

PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48
Brownsville, TX 78521

AVAILABLE SPACE
1,335 - 8,679 SF

LEASE RATE
\$18.00 - 21.00 per square foot + (NNN)

FEATURES

- Great Tenant Mix
- National & Regional Tenants
- Excellent Visibility
- High Traffic Location



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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
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FOR LEASE



PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48, Brownsville, TX 78521

LEASE



OFFERING SUMMARY

Total Available Space:	8,679 SF
Minimum Divisible:	1,335 SF
Max Contiguous:	2,405 SF
Lease Rate:	\$18.00 - 21.00 SF/yr
NNN:	\$6.00 PSF
Lot Size:	1.15 Acres
Year Built:	2006
Building Size:	18,342 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Cameron
Traffic Count:	20,000 VPD

PROPERTY OVERVIEW

Plaza Viejo is ideally located in Brownsville, TX with frontage on Padre Island Blvd & Hwy 48. The site has excellent visibility and easy access, and is perfect for any retail, office, and professional service users.

PROPERTY HIGHLIGHTS

- Great Tenant Mix
- National & Regional Tenants
- Excellent Visibility
- High Traffic Location
- Padre Island Highway Frontage

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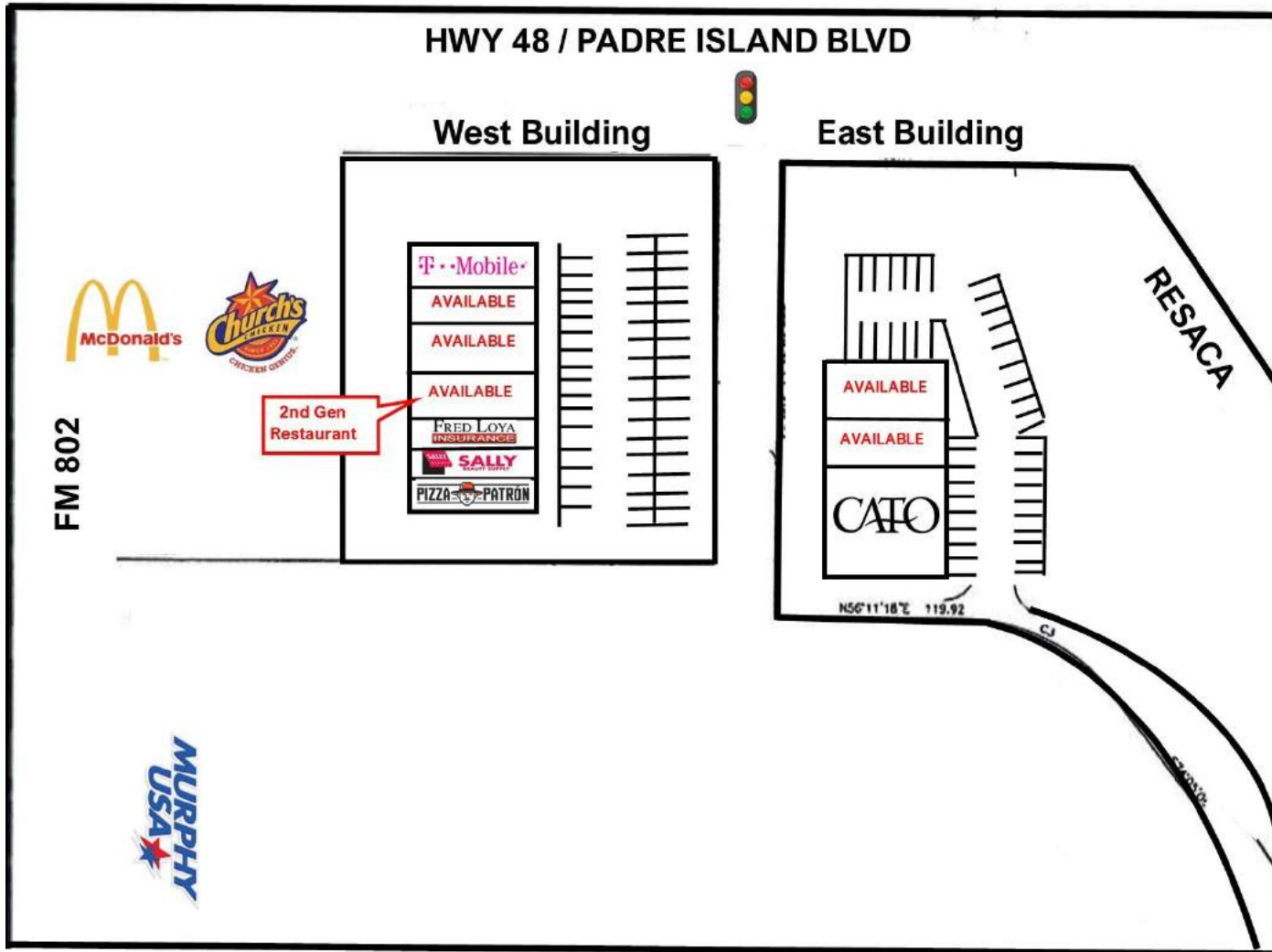
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,335 - 2,405 SF	Lease Rate:	\$18.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7490 Padre Island #260	Available	2,405 SF	NNN	\$21.00 SF/yr
7490 Padre Island #240	Available	1,335 SF	NNN	\$18.00 SF/yr
7470 Padre Island #160	Available	2,030 SF	NNN	\$18.00 SF/yr
7470 Padre Island #140	Available	1,509 SF	NNN	\$18.00 SF/yr
7470 Padre Island #110	Available	1,400 SF	NNN	\$18.00 SF/yr

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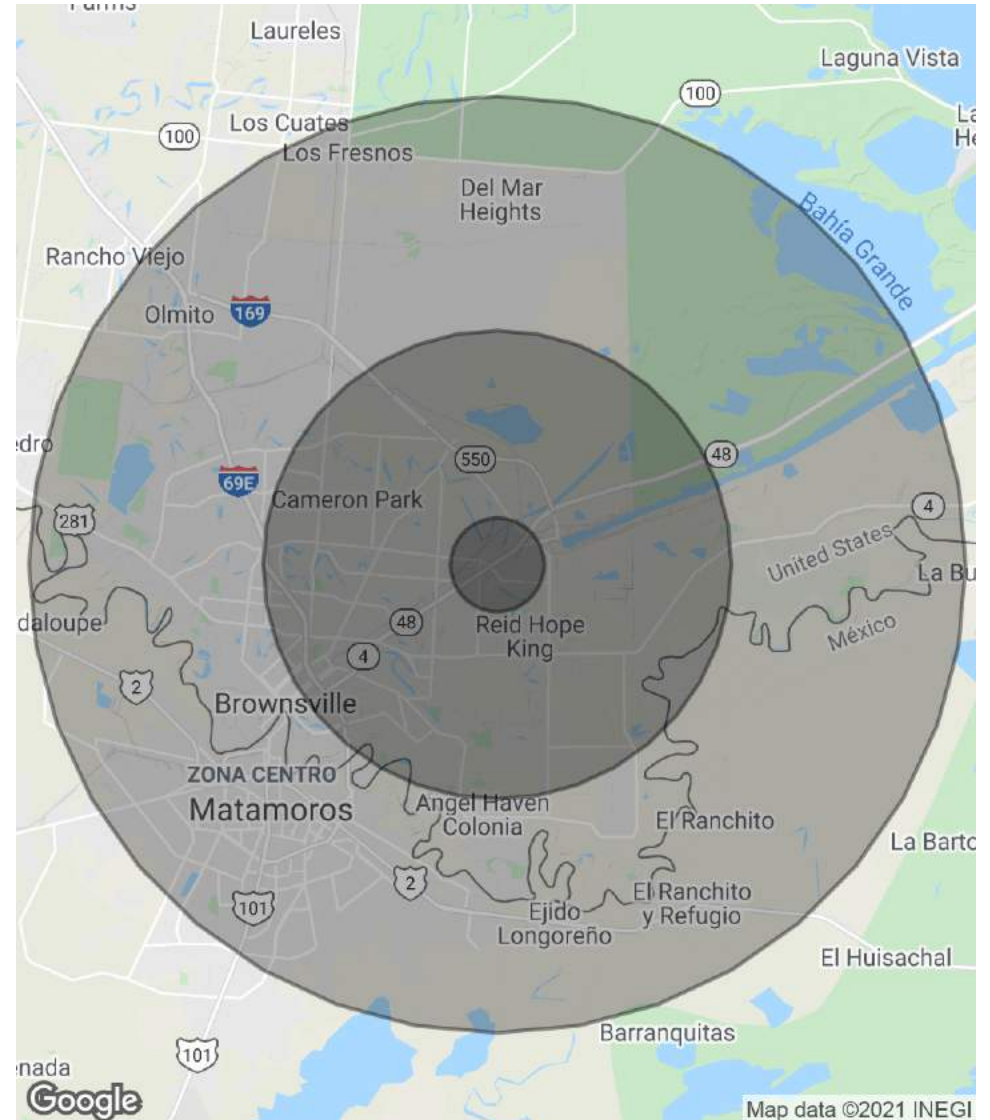
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,203	123,185	221,910
Average age	25.0	26.4	28.1
Average age (Male)	20.6	23.9	25.8
Average age (Female)	27.1	28.5	30.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,267	31,966	59,767
# of persons per HH	4.1	3.9	3.7
Average HH income	\$34,706	\$39,157	\$41,258
Average house value	\$85,553	\$85,856	\$97,313

* Demographic data derived from 2010 US Census



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