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Property For Lease

1700 E CLIFF DR.
EL PASO, TX 79902
2,000 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 Class A medical office building offers a highly prominent office environment, beautifully designed with great visibility and an easily accessible location immediately south of Sierra Medical Center Hospital. Built in 1904, the building features two stories and a total of 5,307 square feet, with typical floor sizes of approximately 2,500 square feet. As a Class B office space, it delivers a professional setting ideal for medical practices seeking a well-positioned and attractive space.



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Property Details

2,000 SF AVAILABLE FOR LEASE

Building Size	5,307 SF
SF Available	2,000 SF Available
# of Stories	2
Building Class	B
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	G-MU



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Site Aerial



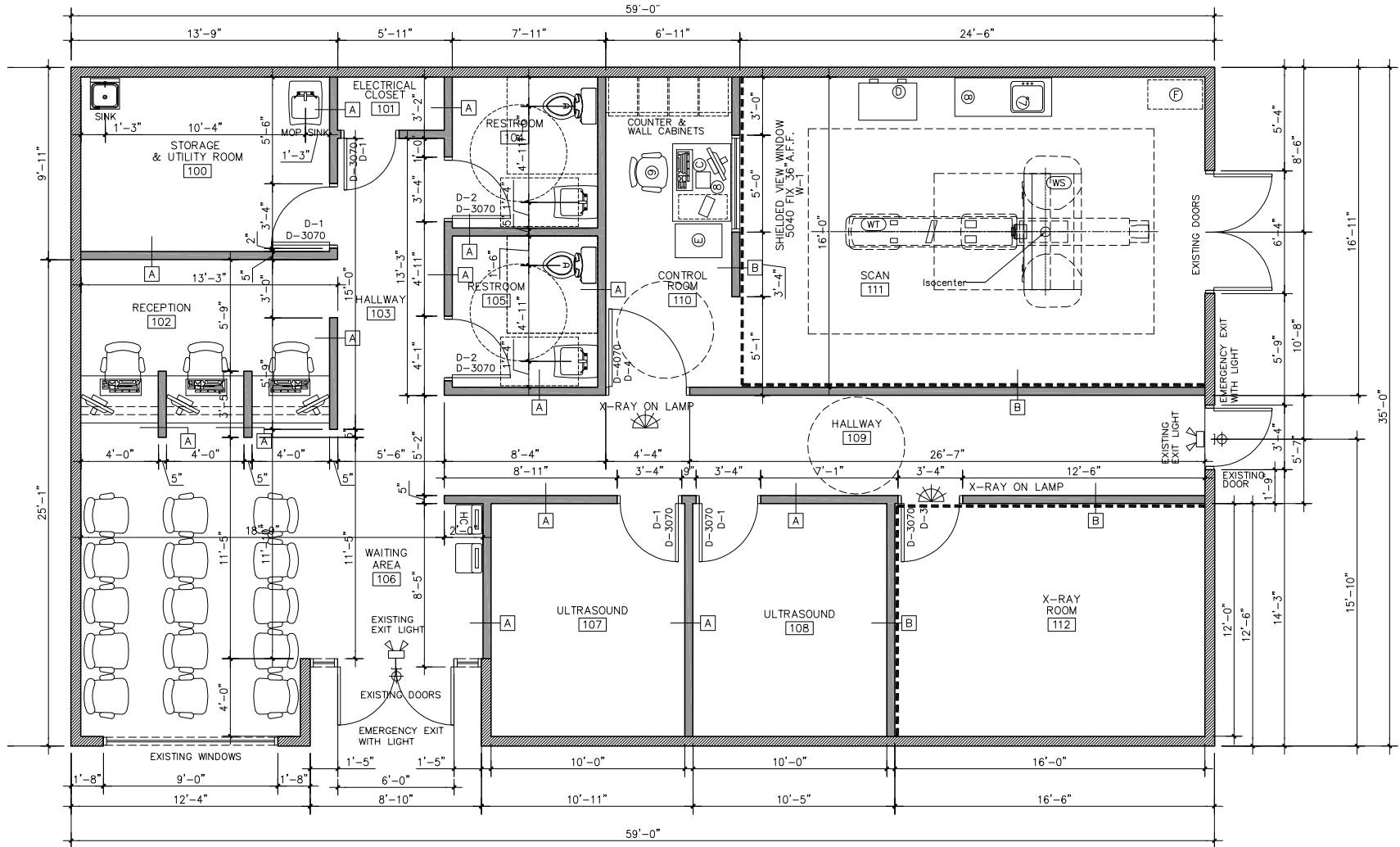
1700 E CLIFF DR



Space Layout

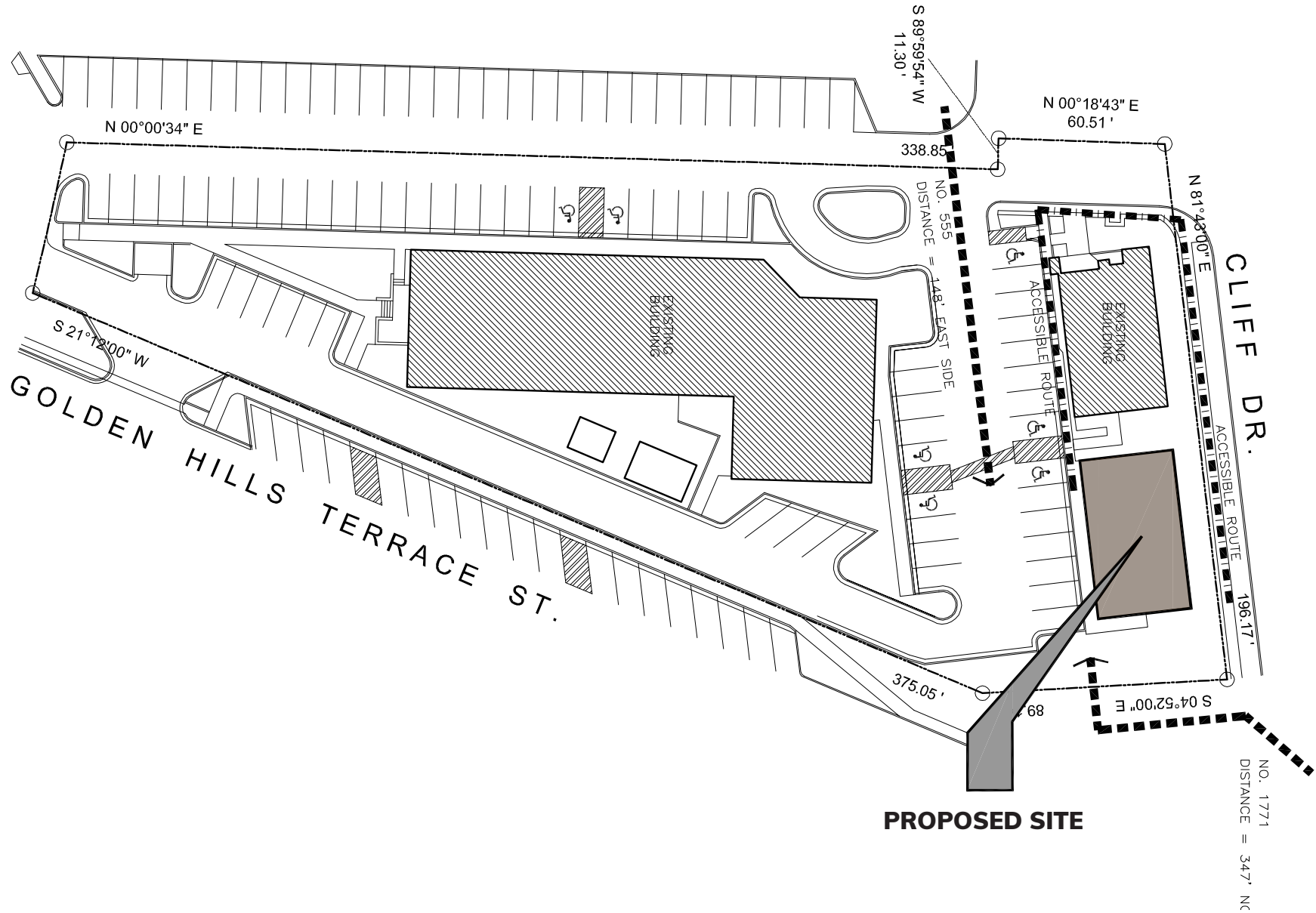
AVAILABLE SPACE

2,000 RSF





Site Plan





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	11,514	11,619
3 miles	73,996	74,150
5 miles	135,340	135,437



Households

1 mile	4,693	4,865
3 miles	30,649	31,828
5 miles	55,005	57,054



Median HH Income

1 mile	\$29,622	\$33,298
3 miles	\$34,418	\$38,642
5 miles	\$38,093	\$43,526

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