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# Property For Lease

2400 TRAWOOD DR.  
EL PASO, TX 79936

2,970 SF-37,574 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

Located just 2.8 miles from Del Sol Medical Center and within walking distance to local physicians and private practices, this multi-tenant office building offers ample parking and comfortable seating areas. Situated in one of El Paso's most densely populated zip codes, the property is surrounded by both residential and commercial real estate. Major tenants include the Department of Veterans Affairs, BHS Physicians, and the Center for Venous Disease, making it a prime location for healthcare and professional services.



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# Property Details

2,970 SF-35,556 SF AVAILABLE FOR LEASE

|                  |                              |
|------------------|------------------------------|
| Building Size    | 80,792 SF                    |
| SF Available     | 2,970 SF-37,574 SF Available |
| # of Stories     | 3                            |
| Building Class   | B                            |
| Type of Business | Medical Office Building      |
| Lease Rate       | Call for Rates               |
| Lease Type       | NNN                          |
| Zoning           | C-1 SC                       |

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# Site Aerial





# Space Layout

## 1<sup>ST</sup> FLOOR

### AVAILABLE SPACES

#### 1<sup>ST</sup> FLOOR

- SUITE 1: 9,120 RSF
- SUITE 2: 17,510 RSF
- SUITE 3: 4,194 RSF
- SUITE 4: 2,970 RSF
- SUITE 5: 3,780 RSF



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# Property Photos

EXTERIOR PHOTOS

SCAN OR [CLICK HERE](#)  
FOR FULL PHOTO GALLERY



2400 TRAWOOD DR - EL PASO, TX - 79936

# Property Photos

LOBBY PHOTOS

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# Property Photos

SUITE 100

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# Property Photos

SUITE 205

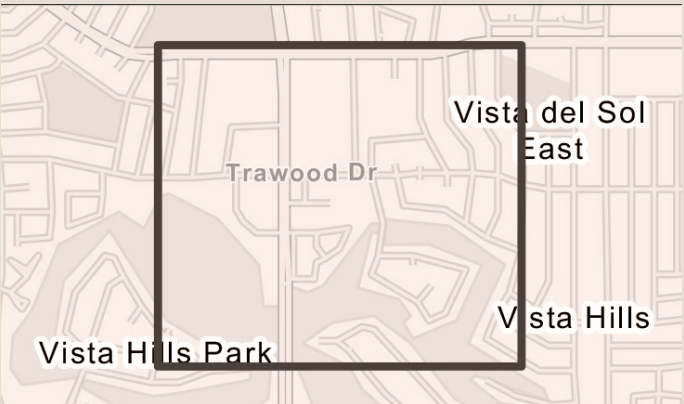
SCAN OR [CLICK HERE](#)  
FOR FULL PHOTO GALLERY





# 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  | 14,681  | 14,546  |
| 3 miles | 146,677 | 146,112 |
| 5 miles | 281,770 | 281,106 |



### Households

|         |         |         |
|---------|---------|---------|
| 1 mile  | 5,944   | 6,109   |
| 3 miles | 55,071  | 56,954  |
| 5 miles | 100,929 | 104,509 |



### Median HH Income

|         |          |          |
|---------|----------|----------|
| 1 mile  | \$69,466 | \$78,881 |
| 3 miles | \$59,047 | \$66,431 |
| 5 miles | \$58,066 | \$65,441 |

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