

THE SHOPPES AT WINFIELD

3402 E. Del Mar Blvd., Laredo, TX 78041

RETAIL PROPERTY FOR LEASE



KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
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TANO CARRANZA

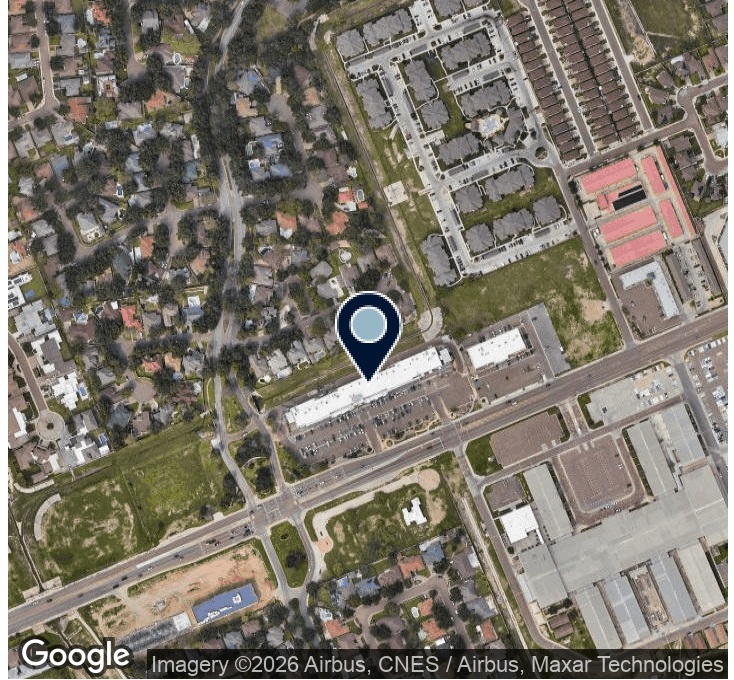
Vice President of Asset Management, Real Estate
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PROPERTY DESCRIPTION

Available November 2026, Suite 260 offers 3,471 SF of fully built-out dental/medical office space. This turnkey suite provides an ideal opportunity for dental or medical professionals seeking a seamless move-in. Located in north Laredo, Texas, within a vibrant and centrally positioned shopping center, this space is designed to help your practice open its doors and start serving patients right away.

PROPERTY HIGHLIGHTS

- Fronting E. Del Mar Blvd. with appx 21,783 VPD
- Second generation spaces with open layout
- Close proximity to Loop 20 with appx 41,758 VPD
- 6:1000 Parking Ratio with Pylon
- Surrounded by dense residential area
- Well-maintained premises
- Excellent exposure ideal for retail and professional service use

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	17
Available SF:	3,471 SF
Building Size:	36,942 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	19,374	41,266	63,446
Total Population	61,330	130,358	203,518
Average HH Income	\$120,725	\$94,288	\$84,584

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FURNITURE MODEL
EQUIPMENT NOTES

1 FURNITURE LAYOUT & EQUIPMENT
SCALE: 1/4" = 1'-0"



HICKEY PENA ARCHITECTS
1010 So. Broadway
Laredo, TX 78041
956.724.1100
1115 East Loop
Laredo, TX 78041
hickypena.com

DR. DICK B. DAVENPORT
DAVENPORT DENTAL GROUP, V.E.
CONSULTANT
10000 N. LOOP WEST, SUITE 400
LAREDO, TX 78041
956.724.1100

FURNITURE LAYOUT & EQUIPMENT
A-202
DATE: 10/15/2019

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