

Sarah Dominguez	Taylor Dominguez	Charlee Gutierrez
President	Commercial Agent	Commercial Agent
915 433 0800	915 373 8617	915 316 1682
sarah@grayce.us	taylor@grayce.us	charlee@grayce.us

Property For Lease

10460 VISTA DEL SOL DR
EL PASO, TX 79925

UP TO 3,994 SF AVAILABLE





About This Property

Property Details

Situated in a densely populated residential and commercial area of El Paso, this 41,613 SF property is located near Del Sol Medical Center in the heart of East El Paso's medical corridor. Surrounded by specialties such as primary care, OBGYN, orthopedics, imaging, oncology, and a TriCare military clinic, it offers competitive lease rates that include physician-covered parking, some utilities, and common area maintenance.



10460 VISTA DEL SOL DRIVE - EL PASO, TX - 79925



Property Details

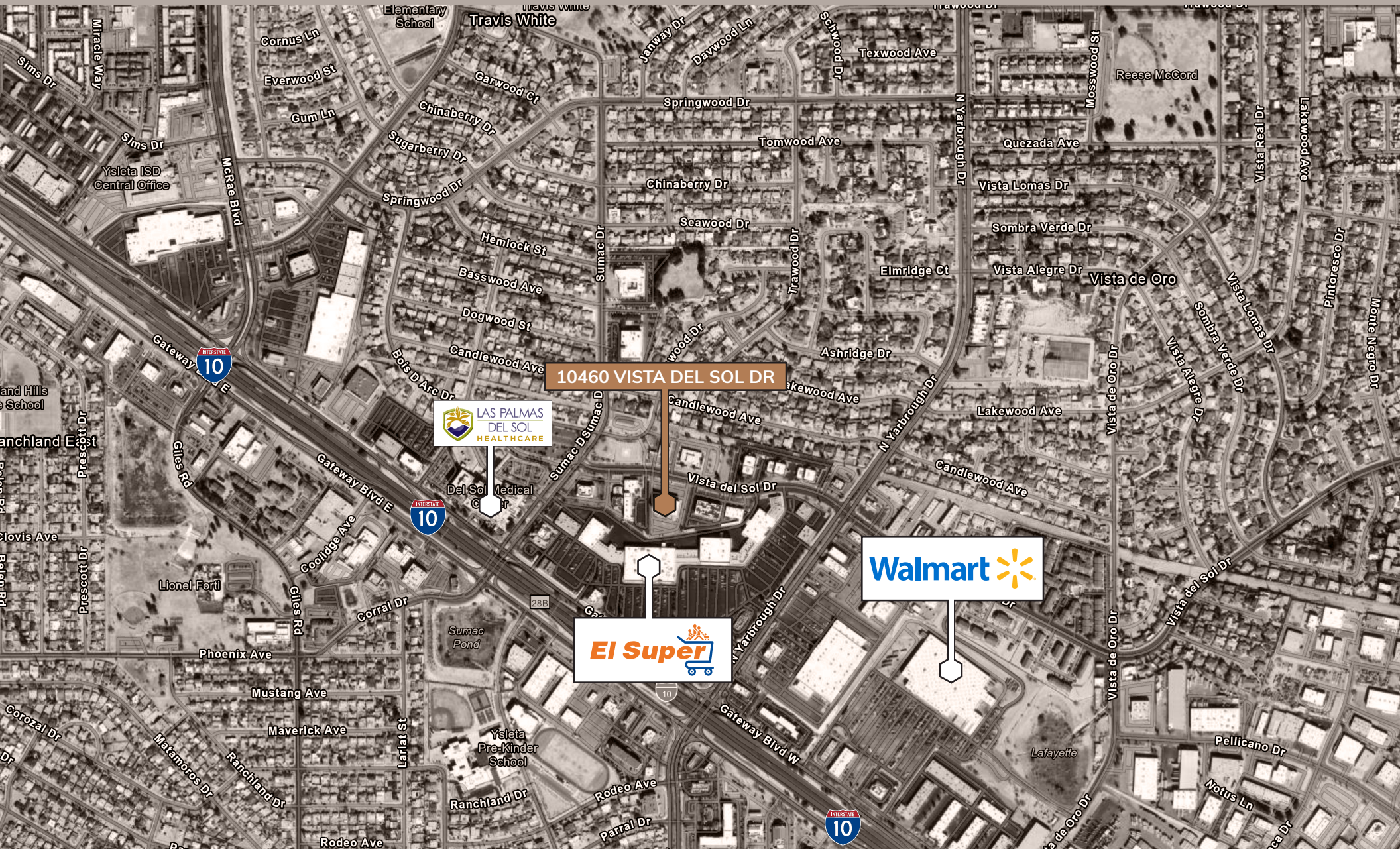
UP TO 3,994 SF AVAILABLE FOR LEASE

Building Size	41,613 SF
SF Available	Up to 3,994 SF Available
# of Stories	3
Building Class	B
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-3

10460 VISTA DEL SOL DRIVE - EL PASO, TX - 79925

Site Aerial

WITH SURROUNDING BUSINESSES



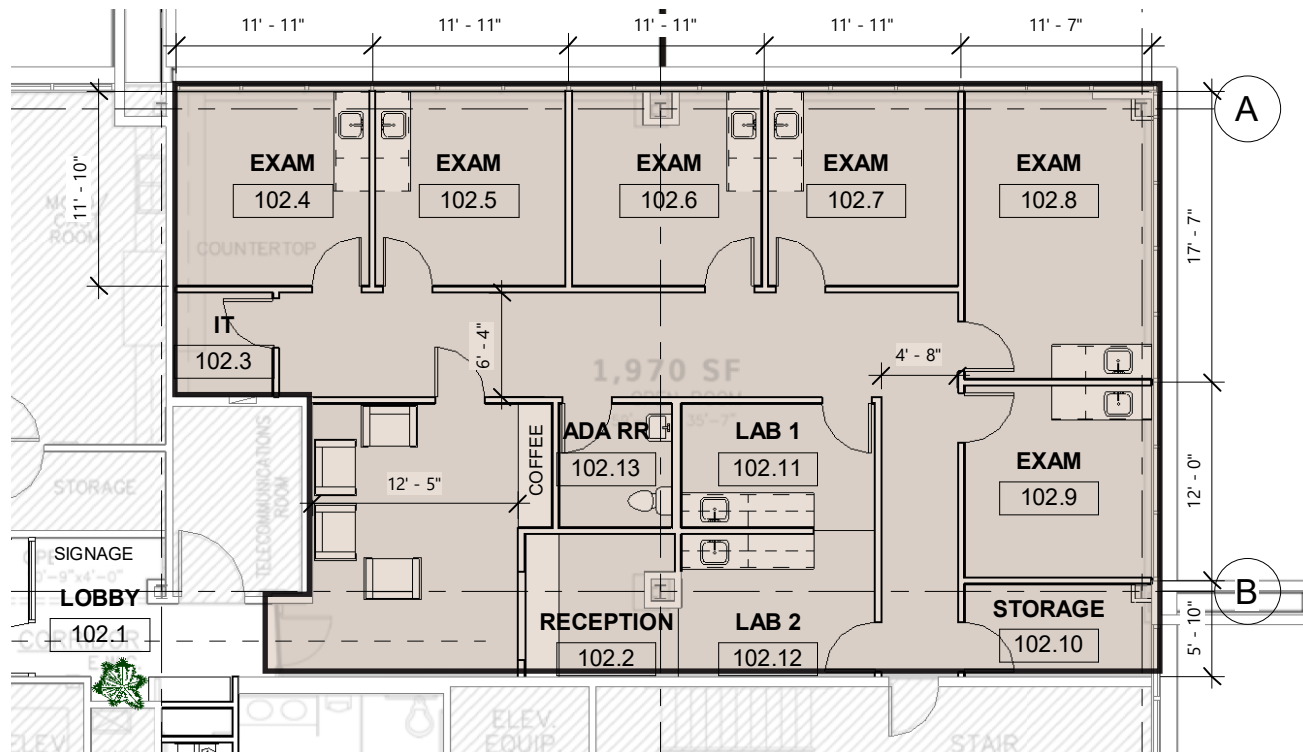


Space Layout

AVAILABLE SPACES

1ST FLOOR

- **SPACE 1:** 1,970 SF



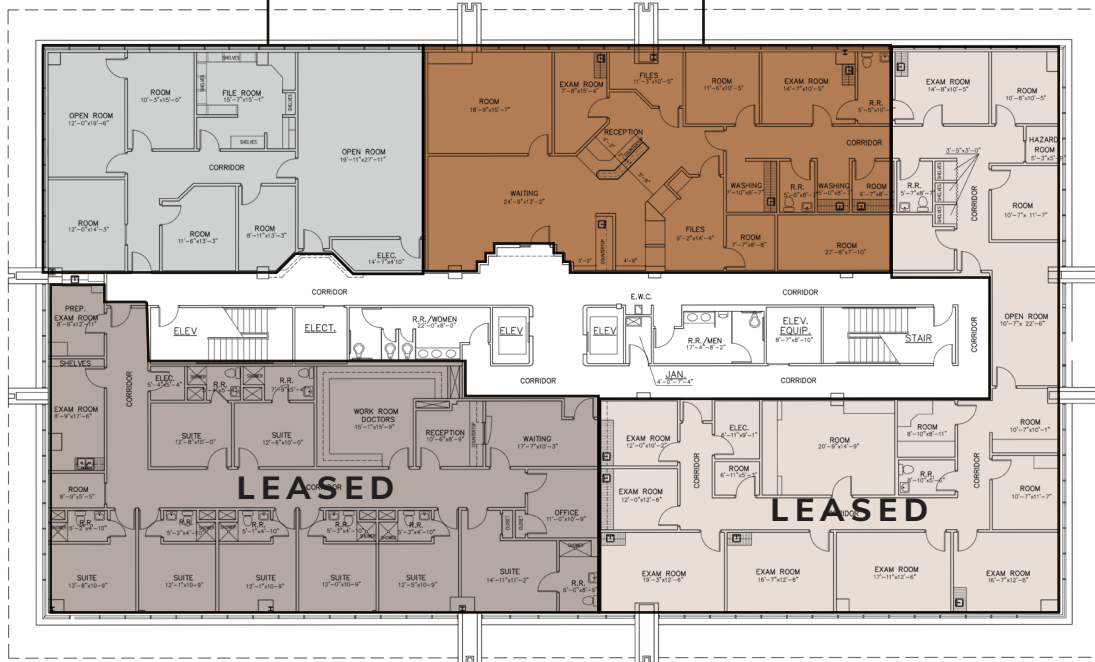


Space Layout

2ND FLOOR

2,090 SF
SUITE 200

2,550 SF
SUITE 220



AVAILABLE SPACES

2ND FLOOR

- SUITE 200: 2,090 SF
- SUITE 220: 2,550 SF

10460 VISTA DEL SOL DR. - EL PASO, TX - 79925



Property Photos

EXTERIOR PHOTOS



10460 VISTA DEL SOL DR. - EL PASO, TX - 79925

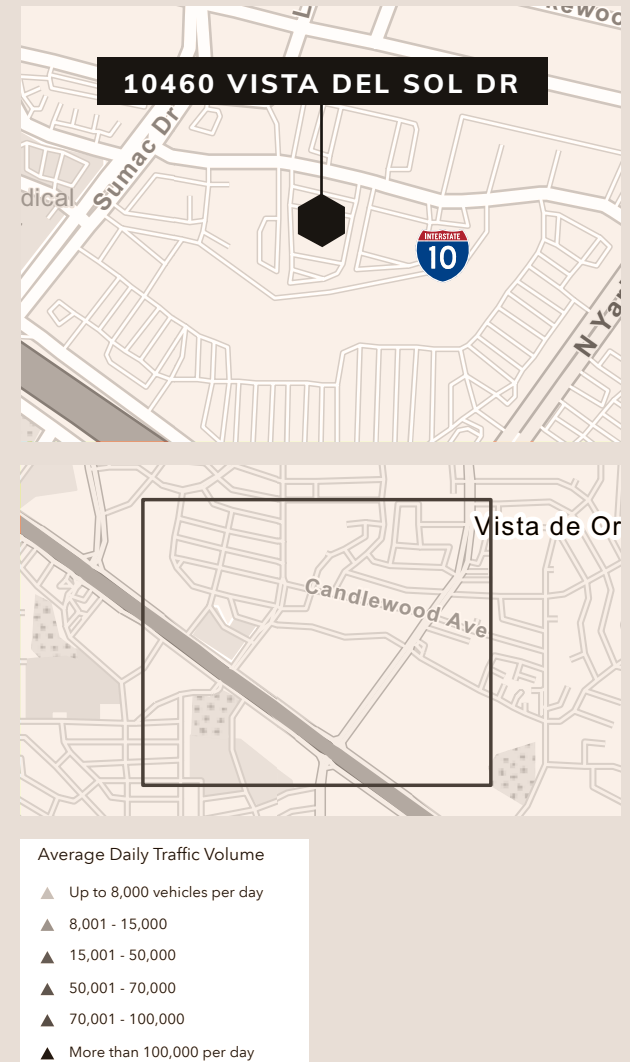


Property Photos

INTERIOR PHOTOS



IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	14,983	14,904
3 miles	123,017	122,164
5 miles	253,980	252,859



Households

1 mile	6,026	6,193
3 miles	48,355	49,862
5 miles	94,985	98,227



Median HH Income

1 mile	\$48,390	\$54,681
3 miles	\$51,957	\$57,715
5 miles	\$53,432	\$59,622

10460 VISTA DEL SOL DRIVE - EL PASO, TX - 79925



Sarah Dominguez	Taylor Dominguez	Charlee Gutierrez
President	Commercial Agent	Commercial Agent
915 433 0800	915 373 8617	915 316 1682
sarah@grayce.us	taylor@grayce.us	charlee@grayce.us

Property For Lease

10460 VISTA DEL SOL DR
EL PASO, TX 79925

UP TO 3,994 SF AVAILABLE

