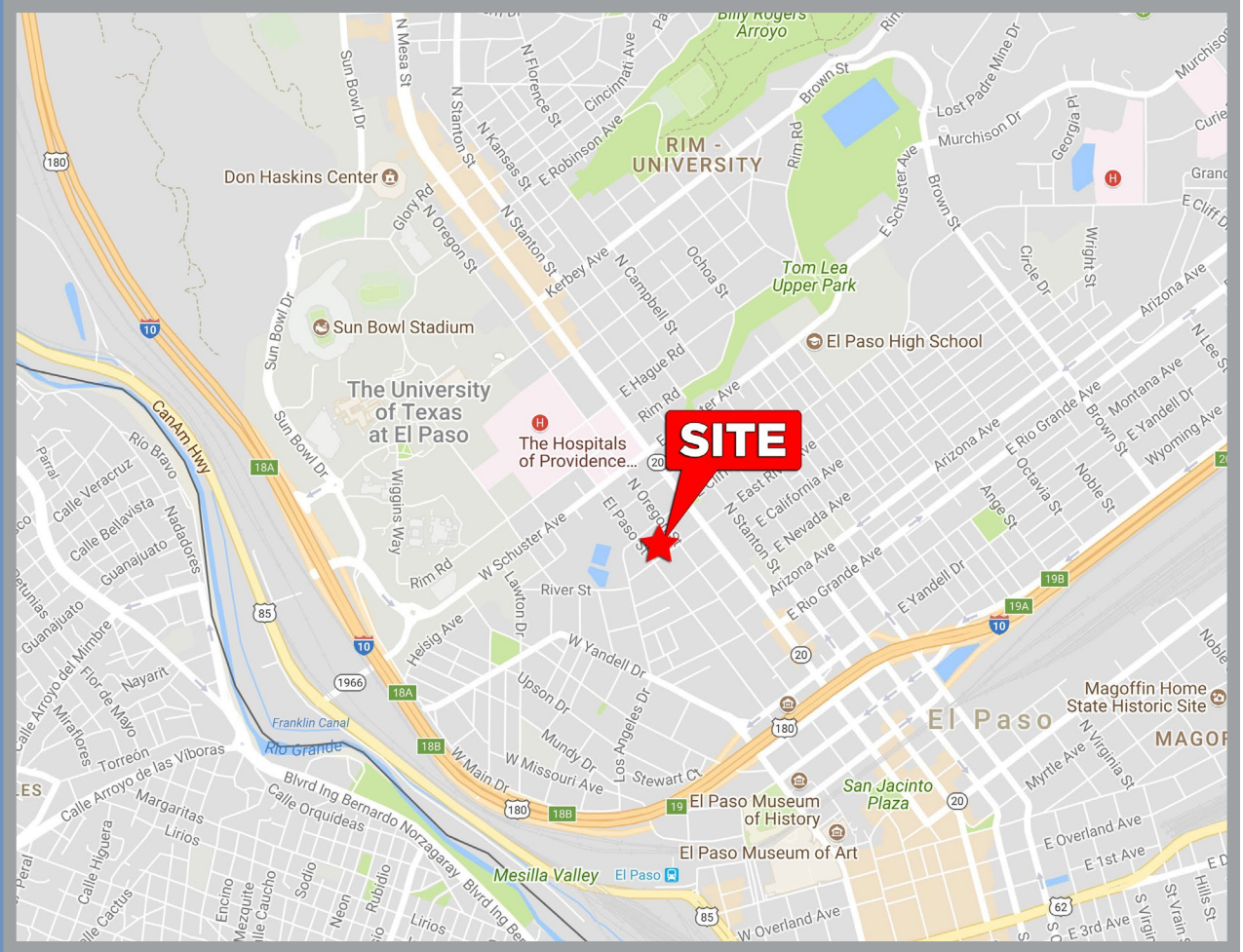
# 1400 EL PASO ST

## SITE PLAN



# 1400 EL PASO ST

## CITY MAP



## DEMOGRAPHICS

### POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2022 Projection	12,071	21,320	129,274
2017 Estimate	11,925	50,534	126,947
2010 Census	12,289	51,722	129,206
Growth 2017-2022	1.22%	1.55%	1.83%
Growth 2010-2017	-2.96%	-2.30%	-1.75%

### HOUSEHOLDS

2022 Projection	5,183	20,573	50,063
2017 Estimate	5,022	19,911	48,343
2010 Census	4,952	19,535	47,308
Growth 2017-2022	3.21%	3.33%	3.56%
Growth 2010-2017	1.41%	1.93%	2.19%

### 2017 EST. AVERAGE HOUSEHOLD INCOME

\$43,753    \$44,707    \$47,035

### 2017 EST. MEDIAN HOUSEHOLD INCOME

\$20,646    \$22,756    \$28,679

# 1400 EL PASO ST

## CITY FACTS

- #1 most affordable city in Texas
- #9 Best Places to live in the U.S. for Quality of Life (*US News, Jun. 2016*)
- #16 Top Metro Areas to start a Business in America List (*CNBC.com, Aug. 2016*)
- Top 25 of Nation's Major Metro Economies – (*Brookings metro monitor, Jan. 2016*)
- Top 10 Metropolitan Areas by Change in Prosperity (*Brookings metro monitor, Feb. 2016*)
- Top High Performing City - (*Governing and Living Cities, 2017*)
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnológico de Estudios Superiores de Monterrey
- 6th largest city in Texas and the 19th largest in the United States
- One of the nation's Best Large Cities for Families (*Apartment List, Jan. 2017*)
- El Paso/Juarez is the second largest borderplex in the nation
- El Paso Gross Retail Sales in 2017: \$12.2 billion
- El Paso ranks #2 in Top 25 Foreign Trade Zone
- Approximately 20 million inbound border crossings
- Fort Bliss - 166,000 Total population, including - Active Duty, Reserves, Family, Civilians & Retirees
- Fort Bliss - \$5.7 billion additional economic impact annually
- Over \$2 billion of annual retail trade in El Paso is spent by Mexican Nationals
- #1 Lowest Crime Rate in the U.S. for a Population of 500,000 & Over for the 5th Year in a row (*FBI - Crime in the United States by MSA 2015, Nov. 2016*)
- #3 Best Run (Managed) Cities in America (*Wallethub.com, 2015*)
- #5 Best Small Cities in America under 1 million people (*bestcities.org, 2018*)

The information herein contained is provided solely to assist you in evaluating the property described. Although there is no reason to doubt the accuracy of this information, no representation or warranty, either expressed or implied, is made as to the accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.