



# MARS PLAZA

## 2949 COLLEGE ST.

### BEAUMONT, TX

START AT **\$22-\$26/psf**

SF  
AVAILABLE 1,000 / 1,200 / 2,400

**GROSS LEASE**



PYLON SIGNAGE

#### AVAILABLE SPACE

- 1,000 sf - Open Retail Space. One Restroom. Closet
- 1,200 - 2,400 sf - Can Be Divided Into Two 1,200sf Spaces. Center Location Facing Main Road

#### MARS PLAZA TENANTS

- Little Cesar's
- Sam's Seafood
- Farmers Insurance
- Cinica San Lucas
- Taste of China
- La Real Michoacana
- Lone Star Tax Service
- Victoria's Candy

#### PROPERTY OVERVIEW

- 26,887 sf Shopping Center
- Across from Baptist Hospital, City Health Clinic and the Army Reserve Office
- College St. / Hwy 90 Frontage
- Heavy Traffic

FOR MORE INFORMATION  
CONTACT:

**IABS**

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