



**FOR SALE**

**AVAILABLE SPACE**  
5,412 SF

**ZONING**  
A-0

**Sergio Tinajero**  
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**PROPERTY HIGHLIGHTS**

Address : 1302 N Stanton St. El Paso Tx 79902

Building Type : Office /Medical

Size : 5,412 sq.ft. (including 992 sq.ft. of basement)

Rooms : 14 (not including doorless partitions)

Restrooms : 4

Sales Price : Contact Sales Agent

Discover the epitome of professional excellence at 1302 N Stanton St, perfectly tailored for medical office professionals seeking a prestigious address in Downtown/Central El Paso. Boasting 5,412 square feet of versatile medical space (including 992 square feet of basement area), this prime location offers seamless accessibility and a centralized hub for conducting business. With its proximity to key landmarks such as Las Palmas Hospital, The University of Texas at El Paso, El Paso High School, alongside a vibrant downtown atmosphere, this property presents an unparalleled opportunity to elevate your presence and continue your path to growth.



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



**57,785**  
**POPULATION**  
3-MILE RADIUS



**\$48,214**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$28,779**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N STANTON ST: 2,957 VPD  
N MESA ST: 24,836 VPD  
(TDT 2022)

















