

# CORNERSTONE MEDICAL PARK

2800 W. TRENTON RD

Edinburg, TX 78539



LEASE RATE: \$24/SF ANNUALLY

GREAT FOR MEDICAL OR GENERAL OFFICE

MODERN COMMON AREAS

**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539



## PROPERTY DESCRIPTION

2800 W. Trenton is perfectly located in the South Edinburg/North McAllen area, just inside Edinburg's Medical Corridor. With a location at Cornerstone Medical Park, the building has great proximity to major medical facilities, and fronts one of Edinburg's major, arterial roads. The building has excellent visibility from Trenton Road and McColl Road and is perfect for any medical or general office user.

## PROPERTY HIGHLIGHTS

- Conveniently Located
- Flexible Lease Rates
- Proximity to Major, Medical Facilities
- Fully Finished Out Suites Available

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	5,858 - 6,726 SF
Building Size:	60,920 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,183	63,724
Total Population	5,636	72,585	207,555
Average HH Income	\$91,368	\$71,289	\$56,293

**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com

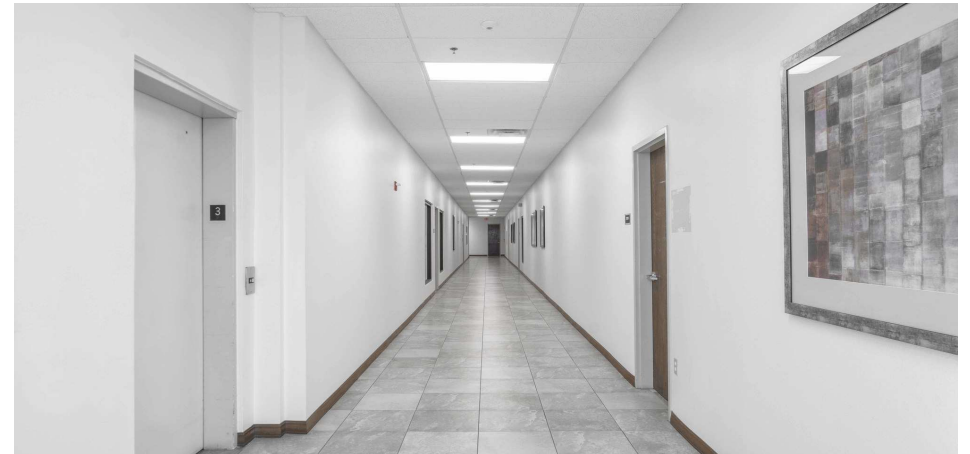
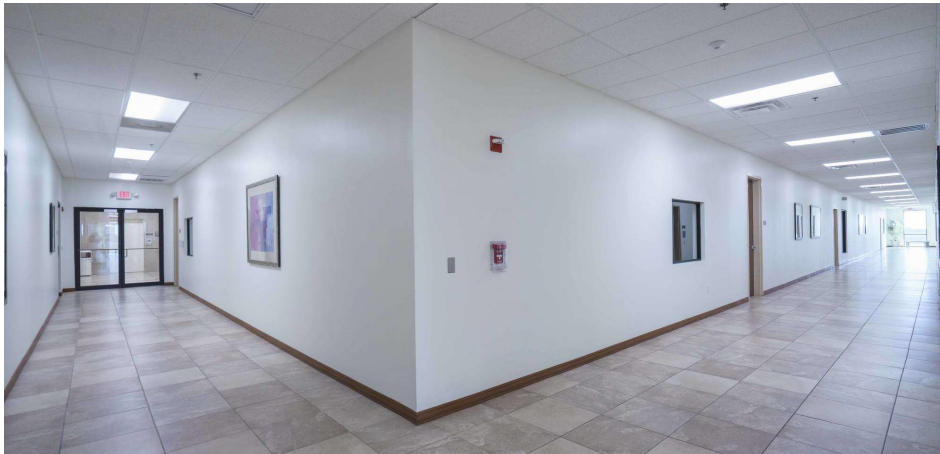
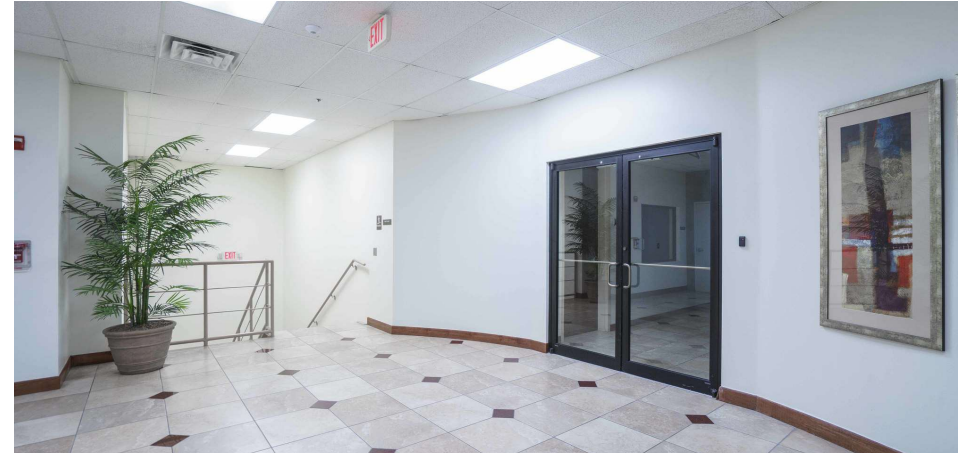


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# CORNERSTONE MEDICAL PARK 2800 W. TRENTON RD

Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

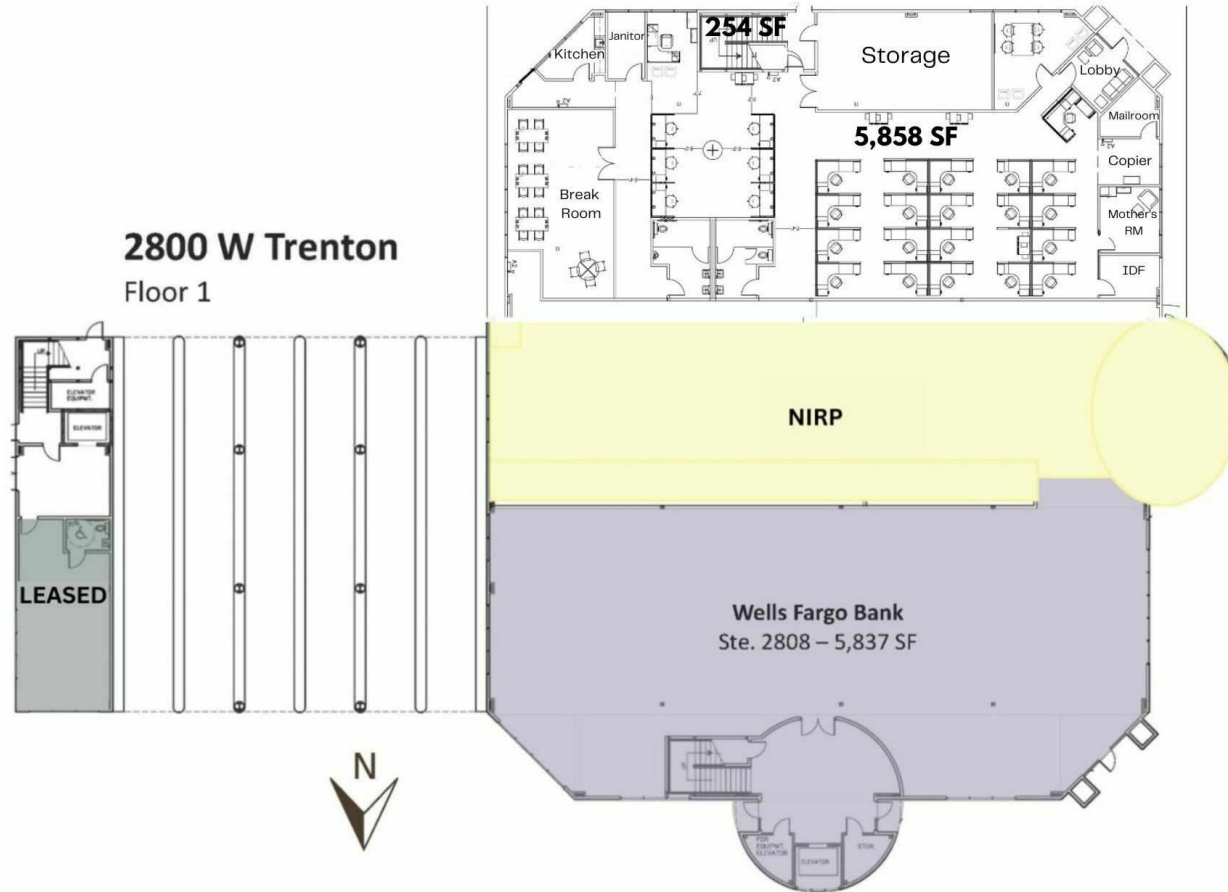
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**  
(956)451-2983  
dgalvan@cbcriograndevalley.com

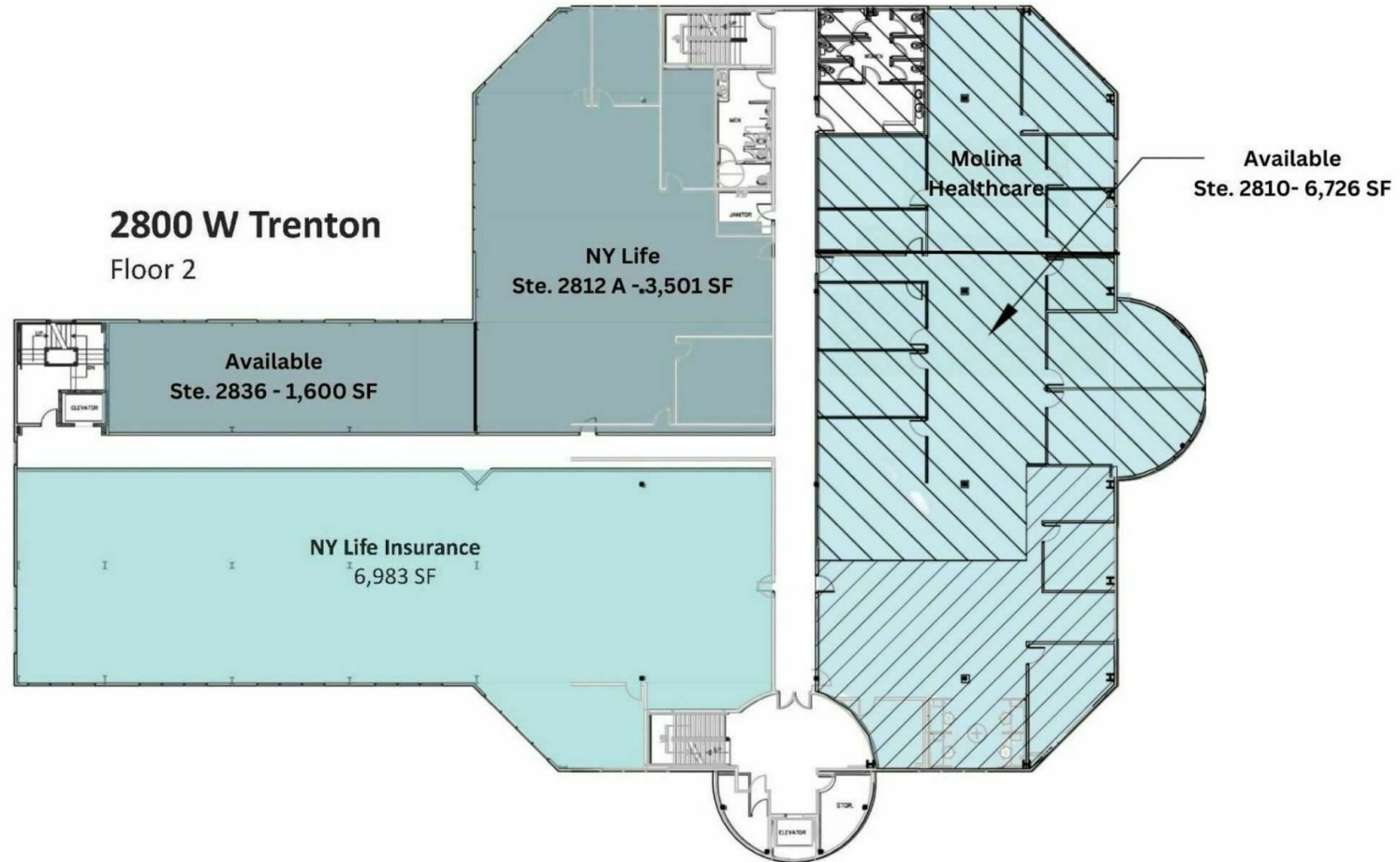
**Michael Pacheco**  
(956)739-5172  
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com



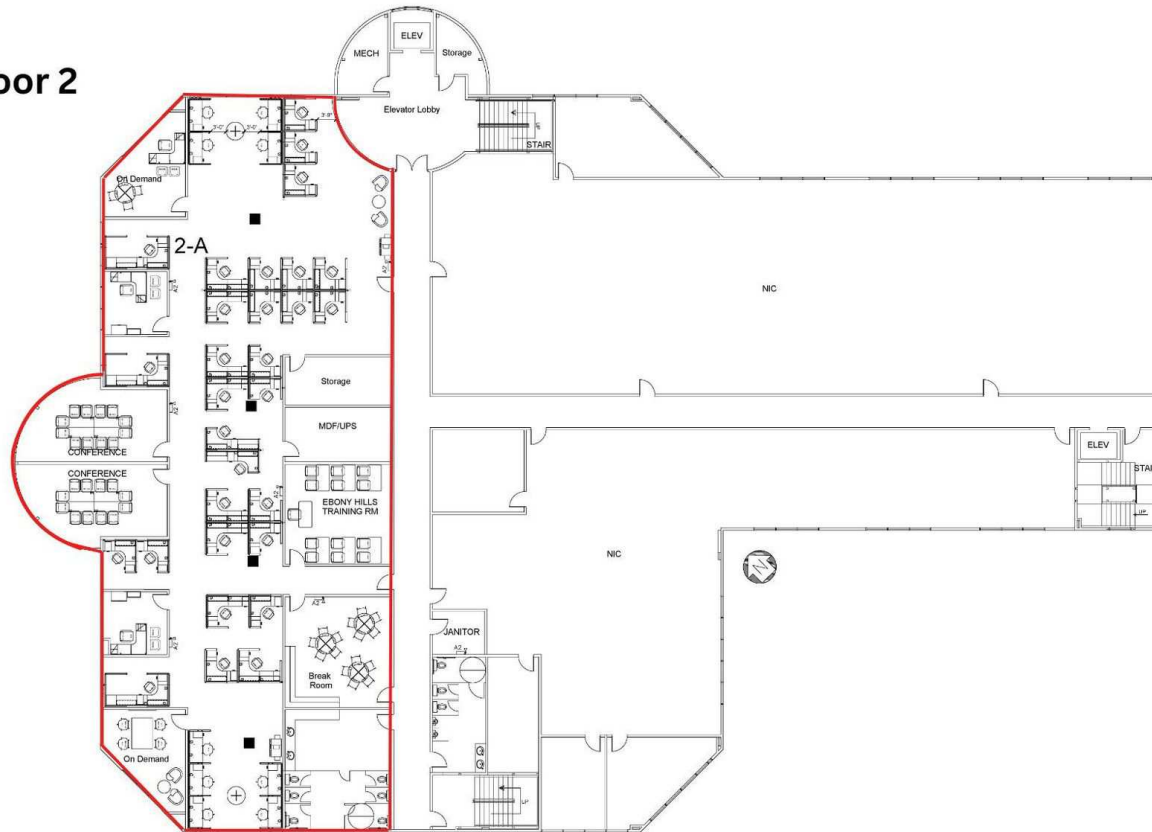
**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539

## Floor 2



**Daniel Galvan, SIOR, CCIM**  
(956)451-2983  
dgalvan@cbcriograndevalley.com

**Michael Pacheco**  
(956)739-5172  
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539

## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,600 - 9,100 SF

Lease Term:	Negotiable
Lease Rate:	\$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2810 A	Available	5,858 SF	NNN	\$24.00 SF/yr
2810	Available	6,726 SF	NNN	\$24.00 SF/yr

**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# CORNERSTONE MEDICAL PARK <sup>2800 W. TRENTON RD</sup>

Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**

(956)451-2983

dgalvan@cbcriograndevalley.com

**Michael Pacheco**

(956)739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

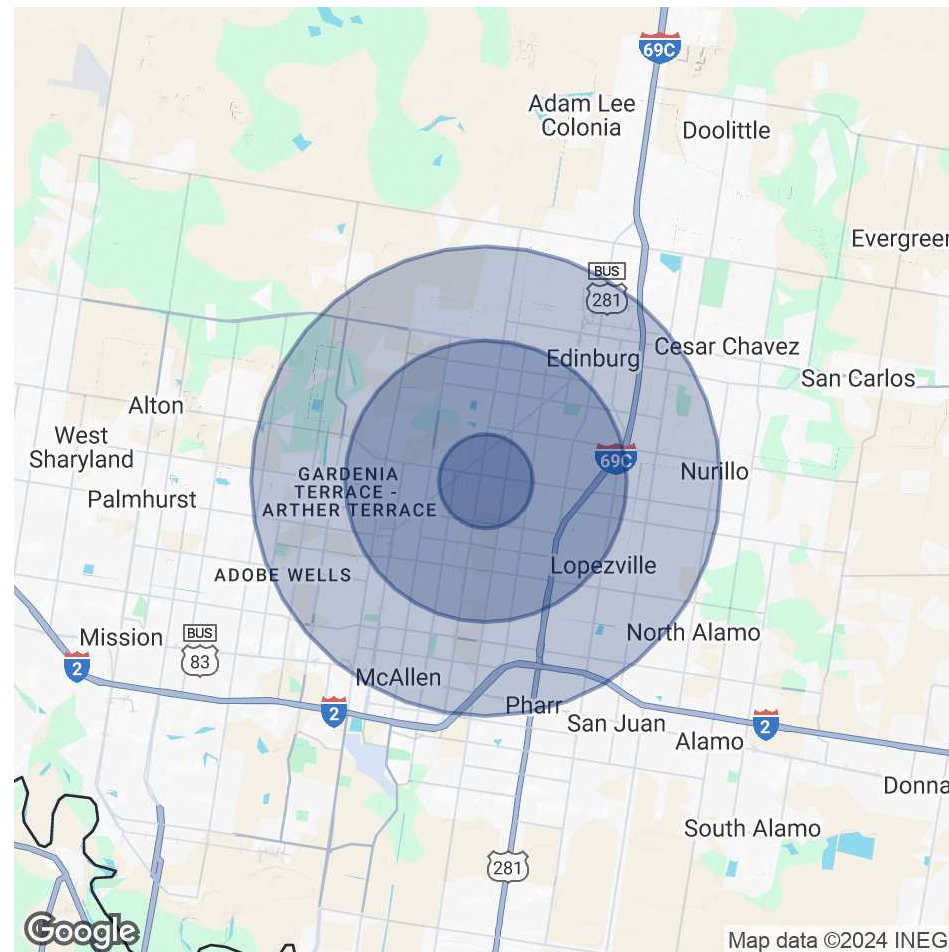
# CORNERSTONE MEDICAL PARK 2800 W. TRENTON RD

Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	72,585	207,555
Average Age	32.4	31.3	29.8
Average Age (Male)	32	29.7	28
Average Age (Female)	33.1	33	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,183	63,724
# of Persons per HH	3.2	3	3.3
Average HH Income	\$91,368	\$71,289	\$56,293
Average House Value	\$184,461	\$142,500	\$113,730

\* Demographic data derived from 2020 ACS - US Census



**Daniel Galvan, SIOR, CCIM**  
 (956)451-2983  
 dgalvan@cbcriograndevalley.com

**Michael Pacheco**  
 (956)739-5172  
 mpacheco@cbcriograndevalley.com

