

7804 N NAVARRO

UNIT FOR LEASE

NOW OFFERING TENANT ALLOWANCE



**SOUTH
TEXAS**
RENTALS.COM



optimum.

AVAILABLE

Stanton OPTICAL

SPACE
AVAILABLE

CALL TODAY

7804

361.333.2002

TWO PAIRS \$79
+ FREE EYE EXAM

Come in.
WALK-IN
EYE EXAM
WELCOME

AVAILABLE SPACES

Unit

SQFT

NNN

Unit B

1800

\$27.50/ SF / YR



ABOUT THE PROPERTY

Now Offering a Tenant Allowance

Discover an outstanding leasing opportunity in the heart of Victoria, Texas. This prime property is located directly adjacent to the bustling Victoria Mall, strategically positioned at the high-traffic intersection of North Navarro and LaSalle Crossing, with a daily traffic count of 40,703.

Anchored by Optimum and Scanton Optical, this property provides excellent foot traffic and visibility, making it an ideal location for a variety of businesses, including retail, dining, and professional services. With high visibility, prominent signage opportunities, and large storefront windows maximizing exposure, this space offers the perfect environment for your business to thrive.

DEMOGRAPHICS

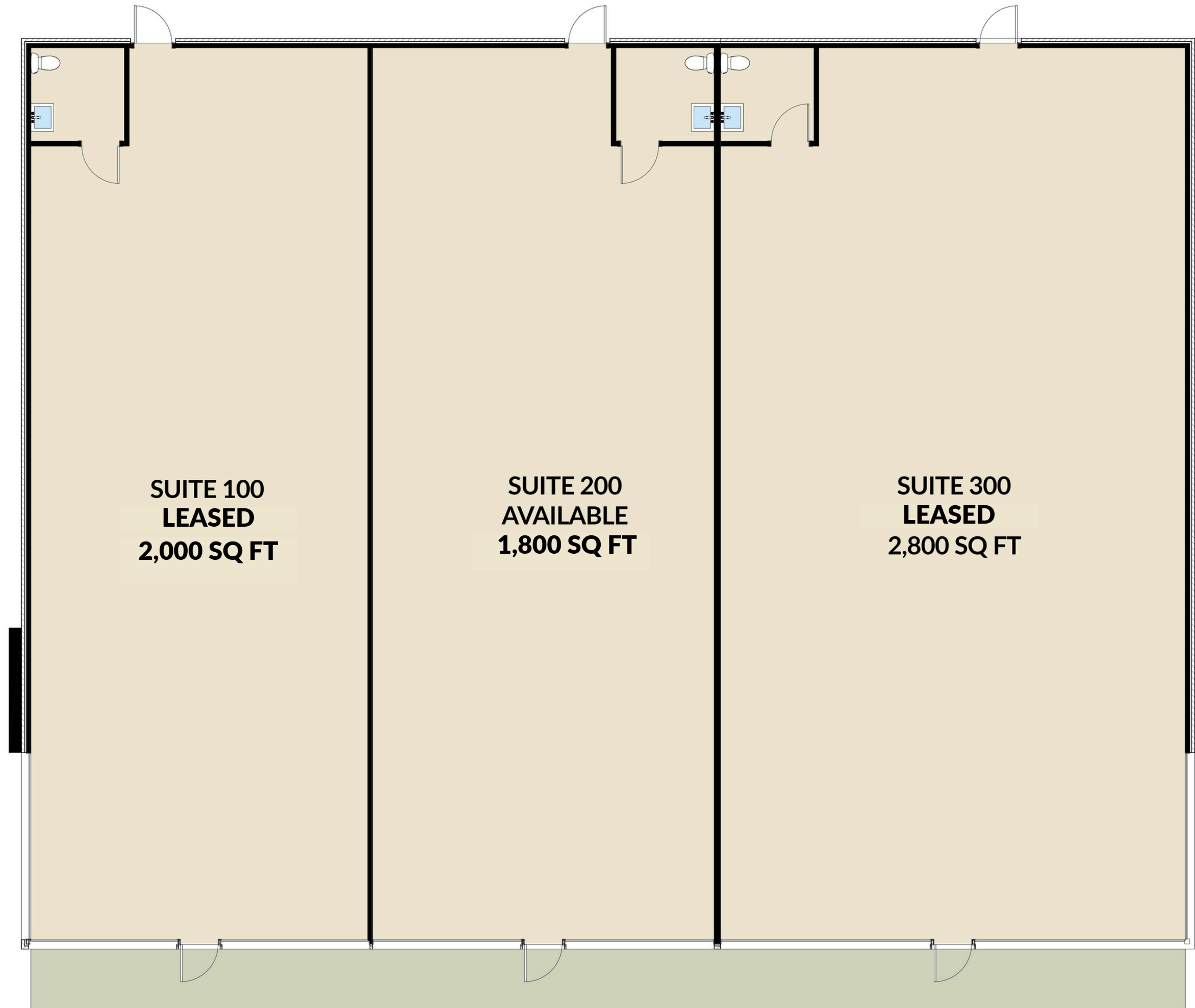
- Traffic Count: 40,703
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

\$27.50 / SF / YR

1,800 SQFT

What sets this location apart is its strategic advantage, being surrounded by major retailers, restaurants, and entertainment options. It's also conveniently located near residential neighborhoods and business districts, with easy access to major highways and transportation routes. Victoria is a vibrant and growing community, known for its strong local economy and friendly atmosphere, making it an ideal place to establish or expand your business. Don't miss out on this prime retail space next to the Victoria Mall – an opportunity to tap into a loyal customer base and become an integral part of this dynamic commercial area.





CONTACT



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