



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

LAS PALMAS RETAIL CENTER

3777 N. Expressway
Brownsville, TX 78526

AVAILABLE SPACE
1,500 - 10,670 SF

FEATURES

- Prime, Brownsville Location
- Excellent Expressway Visibility
- Located Across from Brownsville's Sunrise Mall
- High Traffic



Retail - Professional Service

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
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OFFERING SUMMARY

Total Available Space:	10,670 SF
Minimum Divisible:	1,500 SF
Max Contiguous:	10,670 SF
Lease Rate:	\$30.00 SF/YR
NNN:	\$4.75 YR
Pad 4B:	36,780 SF
Traffic Counts:	132,000 +/- VPD
Zoning:	C-3

PROPERTY OVERVIEW

The Las Palmas Retail Center is a new-construction development in the heart of Brownsville, TX's rapidly growing Expressway Corridor. The location is prime for any user and sits among an area with high, business demand. The area has a National tenant mix, is located across the Expressway from Brownsville's Sunrise Mall, and has excellent frontage and visibility from Expressway 77/83 (I-69).

PROPERTY HIGHLIGHTS

- Prime, Brownsville Location
- Excellent Expressway Visibility
- Located Across from Sunrise Mall
- Pad Sites Available
- Co-Tenants: Olive Garden - Black Bear Diner

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Las Palmas Retail | For Lease



SPACES

- Suite 1 Allstate
- Suite 3 AMREA Medical
- Suite 5 Raymond James



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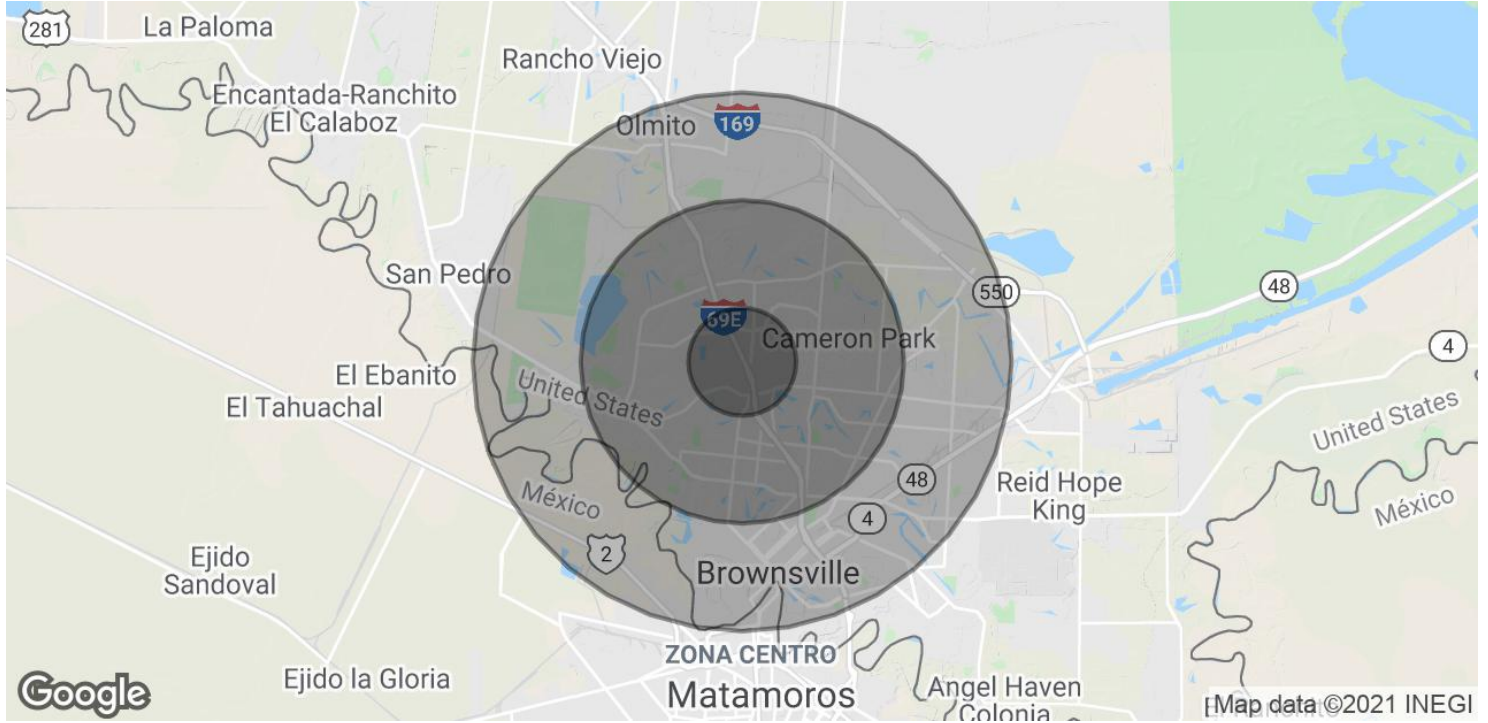
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,336	82,864	152,780
Average age	28.9	28.5	29.0
Average age (Male)	26.2	26.3	26.9
Average age (Female)	32.4	30.8	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,234	23,036	42,391
# of persons per HH	3.5	3.6	3.6
Average HH income	\$57,681	\$50,025	\$43,951
Average house value	\$112,027	\$105,160	\$101,991

* Demographic data derived from 2010 US Census

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