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Property For Lease

10420 VISTA DEL SOL DR.
EL PASO, TX 79936

UP TO 7,283 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 in one of the most densely populated residential and commercial areas of El Paso, this 27,273 SF property sits on the Del Sol Medical Center campus in the heart of East El Paso's medical corridor. With easy access to I-10 via Yarbrough and Sumac, it is surrounded by medical specialties including primary care, OBGYN, orthopedics, imaging, oncology, and a TriCare military clinic. Competitive lease rates include physician-covered parking, some utilities, and common area maintenance.



10420 VISTA DEL SOL DR. - EL PASO, TX - 79936



Property Details

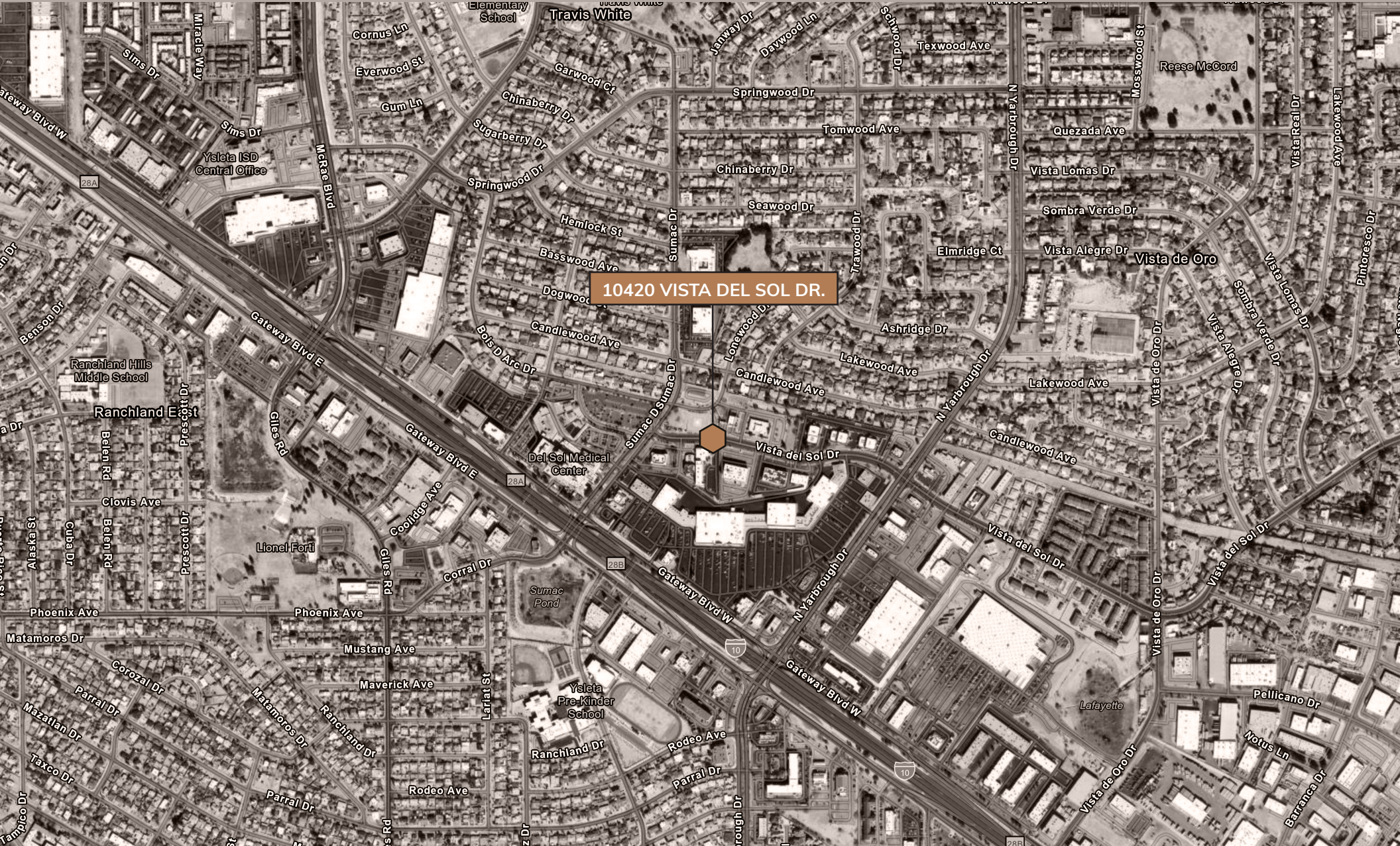
UP TO 7,283 SF AVAILABLE FOR LEASE

Building Size	27,273 SF
SF Available	Up to 7,283 SF Available
Building Class	B
Lease Rate	\$22.50/SF/YR
Lease Type	NNN
Zoning	C-3
Operating Expenses	\$9.93/SF/YR





Site Aerial

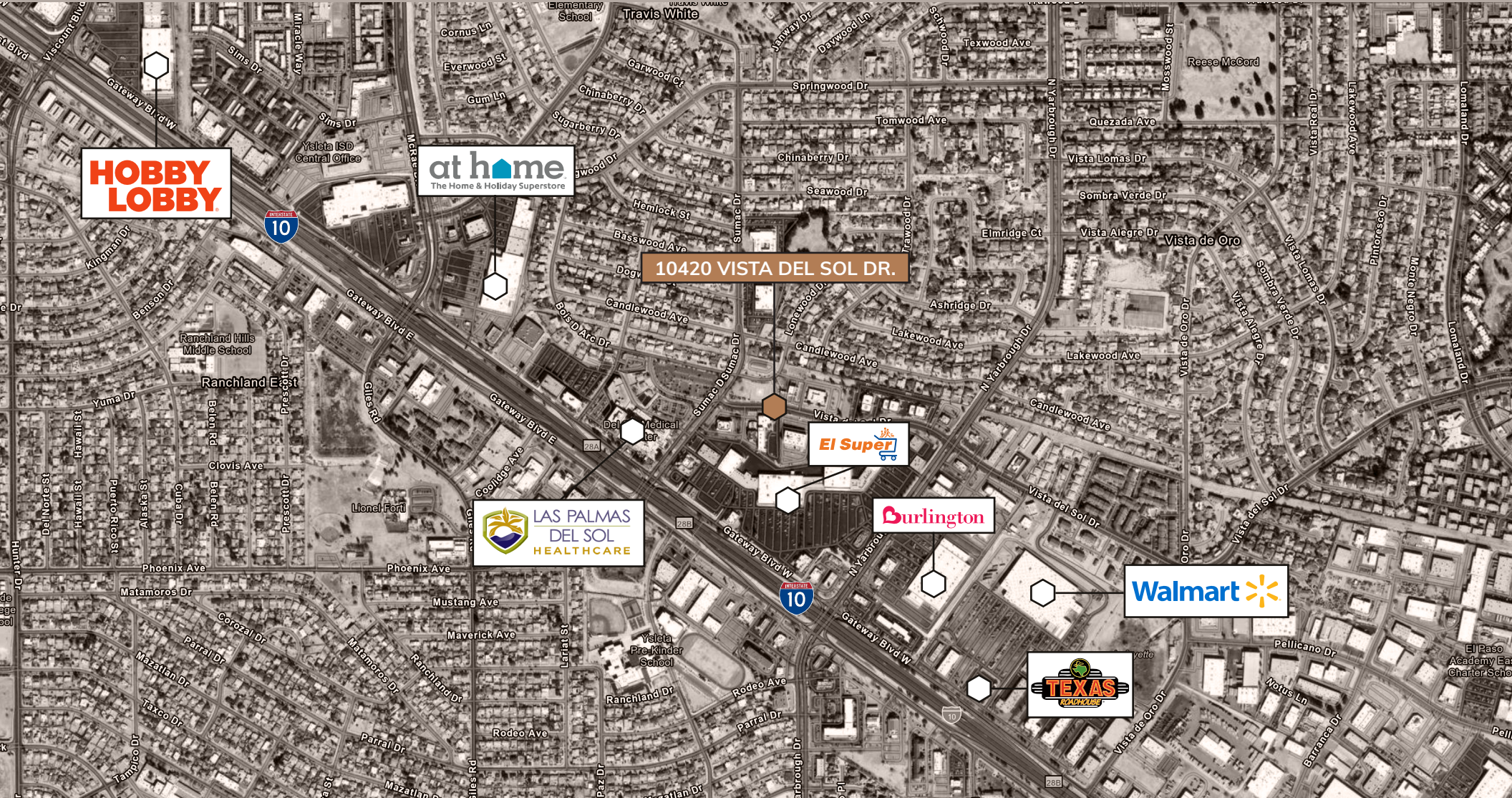


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Site Aerial

WITH SURROUNDING BUSINESSES



**HOBBY
LOBBY**

at home
The Home & Holiday Superstore

10420 VISTA DEL SOL DR.

El Super

**LAS PALMAS
DEL SOL
HEALTHCARE**

Burlington

Walmart

**TEXAS
RANCHHAUS**

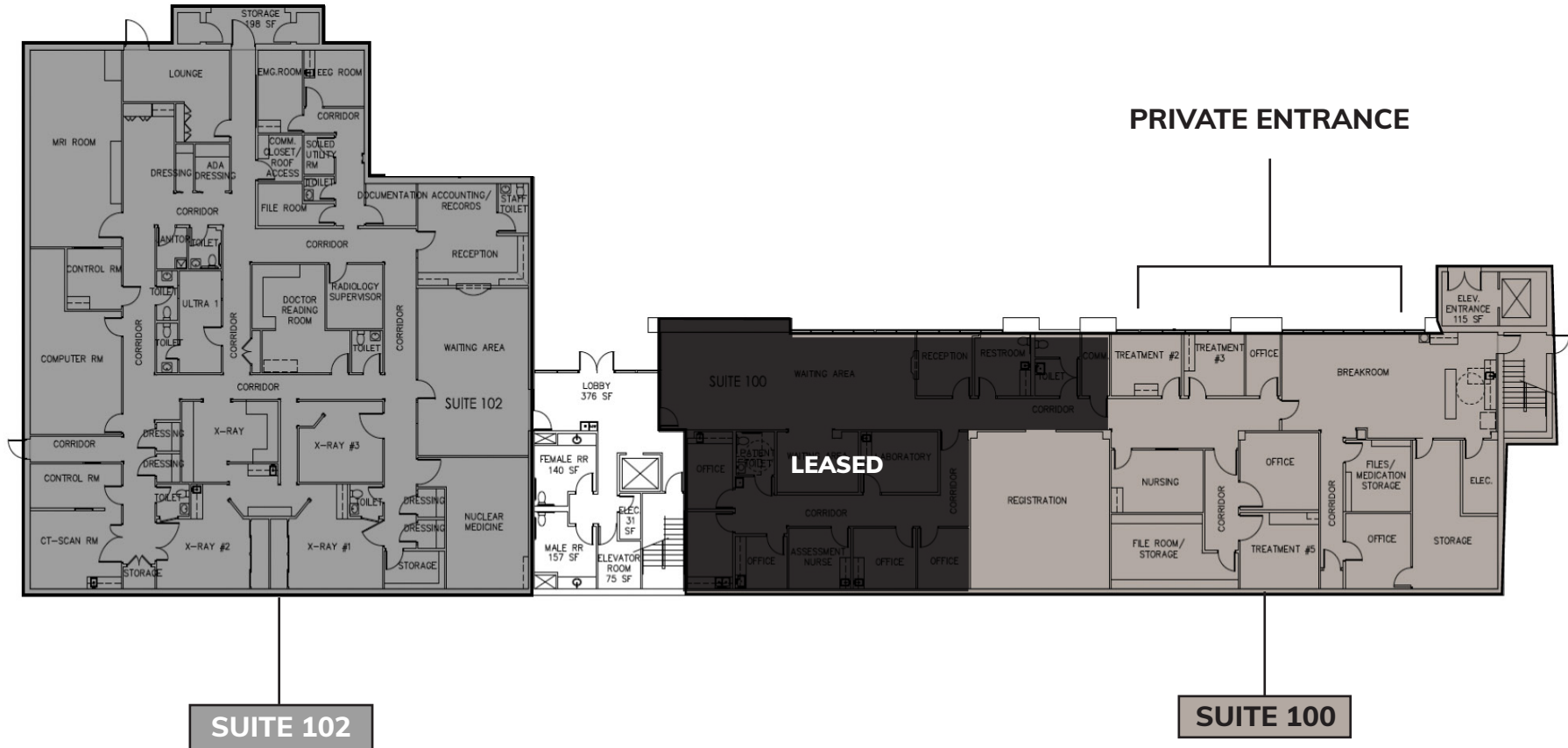


Space Layout

AVAILABLE SPACES

1ST FLOOR

- SUITE 100: 4,650 RSF
- SUITE 102: 7,283 RSF



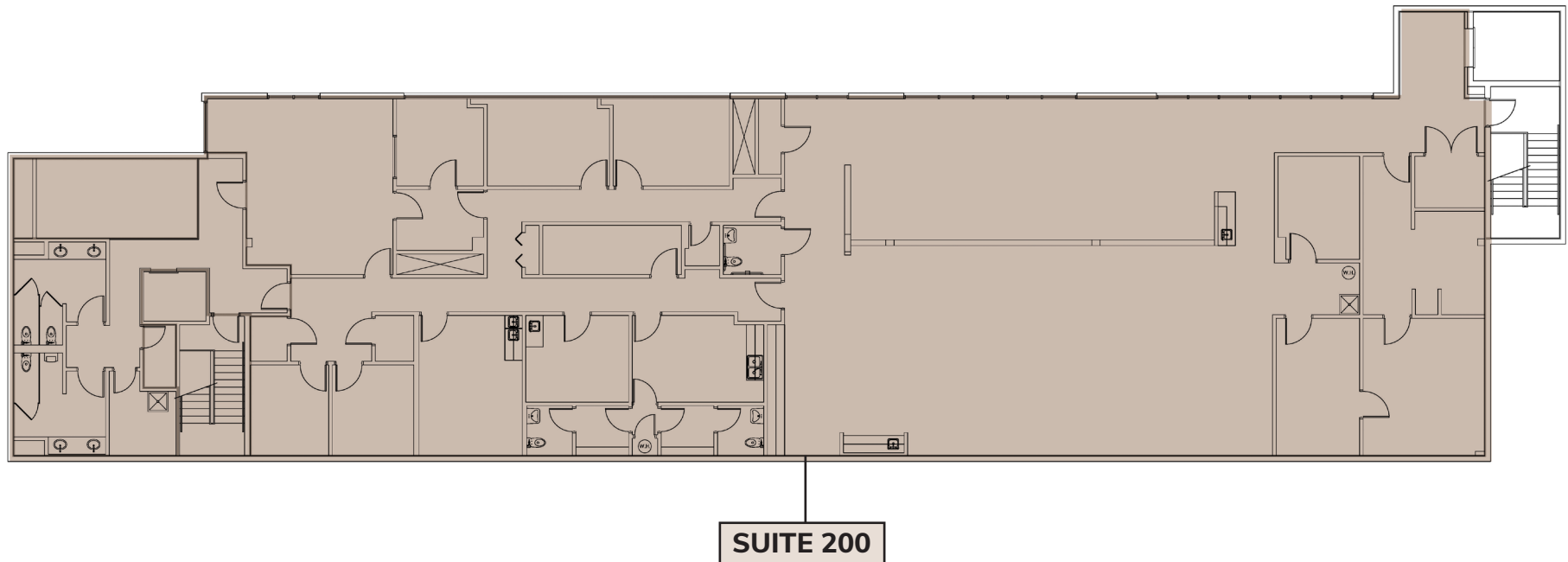


Space Layout

AVAILABLE SPACES

2ND FLOOR

- SUITE 200: 7,200 SF



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Property Photos

EXTERIOR PHOTOS





Property Photos

INTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

Radius	2025	2030
1 mile	14,657	14,594
3 miles	119,474	119,155
5 miles	245,789	244,882



Households

Radius	2025	2030
1 mile	6,042	6,159
3 miles	48,207	49,406
5 miles	94,774	97,182



Median HH Income

Radius	2025	2030
1 mile	\$51,105	\$55,887
3 miles	\$55,075	\$61,001
5 miles	\$56,654	\$62,320

SITE AERIAL MAP



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