



**FOR LEASE**

**AVAILABLE SPACE**  
1,500 SF

**LOT SIZE**  
0.80 AC

**ZONING**  
S-D SC

**Hector J. Martinez, CCIM**  
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## PROPERTY HIGHLIGHTS

Modern professional office building surrounded by other professional offices, medical buildings, retail, banks, restaurants and residential.

Fronting Vista Del Sol Dr near Lee Trevino Dr., and minutes away from I-10 in East El Paso.

High traffic area with signage visibility

Two (2) covered parking spaces included

Co-Tenants include: Bundle Bee Insurance Agency and Soto Dental Partners

## EXECUTIVE SUMMARY

Professional office | Medical office | Space available for lease at 11125 La Quinta Pl,

Suite B is approximately 1,500 square feet, has a waiting area/reception area, breakroom, conference room, two restrooms and four private offices.



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## DEMOGRAPHIC SNAPSHOT 2024



**141,519**  
**POPULATION**  
3-MILE RADIUS



**\$67,711**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$51,914**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
VISTA DEL SOL DR: 26,733 VPD  
LEE TREVINO DR: 35,162 VPD  
(TDT)







