PLEXAR

FOR SALE

5,000 SF
Medical Office Building

7761 Canyon Creek Avenue | Canyon Creek Professional Business Park | El Paso, Texas 79912

5,000 SF	36	7:1	400A	C-4
Building Size	Parking Spaces	Parking Ratio	3-Phase Power	Zoning

PROPERTY OVERVIEW

Canyon Creek Medical Office

7761 Canyon Creek Avenue
El Paso, TX 79912

5,000 SF
Cold Dark Shell

36 Spaces
7:1 Parking Ratio

0.721 Ac
31,406 SF Lot

400A / 3 Phase Power
Expandable to 800A

Investment Opportunity

Rare medical-grade cold dark shell in the heart of Northwest El Paso's premier healthcare corridor. No building slab poured — full flexibility for below-slab clinical customization.

Cold Dark Shell

Full below-slab customization. All utilities stubbed to building perimeter.

400A Three-Phase Power

Expandable to 800A. 120/208V 3-Phase — clinical-grade capacity.

Under Construction

Construction Started on 6/1/2026 and is expected to be completed on 11/15/2026

36 Parking Spaces

7:1 ratio — well above City Code. Dual-tenant capable.

All Utilities Stubbed

Water, sewer, gas, electric, telecom, CATV all at building perimeter.

Canyon Creek Professional Business Park

Northwest El Paso's established professional business park.

BUILDING SPECIFICATIONS

7761 Canyon Creek Avenue · El Paso, Texas 79912 · Canyon Creek Professional Business Park

BUILDING

Size	5,000 SF (50’ × 100’ footprint)
Shell Type	Cold Dark Shell — no slab
Clear Height	12’–9”
Framing	Conventional metal stud
Roofing	60-MIL TPO / R-25 insulation

SITE

Lot Size	0.721 Acres (31,406 SF)
Zoning	C-4
Landscaping	Low maintenance

PARKING

Total Spaces	36
Parking Ratio	7:1 (well above City Code)
Configuration	Dual-tenant capable

ACCESS & STATUS

Entries	2 Front · 2 Rear (4’×7’ each)
Under Construction	Commenced Construction on 6/1/2026

UTILITIES & POWER

Electrical	400A, 3-Phase (expandable 800A)
Voltage	120/208V, 3-Phase
Water	1-1/2" Stubbed — shut-off valve & cap
Sewer	4” sewer stub — sanitary line
Natural Gas	Gas meter at back of building
Telecom/CATV	Terminal cabinets at back of building

Renderings are conceptual.

LOCATION & MARKET

Northwest El Paso Corridor

Positioned at the heart of El Paso's Northwest Corridor— surrounded by hospitals, specialty clinics, established healthcare infrastructure and many shopping and dining options.

7761 Canyon Creek Avenue

Canyon Creek Professional Business Park · El Paso, TX 79912

NEARBY POINTS OF INTEREST

MEDICAL

- University Medical Center of El Paso
- The Hospitals of Providence

RETAIL

- West Towne Marketplace (~2 min)
- The Canyons at Cimarron (~2 min)
- Numerous national retail & dining corridors

TRANSPORT

- I-10 & Paseo Del Norte Corridor (~2 min)
- Transmountain & Resler Intersection (~5 min)
- El Paso International Airport (~15 min)

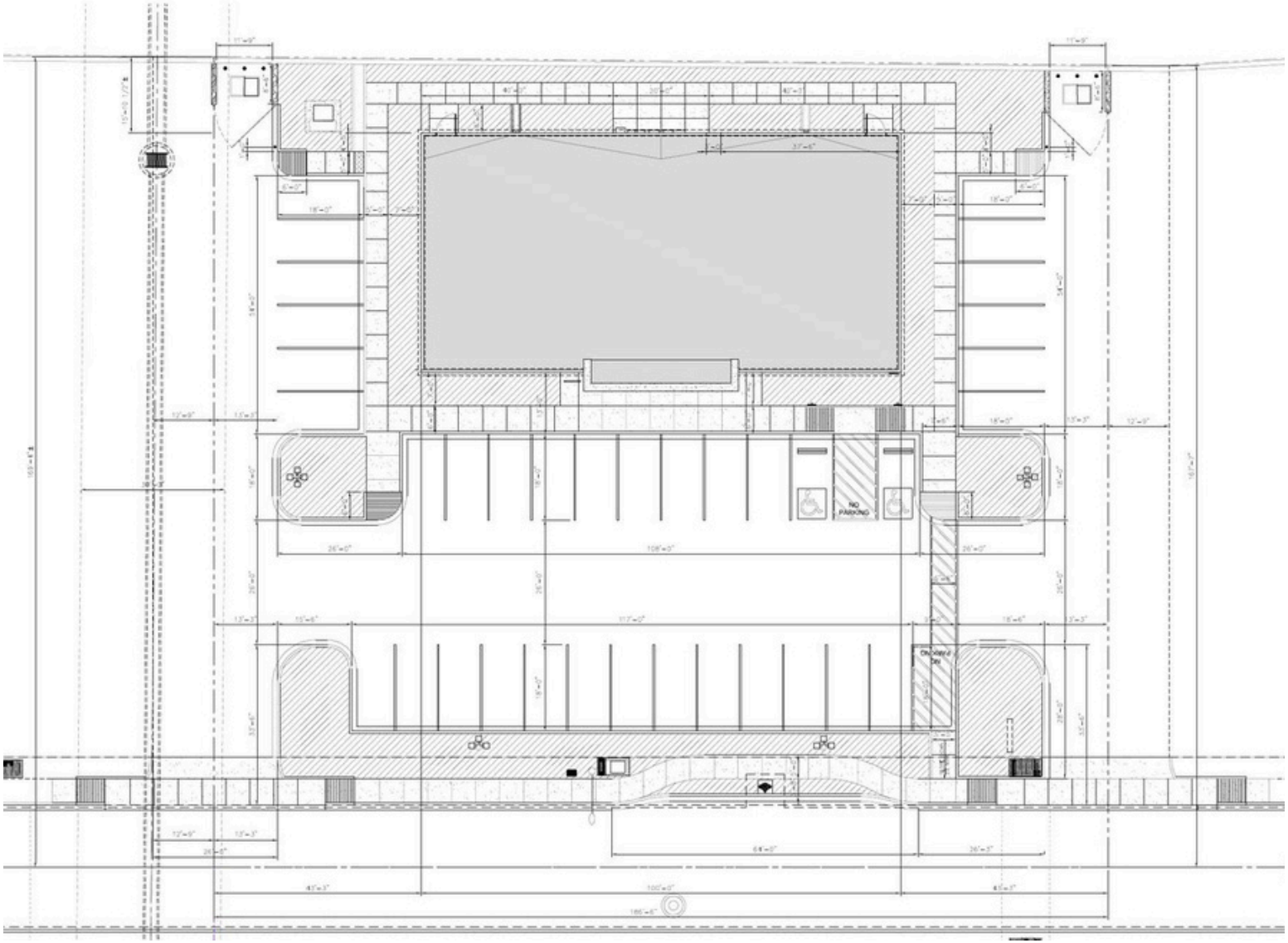
Architectural Renderings

Renderings are conceptual.

EXHIBIT B

Site Plan

7761 Canyon Creek Avenue · El Paso, TX 79912



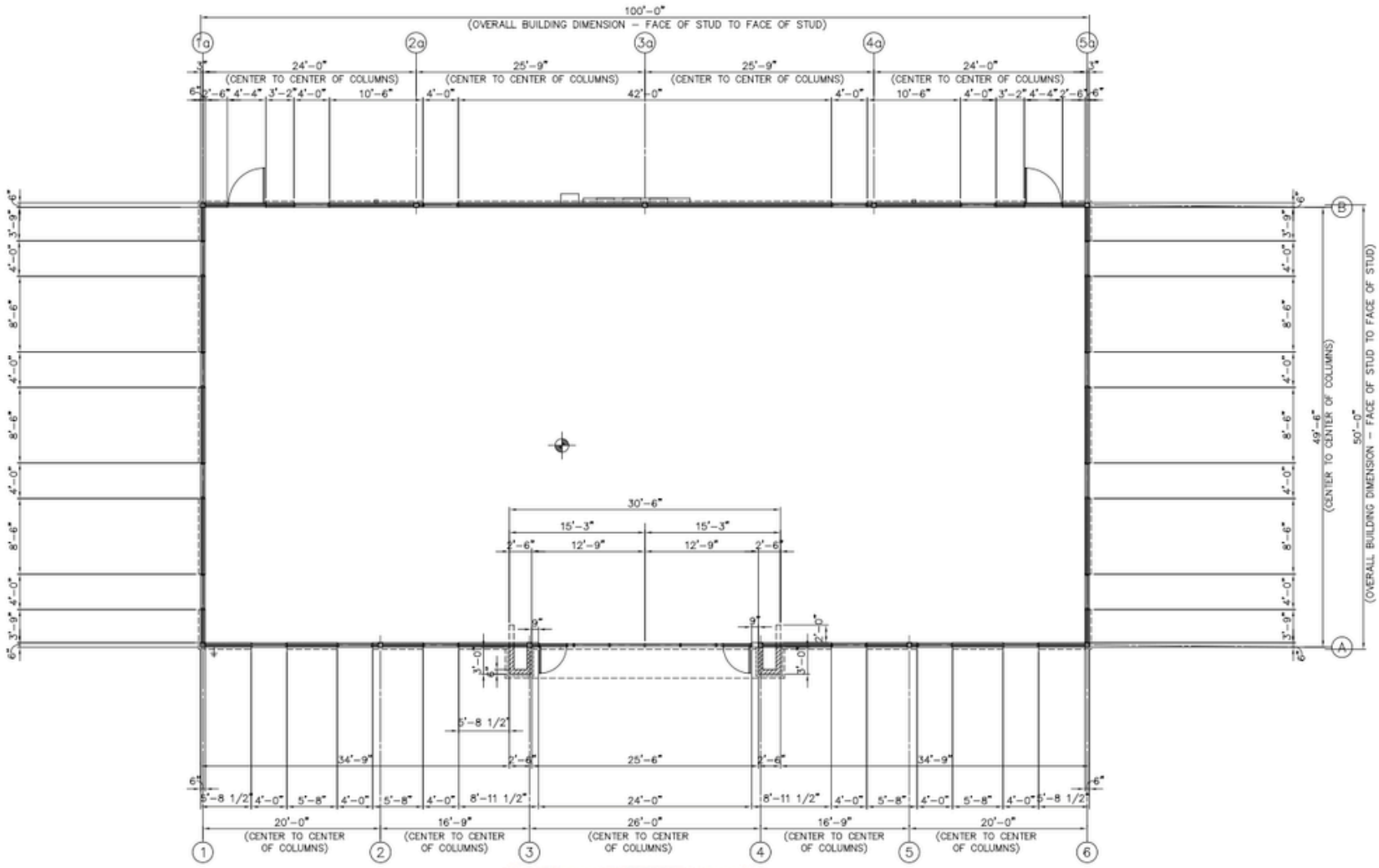
Building Footprint	Lot Size	Clear Height	Parking	Entries	Status
5,000 SF (50′ × 100′)	0.721 Ac · 31,406 SF	12′–9″	36 Spaces · 7:1 Ratio	2 Front · 2 Rear (4′×7′)	Under Construction

Cold dark shell — no building slab. Interior layout subject to tenant build-out specifications and permitting.

EXHIBIT C

Floor Plan

7761 Canyon Creek Avenue · El Paso, TX 79912



Building Footprint	Lot Size	Clear Height	Parking	Entries	Status
5,000 SF (50′ × 100′)	0.721 Ac · 31,406 SF	12′–9″	36 Spaces · 7:1 Ratio	2 Front · 2 Rear (4′×7′)	Under Construction

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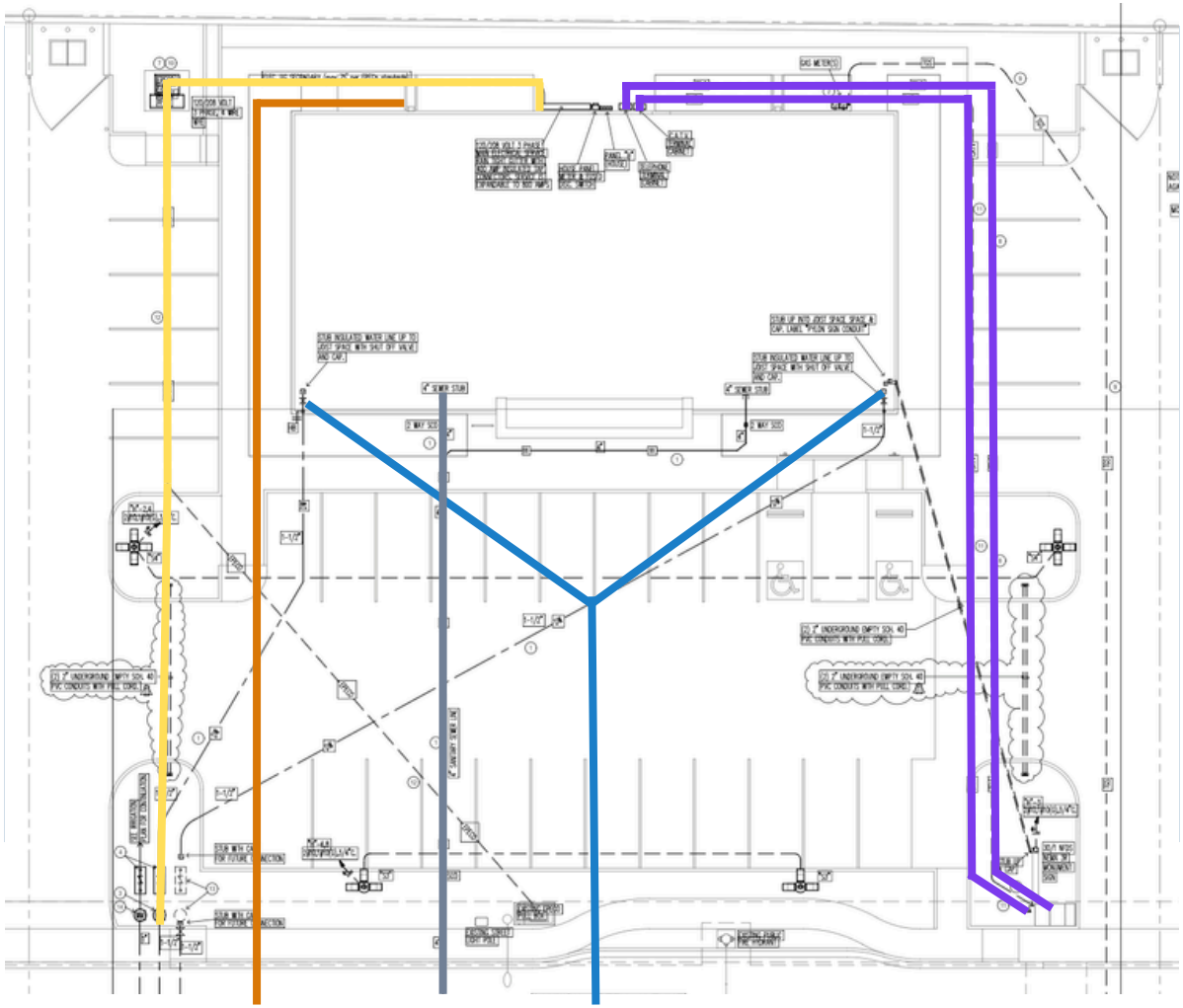
EXHIBIT D

Utility Site Plan



UTILITY LEGEND

Water
1-1/2" water stub
Stubbed

Sewer
4" sewer stub · Sanitary sewer
Stubbed

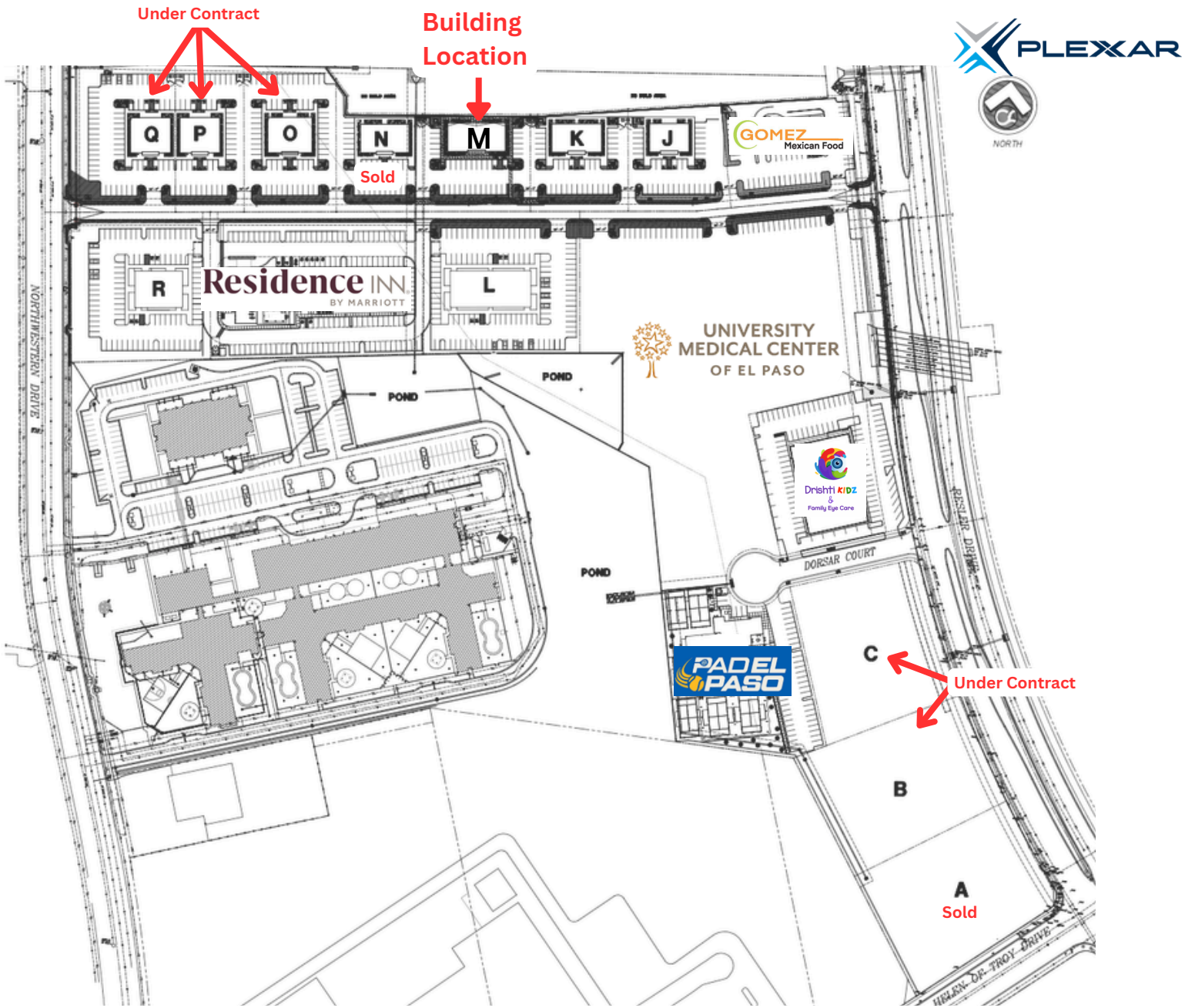
Electrical
120/208V 3-Phase · 400A — Expandable 800A
Active

Natural Gas
Stubbed · Gas meters on-site
Stubbed

Telecom
CATV and Telephone terminal cabinet
Stubbed

EXHIBIT E

Canyon Creek Development Site Plan



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