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Property For Lease

3270 JOE BATTLE BLVD.
EL PASO, TX 79936

UP TO 2,772 SF
AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.



The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property

Property Details

This three-story, Class A medical office building is located on the campus of The Hospitals of Providence East Campus. The property offers a total building size of 60,495 square feet with up to 2,772 square feet available for lease. Zoned as C4 commercial, the building is specifically designed for medical office use and provides abundant parking spaces for tenants and visitors. Rental rates are available upon request, making this a highly flexible leasing opportunity for healthcare providers seeking a modern, well-located facility.



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Property Details

2,772 SF AVAILABLE FOR LEASE

Building Size	60,495 SF
SF Available	Up to 2,772 SF Available
# of Stories	3
Building Class	A
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C4

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Site Aerial



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Site Aerial

WITH SURROUNDING BUSINESSES



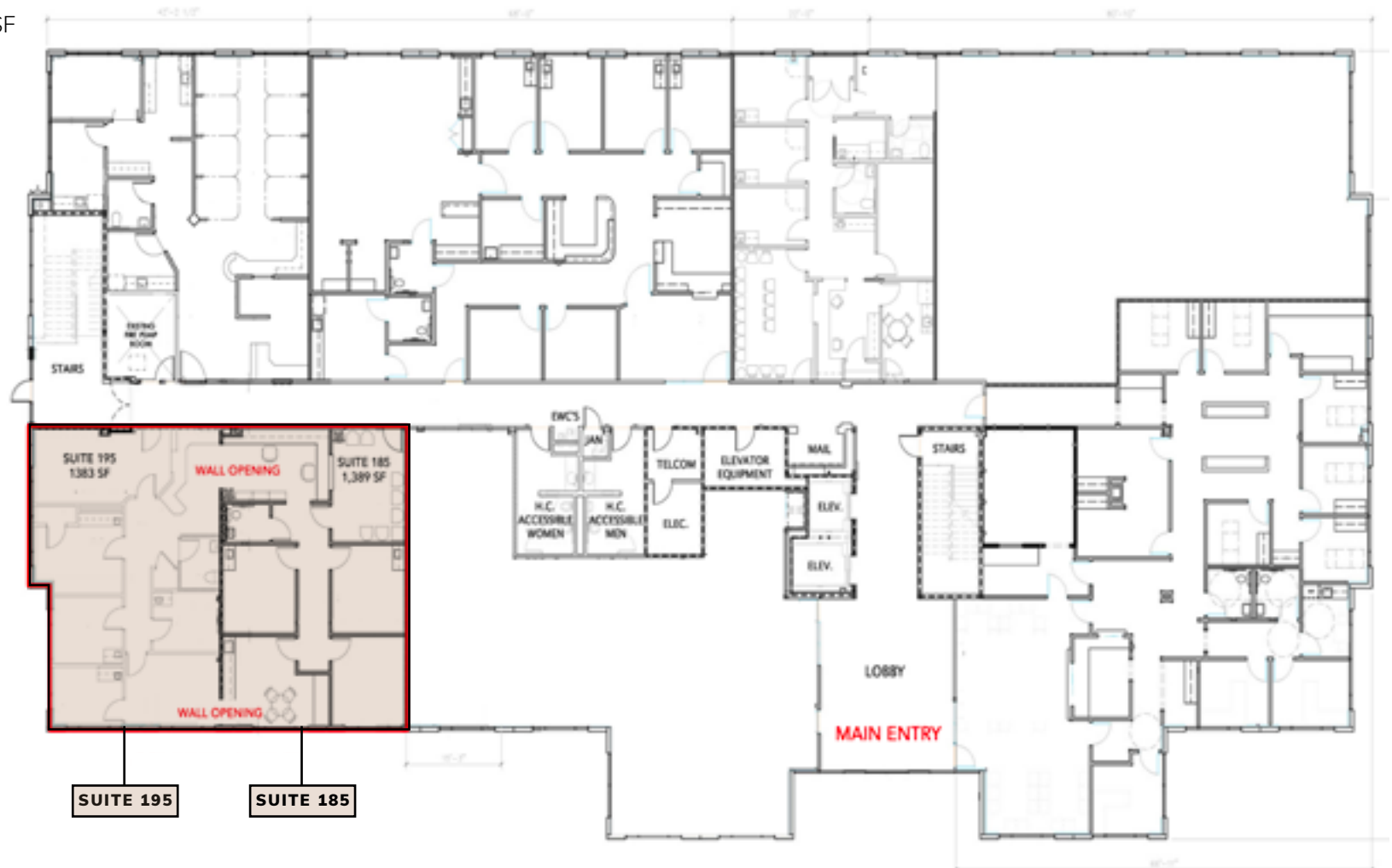


Space Layouts

AVAILABLE SPACES

1ST FLOOR

- SUITE 185: 1,389 RSF
- SUITE 195: 1,383 RSF
- Combined: 2,772 SF

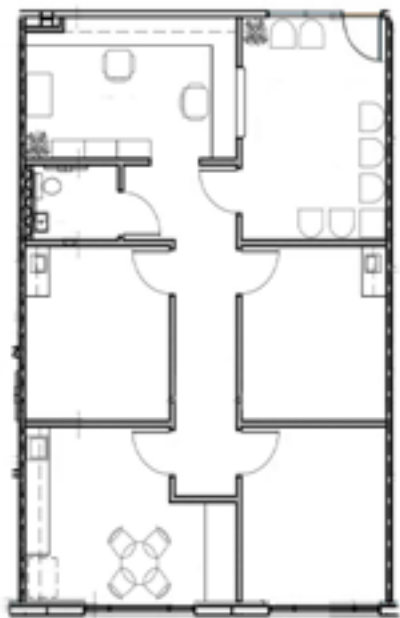




Space Layouts

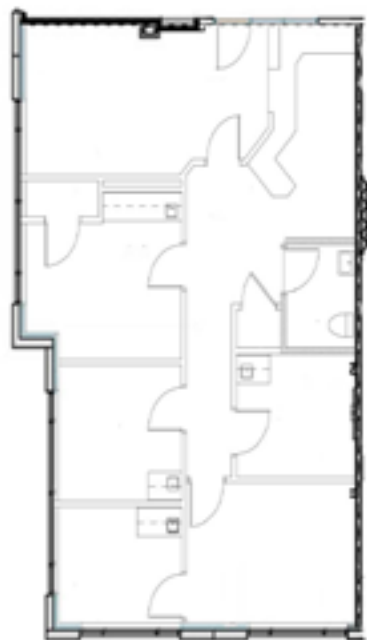
SUITE 185

1,389 SF



SUITE 195

1,383 SF



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Property Photos

INTERIOR PHOTOS



3270 JOE BATTLE BLVD. - EL PASO, TX - 79936



Property Photos

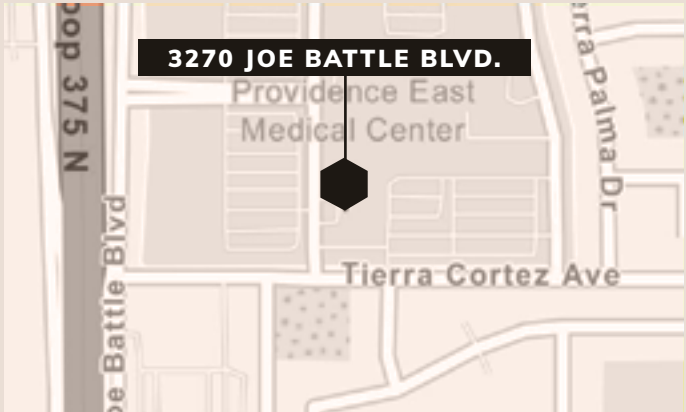
INTERIOR PHOTOS





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



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	23,994	24,031
3 miles	134,506	136,731
5 miles	227,427	231,421



Households

1 mile	7,511	7,749
3 miles	44,430	46,415
5 miles	78,547	82,081



Median HH Income

1 mile	\$72,733	\$79,020
3 miles	\$75,997	\$83,178
5 miles	\$73,101	\$80,149

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