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# Property For Lease

3100 LEE TREVINO DR  
EL PASO, TX 79936

2,846 SF AVAILABLE





# About This Property

## Property Details

Situated at a strategic crossroads, 3100 Lee Trevino totals 75,484 SF and offers unparalleled visibility and accessibility, making it an ideal choice for medical professionals seeking a central and convenient location. The property provides ample on-site parking to accommodate the needs of patients, visitors, and staff, ensuring hassle-free accessibility. From private practice suites to specialized treatment rooms, the property offers versatile spaces that can be tailored to meet the specific requirements of various medical specialties.



3100 LEE TREVINO DRIVE - EL PASO, TX - 79936



# Property Details

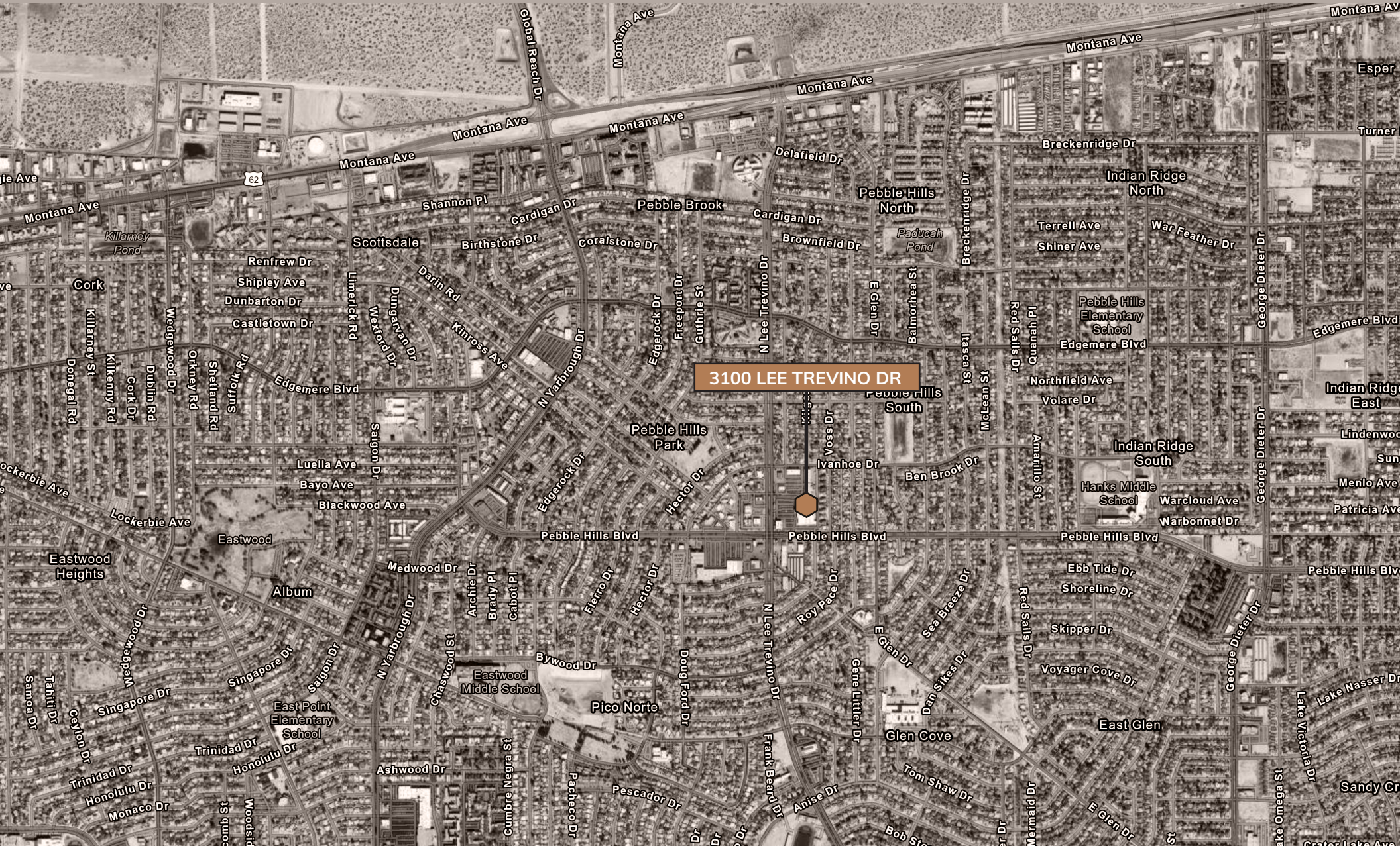
2,846 SF AVAILABLE FOR LEASE

Building Size	75,484 SF
SF Available	2,846 SF Available
Building Class	B
Type of Business	Outpatient Medical Facility
Lease Rate	Call for rates
Lease Type	NNN
Zoning	C-1





# Site Aerial





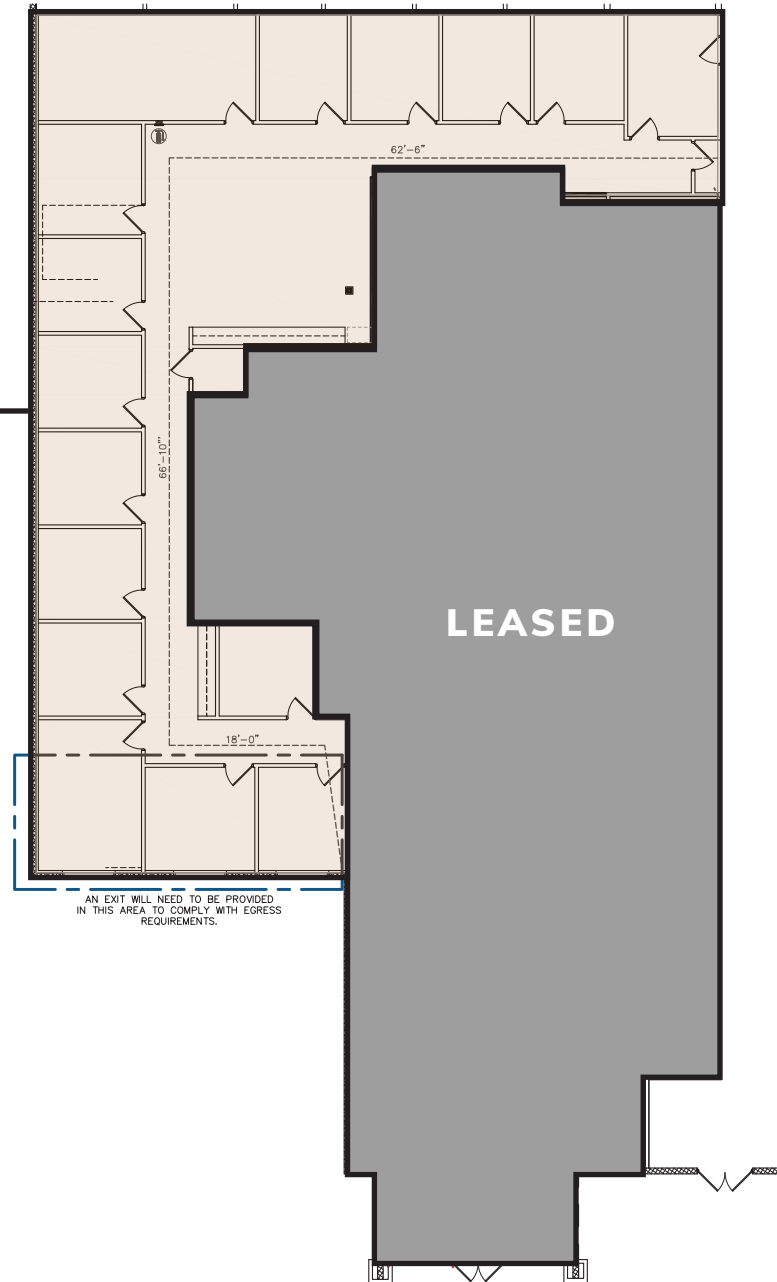


# Space Layout

## AVAILABLE SPACES

- SUITE 4000: 2,846 SF

SUITE 4000



AN EXIT WILL NEED TO BE PROVIDED  
IN THIS AREA TO COMPLY WITH EGRESS  
REQUIREMENTS.





# Demographics

## 1,3,5 Mile Radius, 2024 & 2029

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### Population

1 mile	21,320	21,312
3 miles	118,812	118,448
5 miles	249,573	248,901



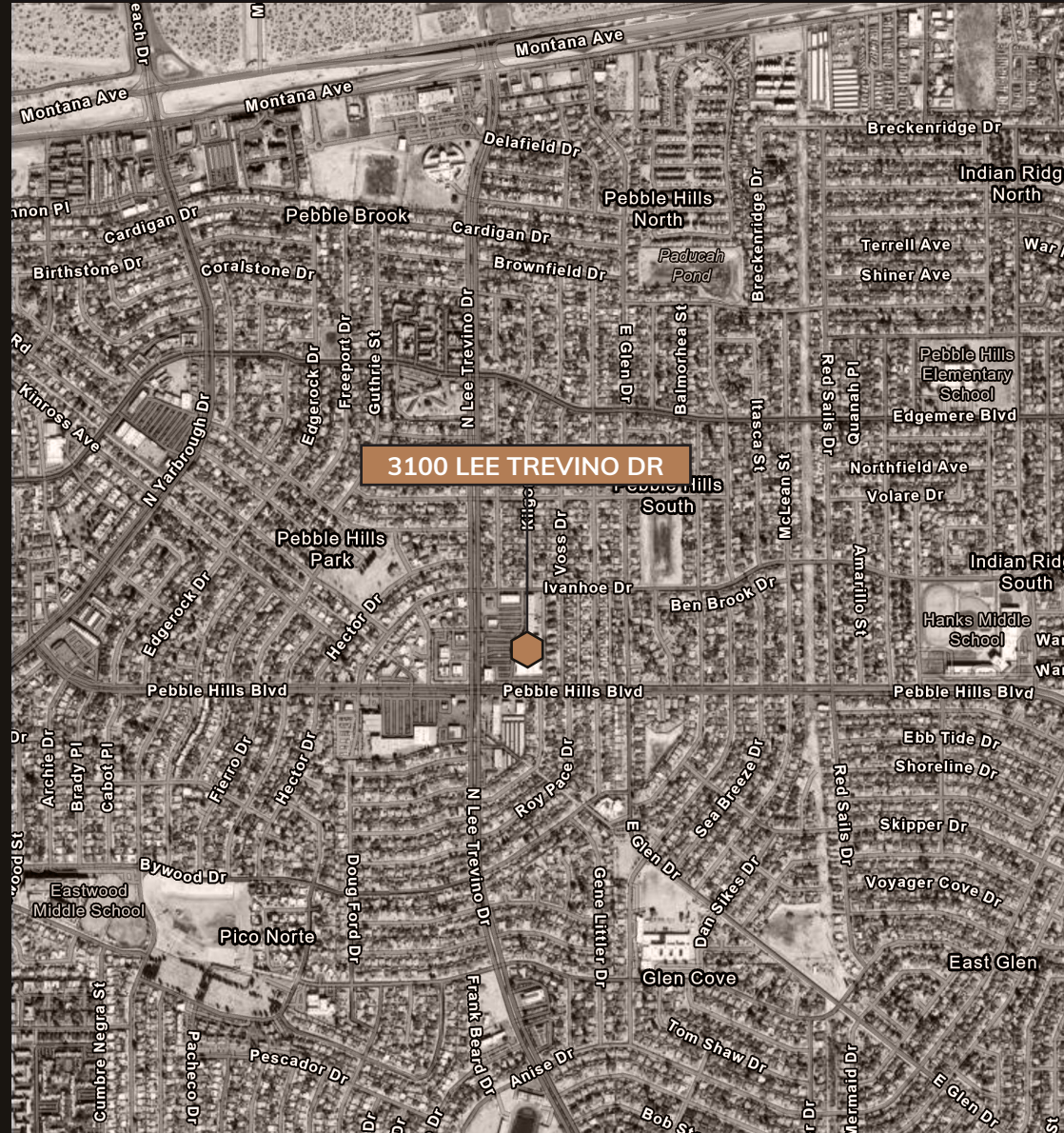
### Households

1 mile	7,898	8,198
3 miles	44,923	46,484
5 miles	89,415	92,533



### Median HH Income

1 mile	\$64,017	\$73,002
3 miles	\$61,778	\$71,101
5 miles	\$58,739	\$66,246



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