

VALENCIA MARKETPLACE

7501 N. 10th Street
McAllen, TX 78504

AVAILABLE SPACE
1,497 SF

FEATURES

- Sam's Club Anchored Shopping Center
- Extremely High Traffic Location
- Proximity to Shopping, Entertainment, and Dining



RETAIL - OFFICE - RESTAURANT

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

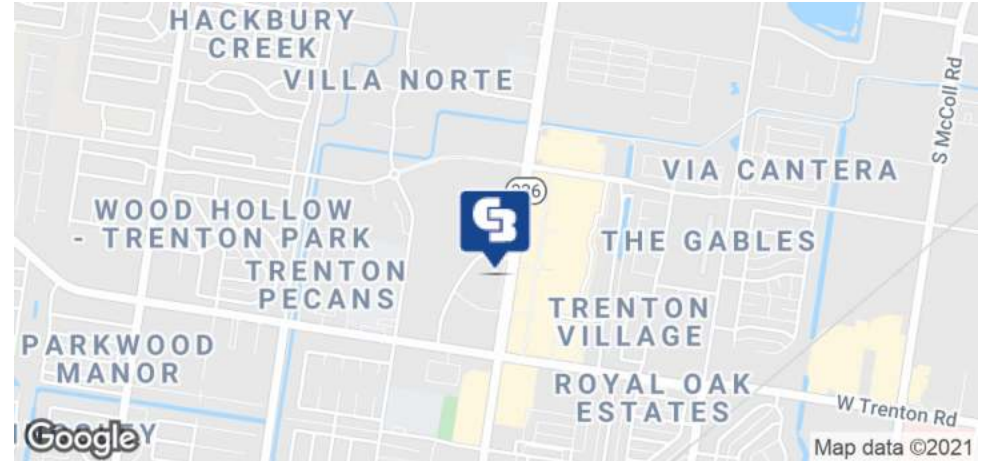
Julissa Trevino
956 638 0027
jtrevino@cbcworldwide.com



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LEASE



OFFERING SUMMARY

Available SF:	1,497 SF
Lease Rate:	\$32.00 SF/YR
Lot Size:	1.57 Acres
Year Built:	2014
Building Size:	12,112 SF
Zoning:	C-3 (General Commercial)
Market:	Rio Grande Valley
Submarket:	McAllen
Traffic Count:	35,000 +/-

PROPERTY OVERVIEW

Valencia Marketplace is a Sam's Club anchored shopping center located just off of the Trenton Road and Tenth Street intersection. The Center is situated at an extremely high traffic location with great visibility and is easily accessible. With some of McAllen's healthiest demographics, Valencia Marketplace is the perfect location for any retail, office, or restaurant user.

PROPERTY HIGHLIGHTS

- Extremely High Traffic
- Excellent Visibility
- Ideal for Retail, Office, or Restaurant
- Proximity to Trenton Crossing Shopping Center
- Sam's Club Anchored Shopping Center

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RIO GRANDE VALLEY



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RIO GRANDE VALLEY

BAR-B-CUTIE
LOT 1, BLOCK 2
0.918 ACRES
BUILDING

309.9'

PATIO AREA

LOT LINES (TYP.)

2

221.28'

221.07'

bridentSM
DENTAL & ORTHODONTICS

SIEMPRE
Natural

allure
nails & spa

AVAILABLE

LA ESTACIÓN
BAKERY

19

24

16

Drive Thru Available



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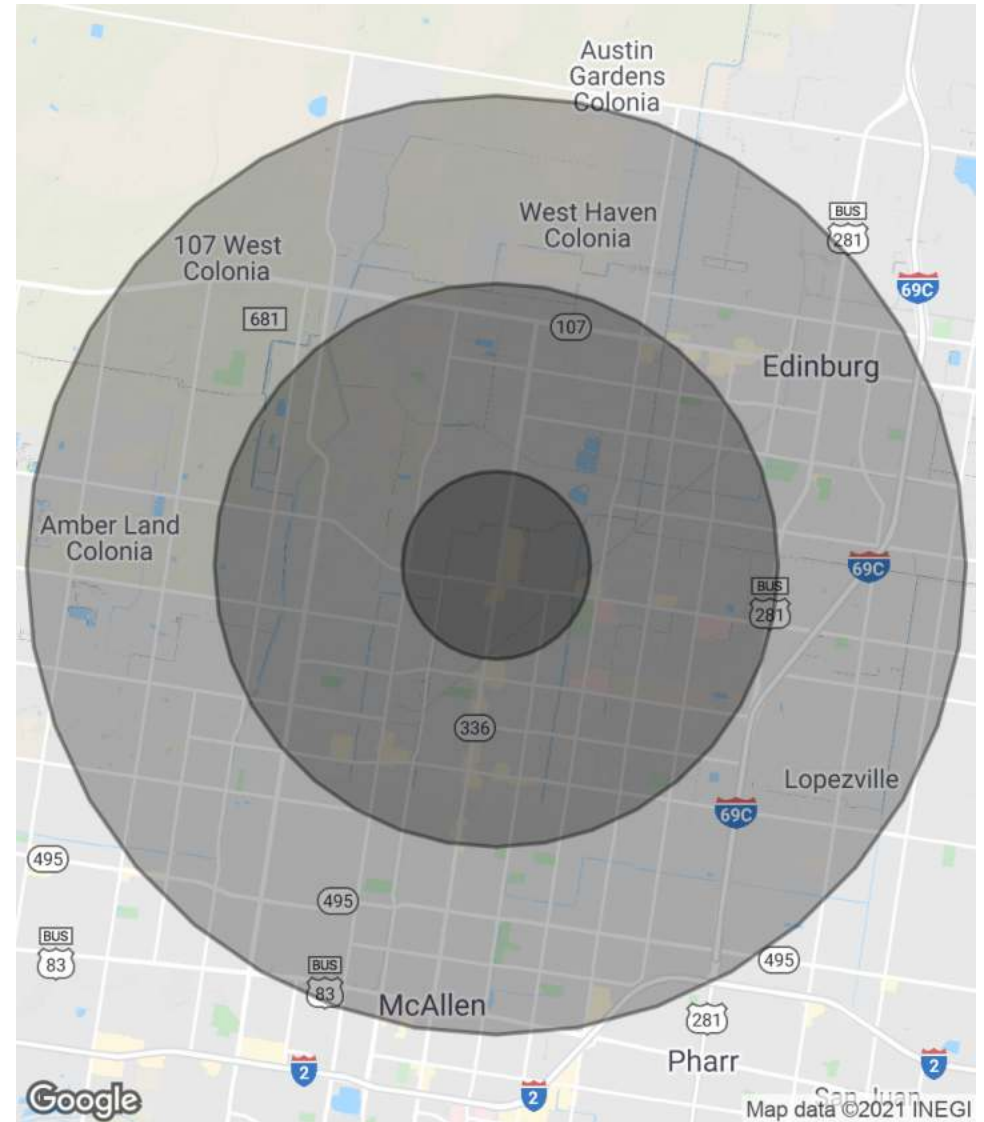
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,924	73,284	191,002
Average age	32.5	31.4	29.9
Average age (Male)	31.3	30.1	28.3
Average age (Female)	33.1	32.9	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,817	24,050	59,372
# of persons per HH	3.2	3.0	3.2
Average HH income	\$95,060	\$73,877	\$58,342
Average house value	\$184,467	\$161,692	\$125,354

* Demographic data derived from 2010 US Census



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