

# LA PLACITA SHOPPING CENTER

## SPACE AVAILABLE

1655 Ruben M Torres Boulevard Brownsville, TX 78521



LEASE RATE      \$24.00/SF/YR  
LEASE TYPE:      Net  
NNN:              \$5.04/SF/YR

**Ari Holzman**  
(956) 203-5008  
aholzman@cbcgrandvalley.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

# PROPERTY SUMMARY

1655 RUBEN M TORRES BLVD

Brownsville, TX 78521



## PROPERTY DESCRIPTION

The second-floor unit at 1655 Ruben M. Torres Boulevard offers a well-positioned space along one of Brownsville's most traveled corridors. With strong visibility and exposure, the unit provides a private, flexible setting ideal for office, professional services, studio, or specialized uses. The property is well-maintained, easily accessible, and features ample on-site parking. Located within an established commercial area surrounded by complementary businesses, this space offers long-term viability with separation from ground-level traffic.

## PROPERTY HIGHLIGHTS

- Ideal for office, professional services, studio, or specialized concepts
- Excellent visibility and access
- Surrounded by national retailers

## OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Net
NNN:	\$5.04/SF/YR
Available SF:	15,000 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

### Ari Holzman

(956) 203-5008

aholzman@cbcgrandvalley.com



**COLDWELL BANKER**  
**COMMERCIAL**  
RIO GRANDE VALLEY

# INTERIOR PHOTOS

1655 RUBEN M TORRES

Brownsville, TX 78521



**Ari Holzman**  
(956) 203-5008  
aholzman@cbcriograndevalley.com



# WEST FACING AERIAL

1655 RUBEN M TORRES BLVD

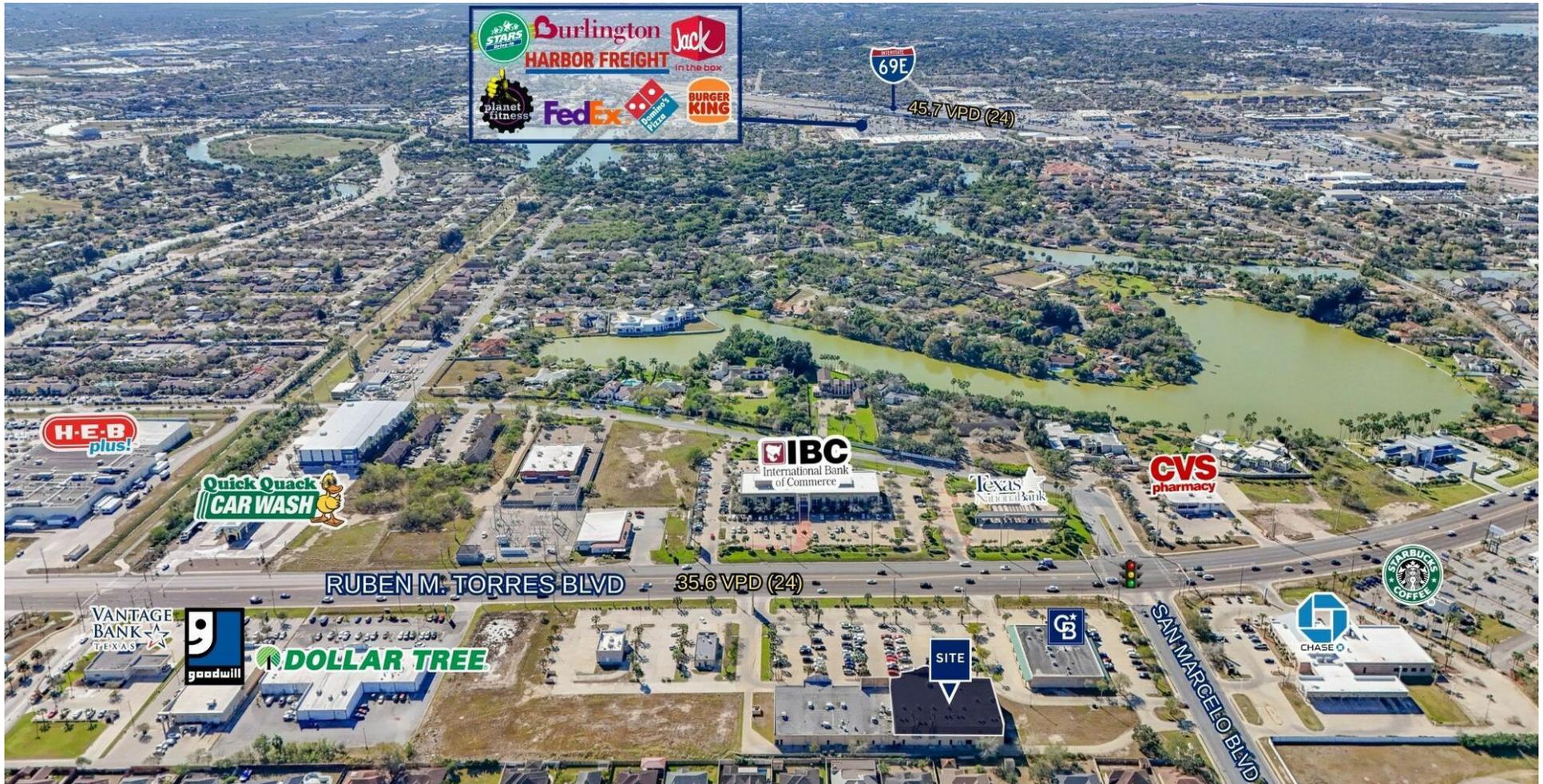
Brownsville, TX 78521



# SOUTH FACING AERIAL

1655 RUBEN M TORRES BLVD

Brownsville, TX 78521



Ari Holzman

(956) 203-5008

aholzman@cbricriograndevalley.com



COLDWELL BANKER  
COMMERCIAL  
RIO GRANDE VALLEY

# EAST FACING AERIAL

1655 RUBEN M TORRES BLVD

Brownsville, TX 78521



**Ari Holzman**

(956) 203-5008

aholzman@cbcriograndevalley.com

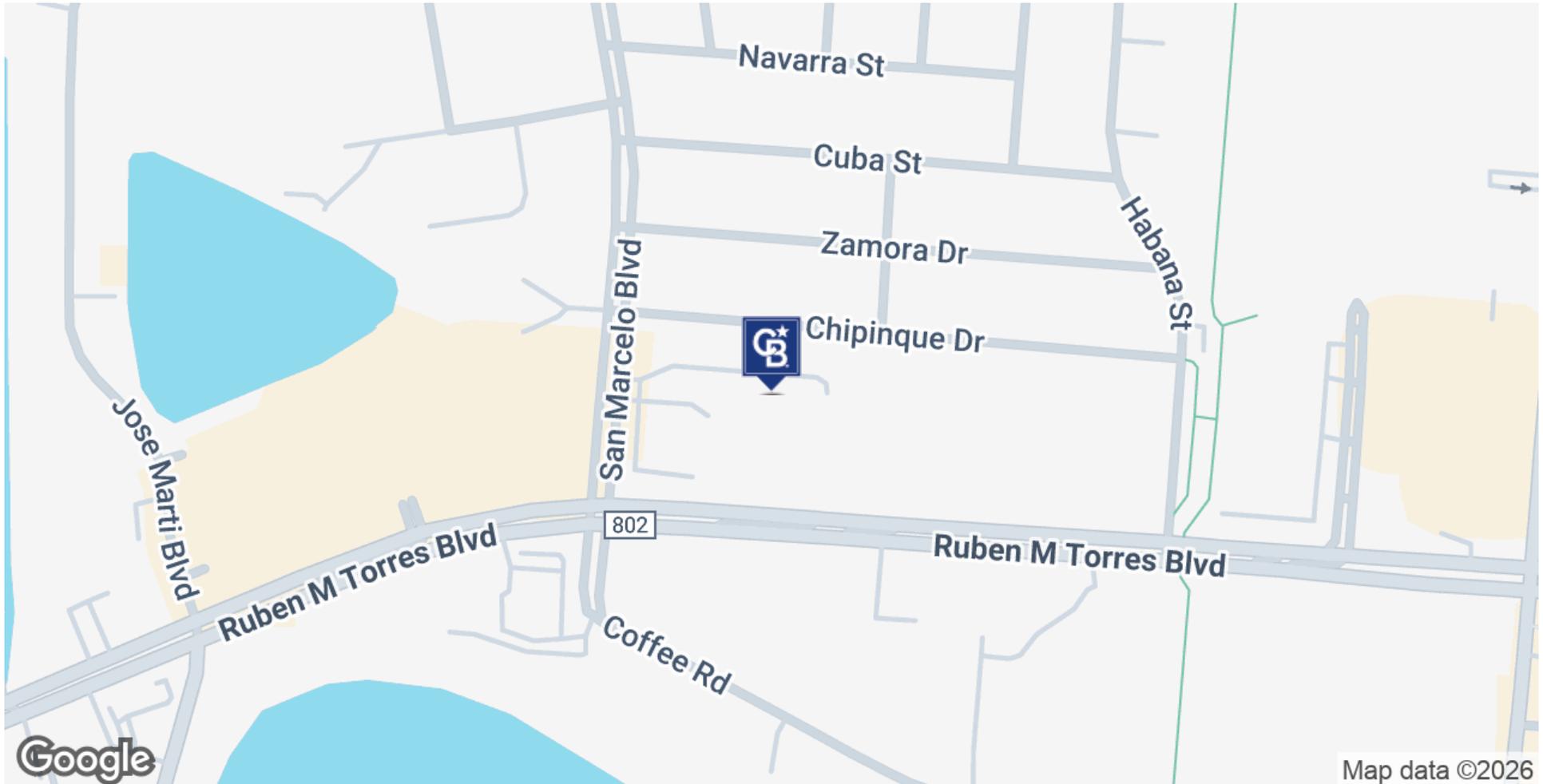


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# LOCATION MAP

1655 RUBEN M TORRES BLVD

Brownsville, TX 78521



**Ari Holzman**  
(956) 203-5008  
aholzman@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# DEMOGRAPHICS

1655 RUBEN M TORRES BLVD

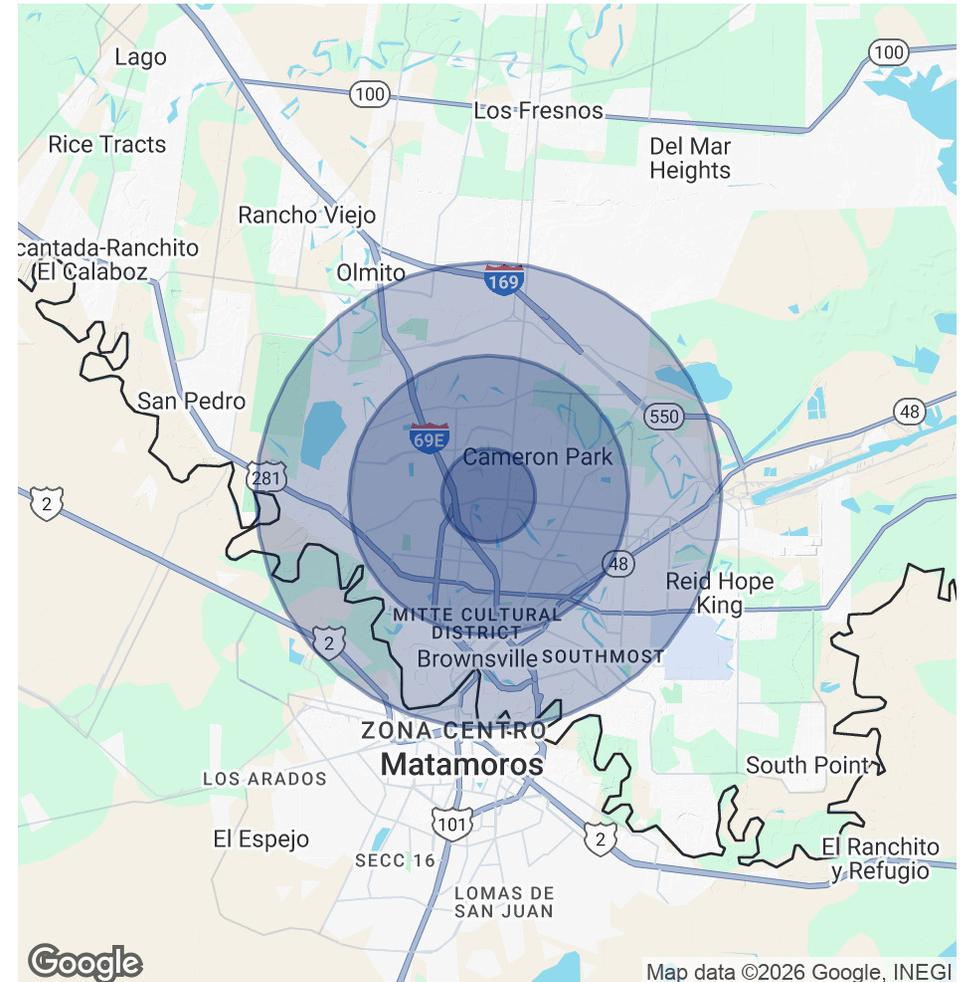
Brownsville, TX 78521

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,161	103,226	172,395
Average Age	39	37	36
Average Age (Male)	37	35	35
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	33,633	54,884
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$83,922	\$76,812	\$71,374
Average House Value	\$175,271	\$165,228	\$153,185

Demographics data derived from AlphaMap



**Ari Holzman**

(956) 203-5008

aholzman@cbcriegrandevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY