



**FOR
LEASE**

**BUILDING SIZE
860-8,503 SF**

**CALL LISTING AGENT FOR
MORE INFORMATION**

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PROPERTY DESCRIPTION:

- Great freeway visibility on I-10 east.
- High traffic counts with I-10 and Gateway East combined. (over 149,000 VPD)
- Ingress and egress from Gateway East and Corral Dr.
- Across from Del Sol Medical Center
- Surrounded by numerous medical facilities, retail centers and several residential neighborhoods
- Ten minutes from El Paso International Airport
- Over 130 parking spaces with 14 dedicated handicap spaces.
- Parking ratio over 4 per 1,000 with combined parking lots.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2025



113,961
POPULATION
3-MILE RADIUS



\$67,324
AVG HH INCOME
3-MILE RADIUS



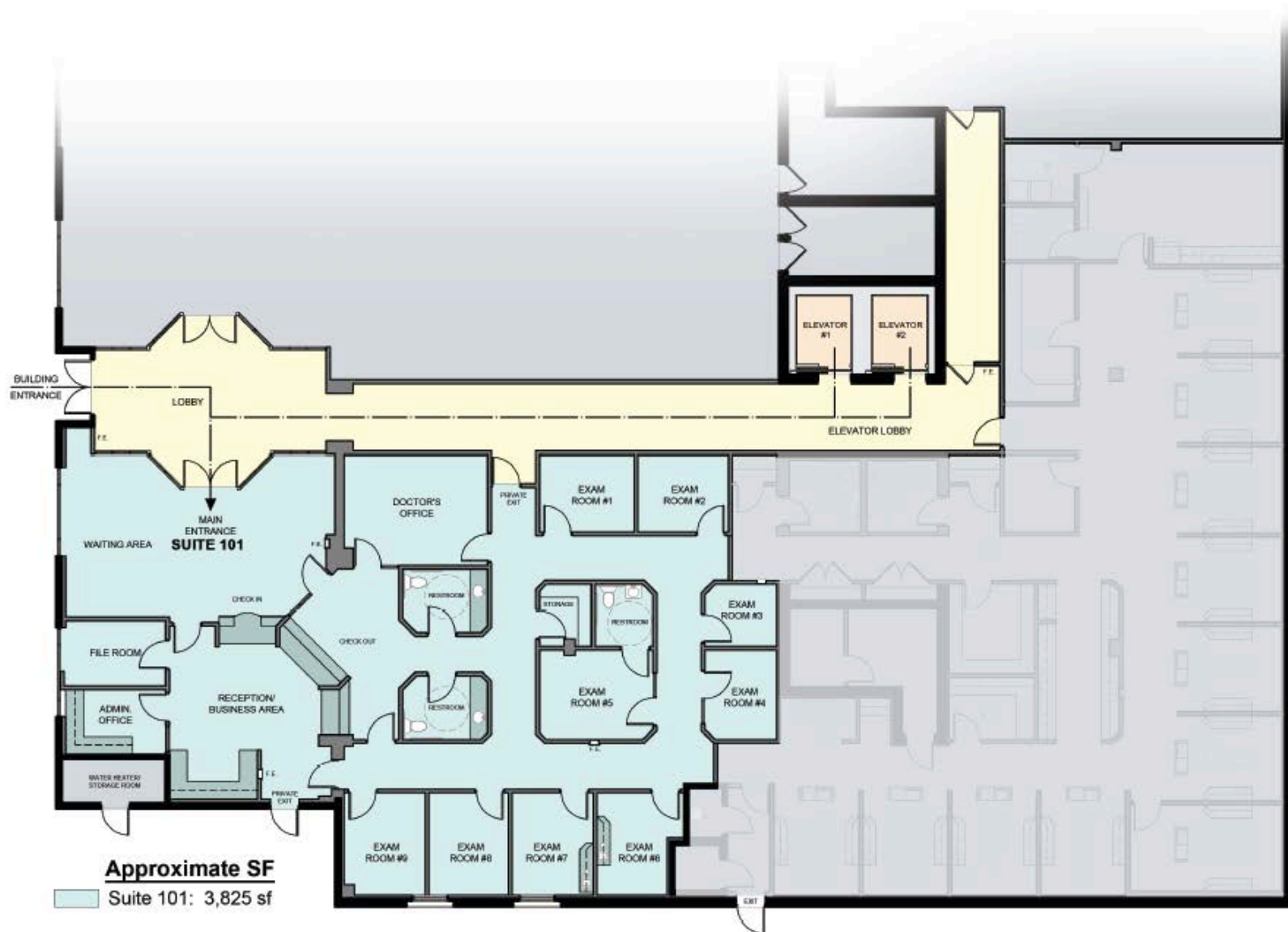
\$52,061
MEDIAN HH INCOME
3-MILE RADIUS

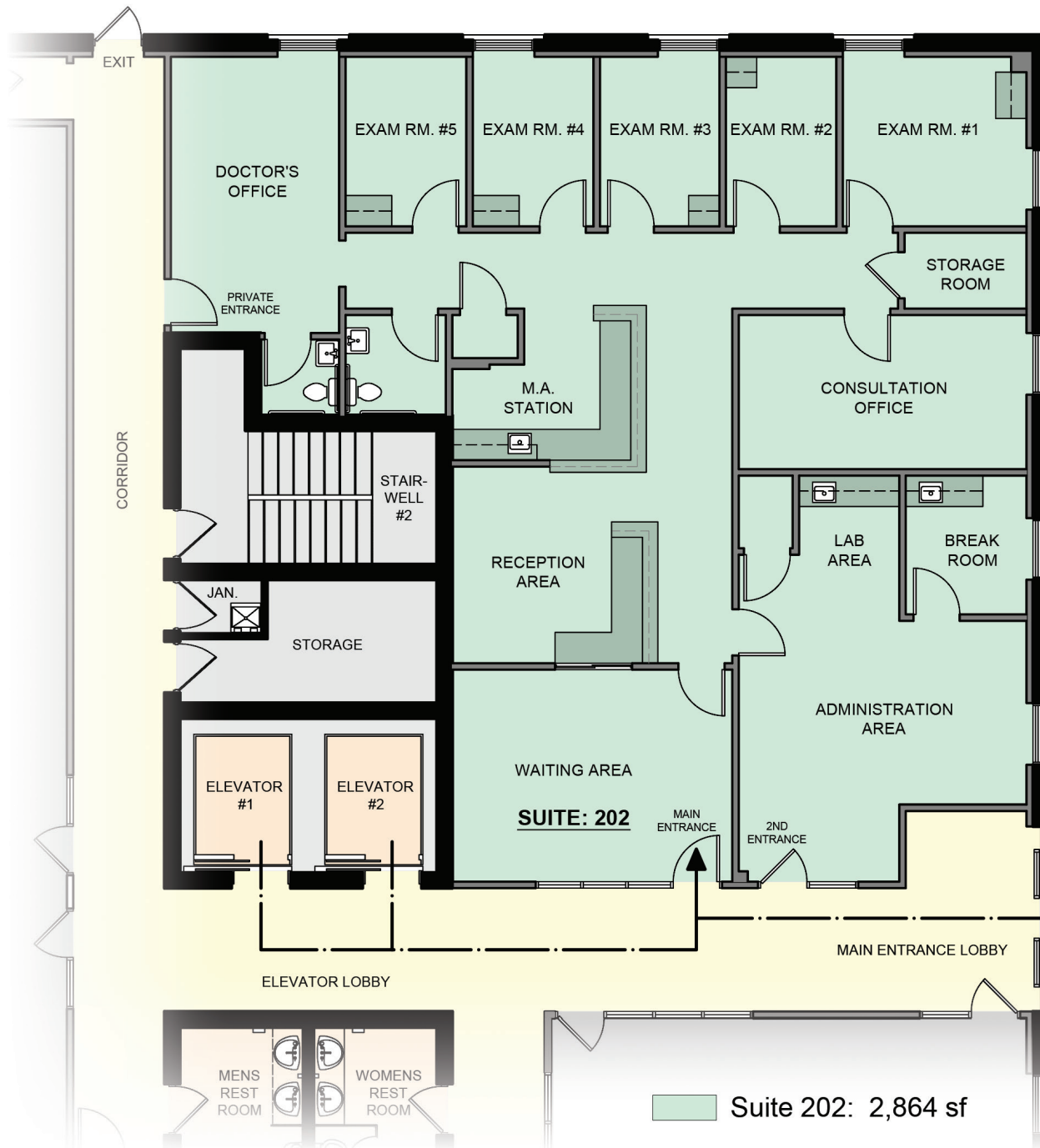


TRAFFIC COUNTS
CORRAL DR: 6,777 AADT
GATEWAY BLVD E: 18,380 AADT (TDT)











4,861 rsf (approx.)

*All Room Sizes Are Approximate



Innovative
Renal Care



HIGH DESERT
Oral & Facial Surgery



WOMEN'S CARE
OF EL PASO



Del Sol
BARIATRIC CENTER
A Campus of Las Palmas Del Sol Healthcare



GATEWAY BLVD W



GATEWAY BLVD E



CARDIOLOGY
CARE CONSULTANTS

TEXAS ONCOLOGY

CORRAL DR

