



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

CROWN PLAZA

\$15.00 SF/yr (Gross)

AVAILABLE SPACE

2,400 - 9,600 SF



FOR LEASE

CBCWORLDWIDE.COM

Retail - Professional Service

Daniel Galvan, SIOR, CCIM
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Jacob Galvan
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



CROWN PLAZA

1916 S Main Street, McAllen, TX 78503

LEASE



OFFERING SUMMARY

Available Space:	2,400 - 9,600 SF
Lease Rate:	\$15.00 SF/yr (Gross)
Lot Size:	15,564 SF
Year Built:	1994
Building Size:	10,160 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Excellent retail plaza adjacent to La Plaza mall, and located in one of McAllen's busiest retail districts. The exposure to La Plaza mall, one of Simon Properties highest grossing malls, provides for a steady stream of potential customers and clients. This multi-tenant strip plaza is proximate to the McAllen international airport and has excellent expressway access.

PROPERTY HIGHLIGHTS

- High Traffic area
- Close Proximity To La Plaza Mall
- Across The Street From Dillard's and Macy's

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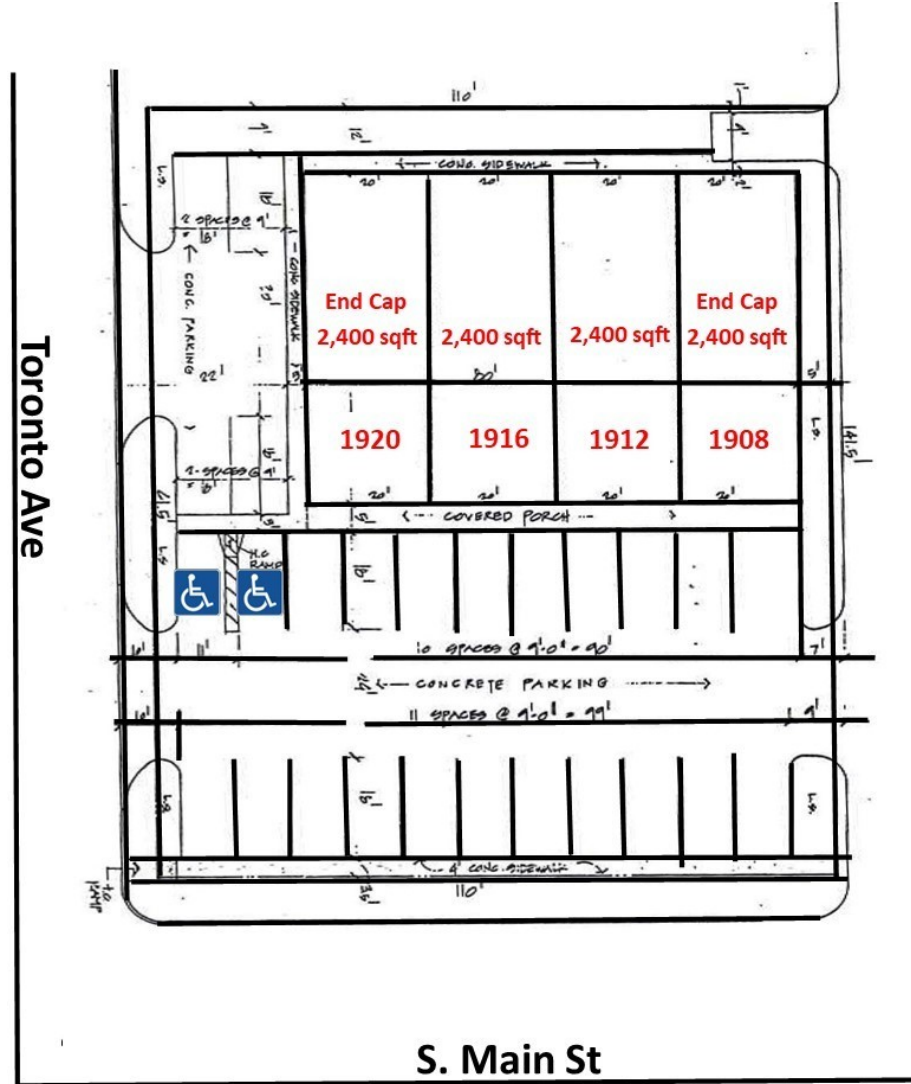
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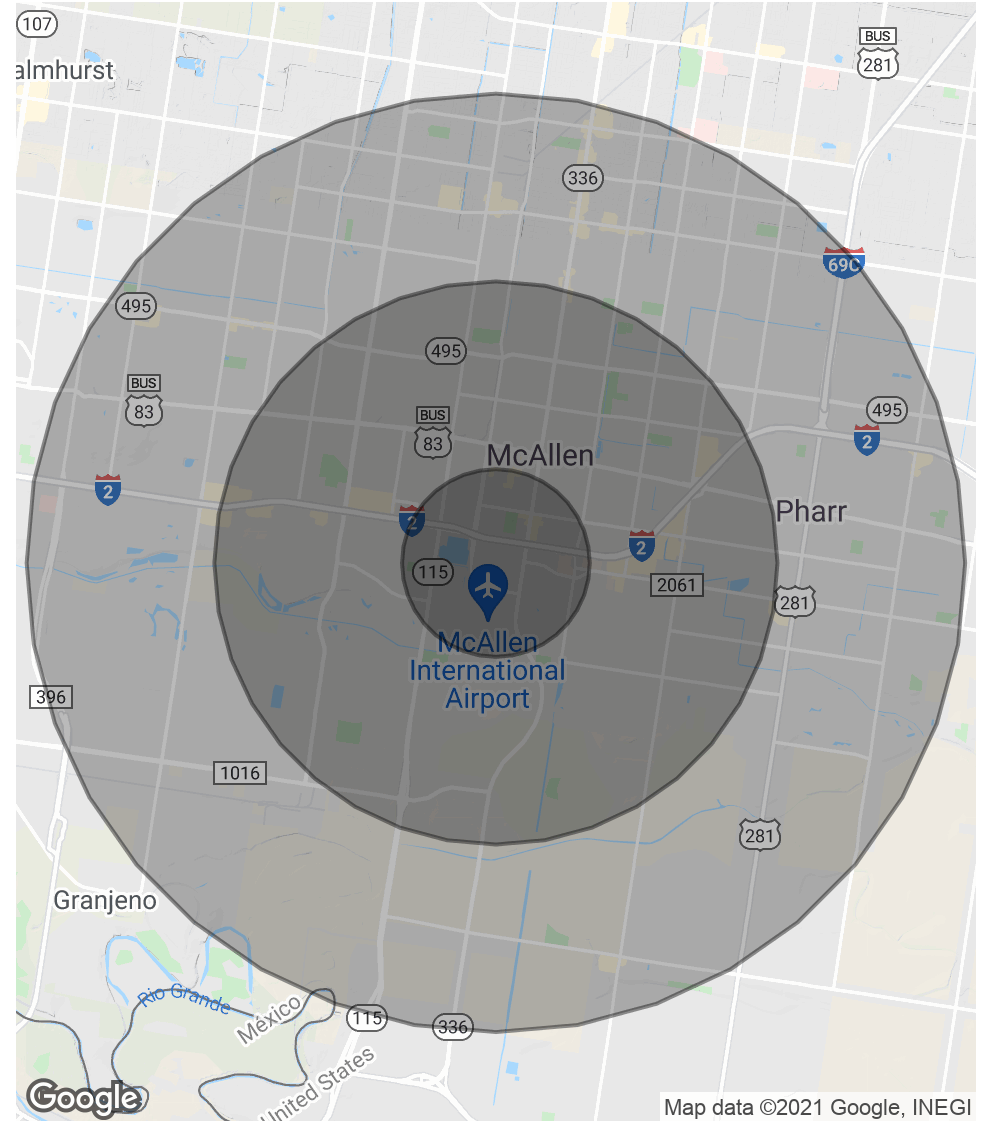
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,326	64,256	176,229
Average age	34.1	31.8	32.0
Average age (Male)	32.8	30.1	30.3
Average age (Female)	35.3	33.9	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,075	20,333	55,507
# of persons per HH	3.0	3.2	3.2
Average HH income	\$39,070	\$46,233	\$52,803
Average house value	\$226,061	\$141,342	\$122,571

* Demographic data derived from 2010 US Census



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