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Property For Lease

9870 GATEWAY N BLVD
EL PASO, TX 79924
7,952 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

Suite A offers 7,952 square feet of flexible office space within Patriot Center, a well-positioned property in Northeast El Paso. The building features a strong medical tenant mix and benefits from a high-traffic location surrounded by established dining, shopping, and service-oriented businesses. With immediate access to US-54 and Loop 375, the property provides excellent connectivity and convenience for both employees and visitors. Amenities include 24-hour access, nearby banking, bus line accessibility, and ample surface parking, making it an ideal setting for a variety of professional or medical users.



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Property Details

7,952 SF AVAILABLE FOR LEASE

Building Size	14,767 SF
SF Available	7,952 SF Available
# of Stories	1
Building Class	B
Type of Business	Medical Office Building
Lease Rate	\$18.38/SF/YR
Lease Type	NNN
Comments	Sub lease (2.5 years remaining)

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Site Aerial

WITH SURROUNDING BUSINESSES

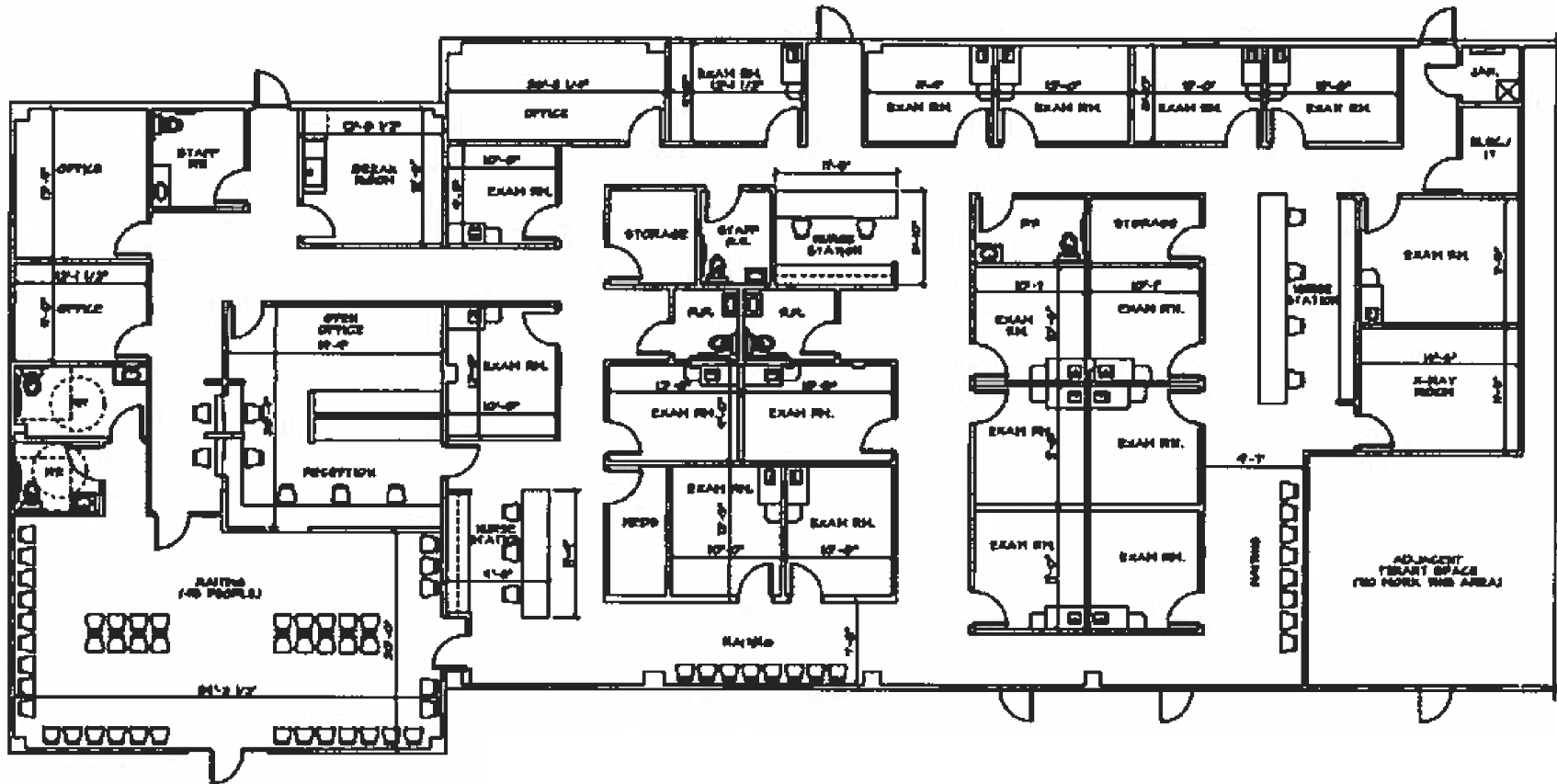




Space Layout

AVAILABLE SPACE

7,952 SF



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Property Photos

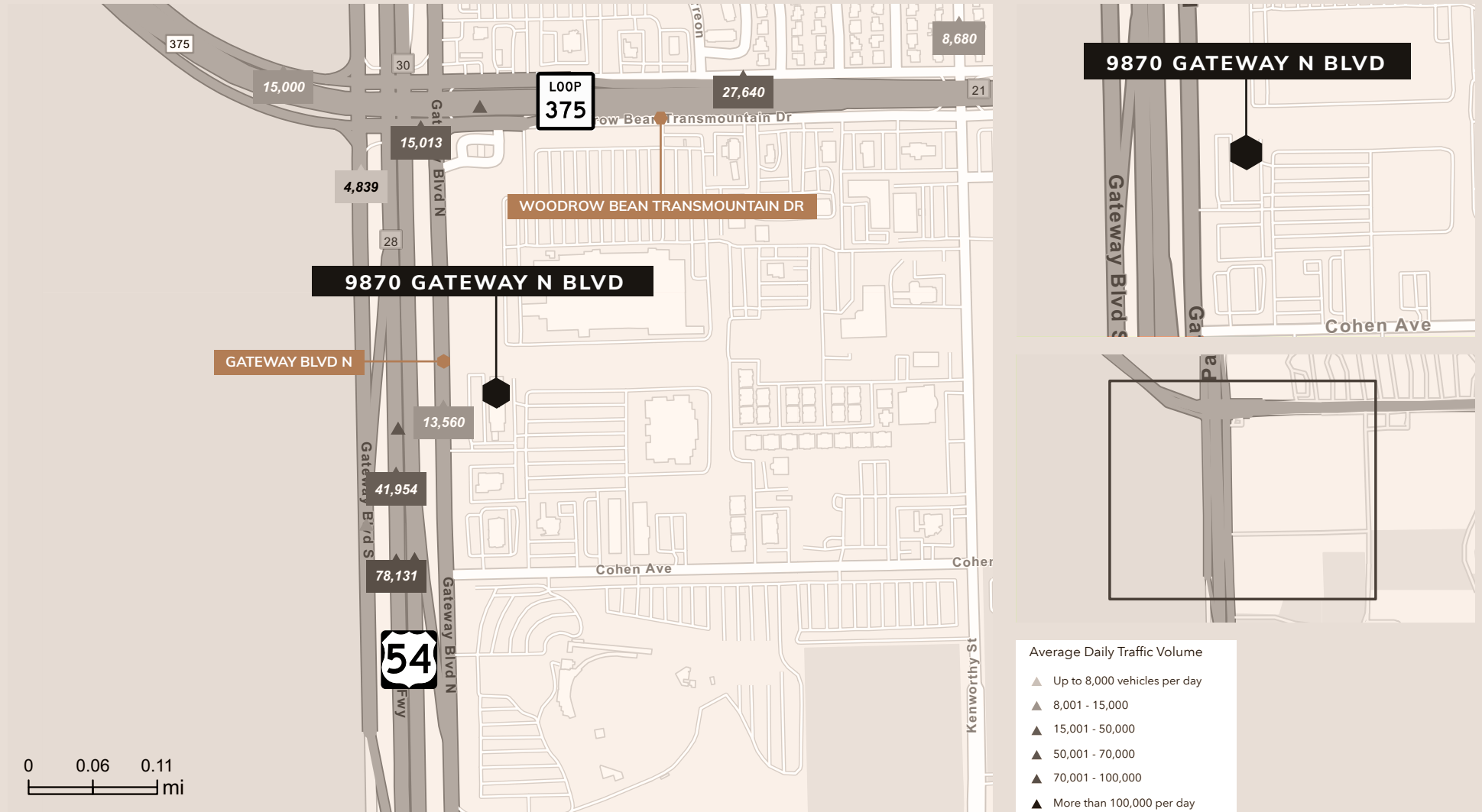
SCAN OR CLICK HERE FOR
FULL GALLERY OF PHOTOS





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

Radius	2025	2030
1 mile	4,490	4,534
3 miles	81,978	82,208
5 miles	111,806	111,896



Households

Radius	2025	2030
1 mile	1,837	1,898
3 miles	31,597	32,540
5 miles	42,015	43,206



Median HH Income

Radius	2025	2030
1 mile	\$64,900	\$73,804
3 miles	\$59,303	\$64,280
5 miles	\$60,328	\$64,939

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