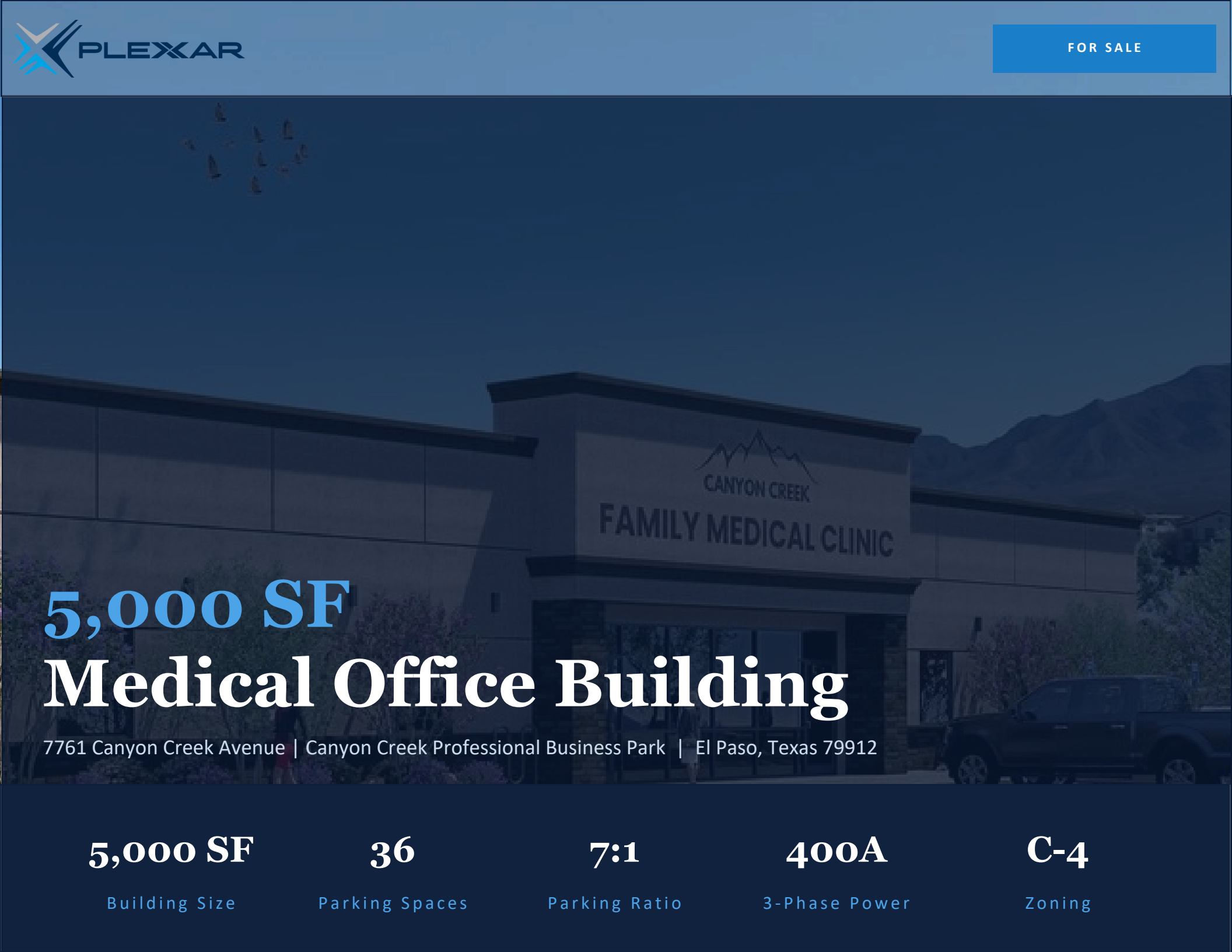




5,000 SF Medical Office Building

7761 Canyon Creek Avenue | Canyon Creek Professional Business Park | El Paso, Texas 79912

5,000 SF

Building Size

36

Parking Spaces

7:1

Parking Ratio

400A

3-Phase Power

C-4

Zoning

PROPERTY OVERVIEW

Canyon Creek Medical Office

7761 Canyon Creek Avenue
El Paso, TX 79912

5,000 SF
Cold Dark Shell

36 Spaces
7:1 Parking Ratio

0.721 Ac
31,406 SF Lot

400A / 3 Phase Power
Expandable to 800A

Investment Opportunity

Rare medical-grade cold dark shell in the heart of Northwest El Paso's premier healthcare corridor.
No building slab poured — full flexibility for below-slab clinical customization.

Cold Dark Shell

Full below-slab customization. All utilities stubbed to building perimeter.

400A Three-Phase Power

Expandable to 800A. 120/208V 3-Phase — clinical-grade capacity.

Under Construction

Construction Started on 6/1/2026 and is expected to be completed on 11/15/2026

36 Parking Spaces

7:1 ratio — well above City Code. Dual-tenant capable.

All Utilities Stubbed

Water, sewer, gas, electric, telecom, CATV all at building perimeter.

Canyon Creek Professional Business Park

Northwest El Paso's established professional business park.

BUILDING SPECIFICATIONS

7761 Canyon Creek Avenue · El Paso, Texas 79912 · Canyon Creek Professional Business Park

BUILDING

Size	5,000 SF (50' × 100' footprint)
Shell Type	Cold Dark Shell — no slab
Clear Height	12'–9"
Framing	Conventional metal stud
Roofing	60-MIL TPO / R-25 insulation

SITE

Lot Size	0.721 Acres (31,406 SF)
Zoning	C-4
Landscaping	Low maintenance

PARKING

Total Spaces	36
Parking Ratio	7:1 (well above City Code)
Configuration	Dual-tenant capable

ACCESS & STATUS

Entries	2 Front · 2 Rear (4'×7' each)
Under Construction	Commenced Construction on 6/1/2026

UTILITIES & POWER

Electrical	400A, 3-Phase (expandable 800A)
Voltage	120/208V, 3-Phase
Water	1-1/2" Stubbed — shut-off valve & cap
Sewer	4" sewer stub — sanitary line
Natural Gas	Gas meter at back of building
Telecom/CATV	Terminal cabinets at back of building



Renderings are conceptual.

LOCATION & MARKET

Northwest El Paso Corridor



Positioned at the heart of El Paso's Northwest Corridor— surrounded by hospitals, specialty clinics, established healthcare infrastructure and many shopping and dining options.

7761 Canyon Creek Avenue

Canyon Creek Professional Business Park · El Paso, TX 79912

NEARBY POINTS OF INTEREST

MEDICAL

- University Medical Center of El Paso
- The Hospitals of Providence

RETAIL

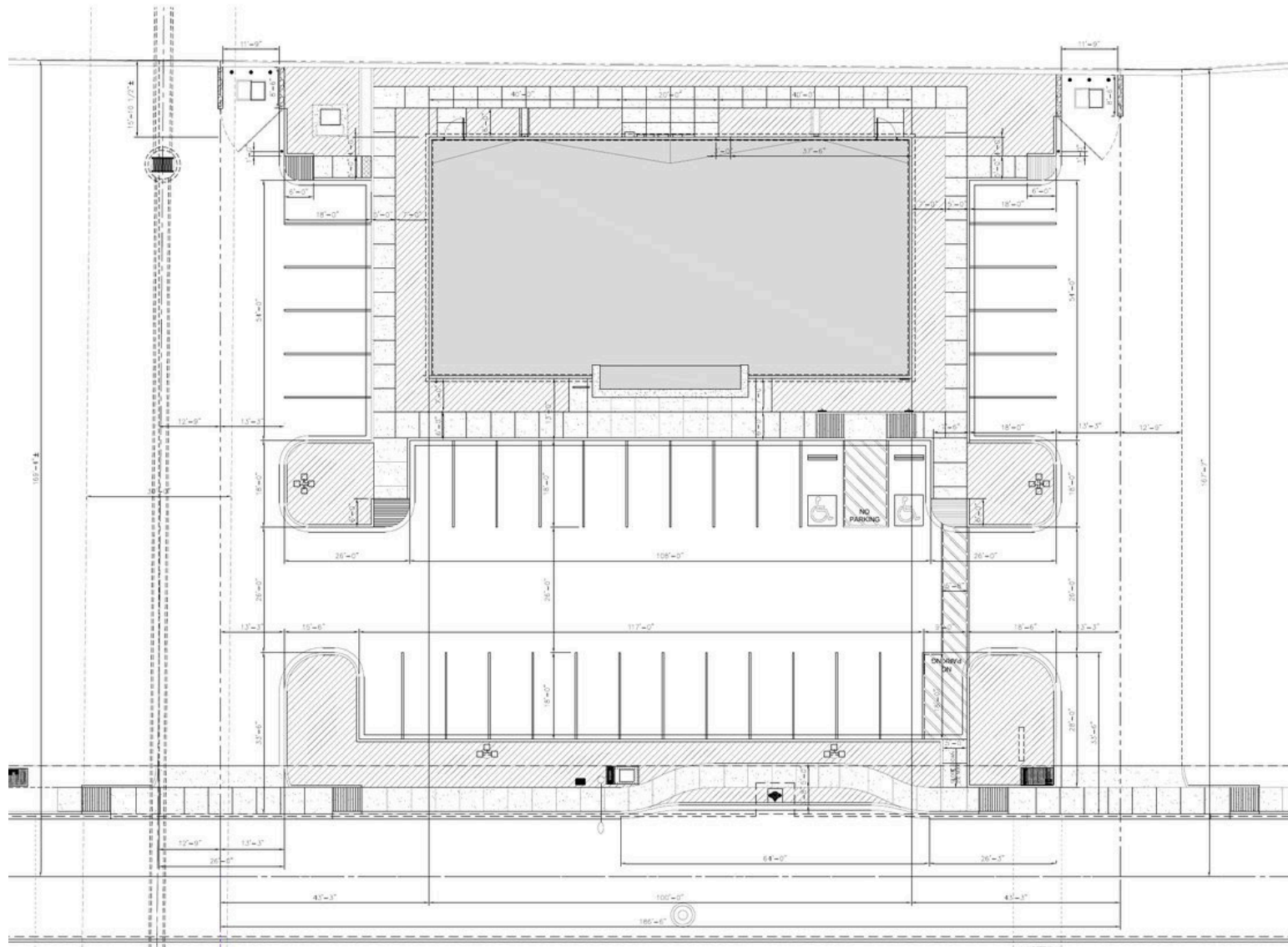
- West Towne Marketplace (~2 min)
- The Canyons at Cimarron (~2 min)
- Numerous national retail & dining corridors

TRANSPORT

- I-10 & Paseo Del Norte Corridor (~2 min)
- Transmountain & Resler Intersection (~5 min)
- El Paso International Airport (~15 min)



Renderings are conceptual.



Building Footprint
5,000 SF (50' x 100')

Lot Size
0.721 Ac · 31,406 SF

Clear Height
12'-9"

Parking
36 Spaces · 7:1 Ratio

Entries
2 Front · 2 Rear (4'x7')

Status
Under Construction

Cold dark shell — no building slab. Interior layout subject to tenant build-out specifications and permitting.

Floor Plan

Architectural floor plan of a building. The plan shows a large rectangular interior space with a central circular feature. The overall dimensions are 100'-0" (width) and 50'-0" (depth). The plan is divided into sections by grid lines 1a through 5a horizontally and 1 through 6 vertically. Detailed dimensions are provided for various sections and features, including column centers, wall thicknesses, and room layouts. The plan includes a north arrow pointing towards the top-left.

Horizontal Dimensions (Top):

- Overall Building Dimension - Face of Stud to Face of Stud: 100'-0"
- Grid 1a to 2a: 24'-0" (Center to Center of Columns)
- Grid 2a to 3a: 25'-9"
- Grid 3a to 4a: 25'-9"
- Grid 4a to 5a: 24'-0" (Center to Center of Columns)

Vertical Dimensions (Right):

- Grid 1 to 2: 4'-0"
- Grid 2 to 3: 4'-0"
- Grid 3 to 4: 4'-0"
- Grid 4 to 5: 4'-0"
- Grid 5 to 6: 4'-0"
- Overall Building Dimension - Face of Stud to Face of Stud: 50'-0"

Internal Dimensions (Bottom):

- Grid 1 to 2: 20'-0" (Center to Center of Columns)
- Grid 2 to 3: 16'-9"
- Grid 3 to 4: 26'-0"
- Grid 4 to 5: 16'-9"
- Grid 5 to 6: 20'-0" (Center to Center of Columns)

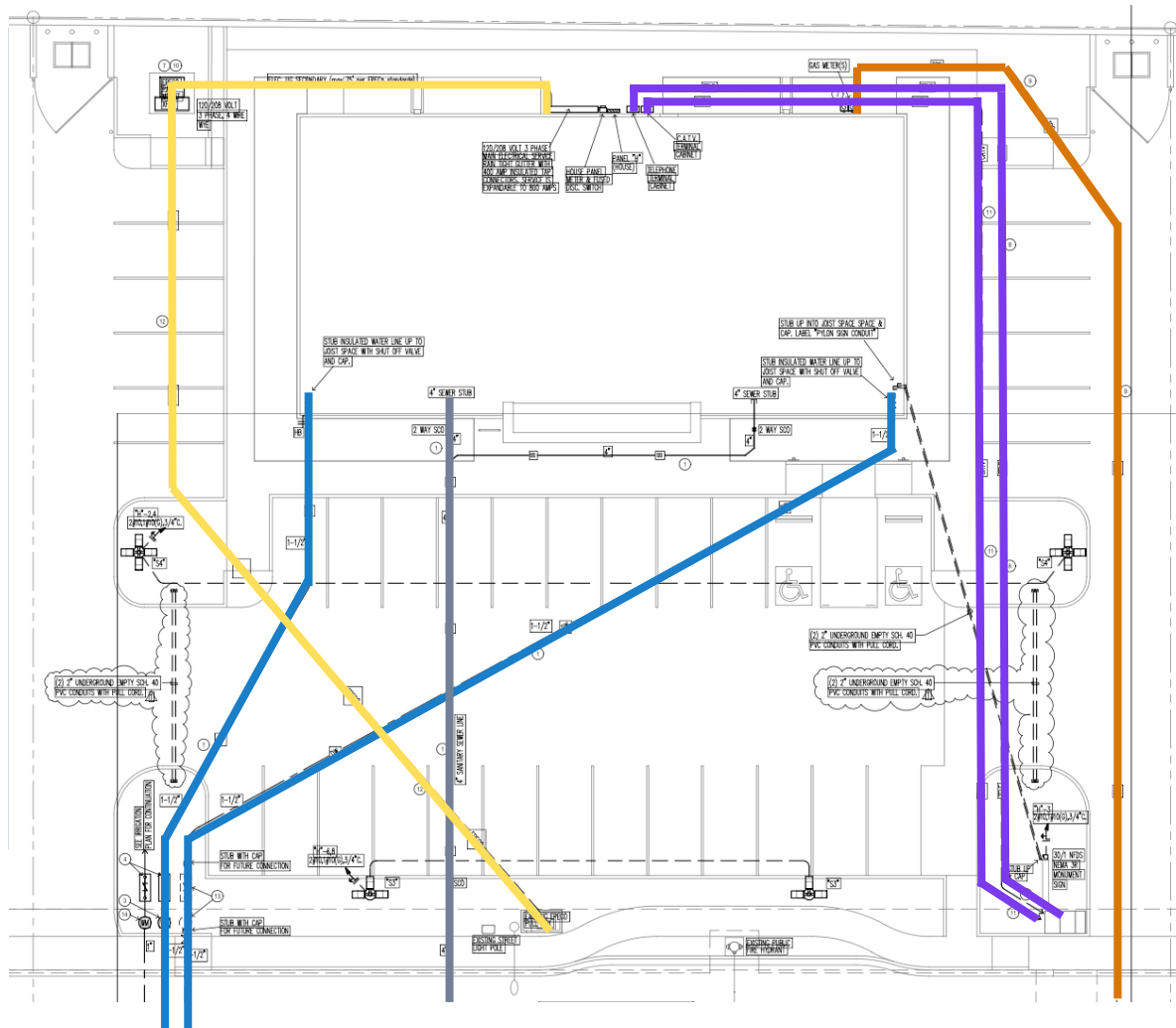
Other Dimensions:

- Room 1 (Top Left): 2'-6" x 4'-4"
- Room 2 (Top Left): 3'-2" x 4'-0"
- Room 3 (Top Left): 10'-6"
- Room 4 (Top Left): 4'-0"
- Room 5 (Top Left): 4'-0"
- Room 6 (Top Left): 10'-6"
- Room 7 (Top Left): 4'-0"
- Room 8 (Top Left): 4'-0"
- Room 9 (Top Left): 3'-2" x 4'-4"
- Room 10 (Top Left): 2'-6" x 4'-4"
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- Room 191 (Top Left): 4'-0"
- Room 192

Building Footprint 5,000 SF (50' x 100')	Lot Size 0.721 Ac · 31,406 SF	Clear Height 12'–9"	Parking 36 Spaces · 7:1 Ratio	Entries 2 Front · 2 Rear (4'x7')	Status Under Construction
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Cold dark shell — no building slab. Interior layout subject to tenant build-out specifications and permitting.

Utility Site Plan



UTILITY LEGEND

Water

1-1/2" water stub

Stubbed

Sewer

4" sewer stub - Sanitary sewer

Stubbed

Electrical

120/208V 3-Phase - 400A — Expandable 800A

Active

Natural Gas

Stubbed - Gas meters on-site

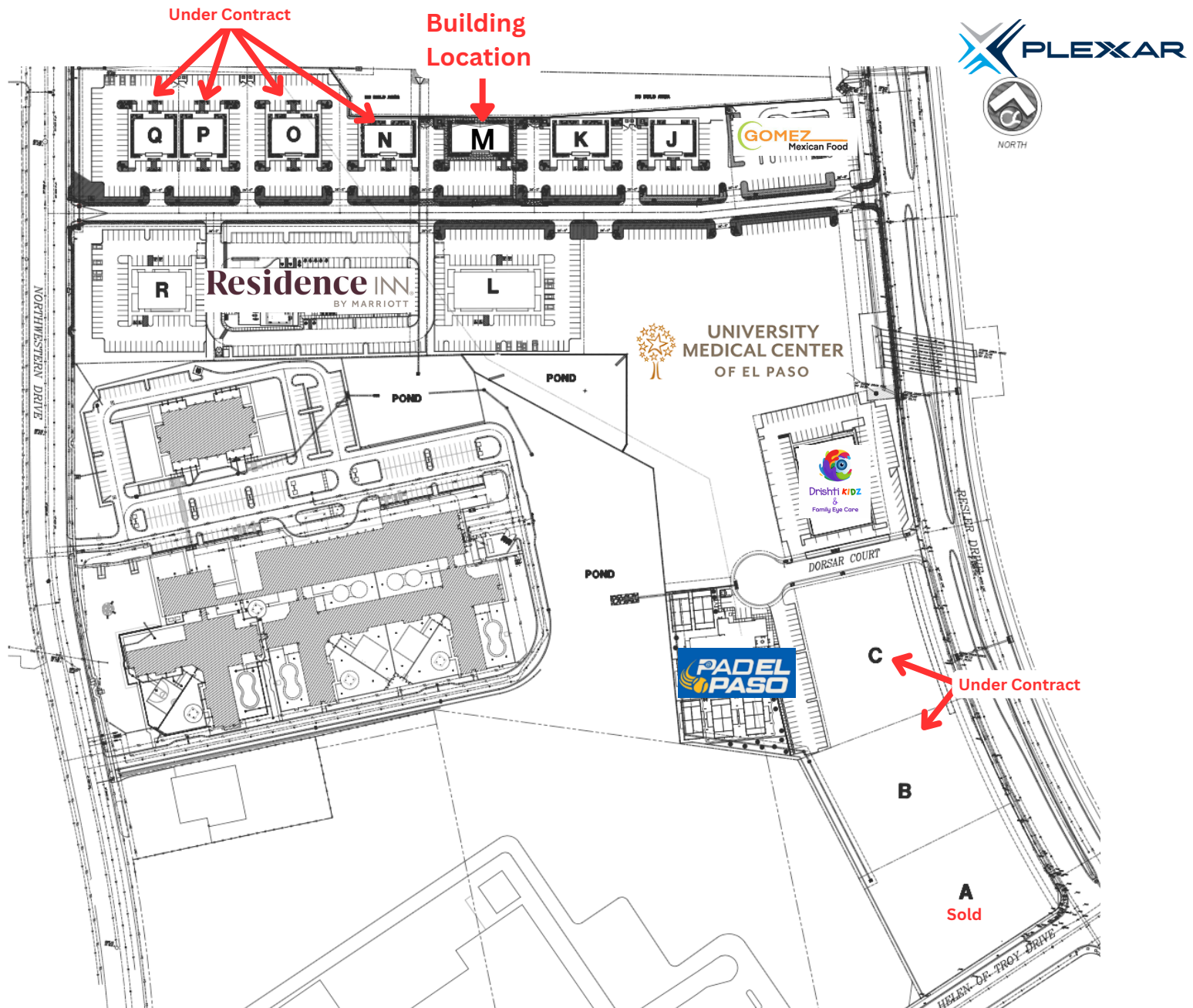
Stubbed

Telecom

CATV and Telephone terminal cabinet

Stubbed

Canyon Creek Development Site Plan



CONTACT US



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