

THE SHOPPES AT WINFIELD

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

RETAIL PROPERTY FOR LEASE



KAYLA ALVARADO

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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:	Fully Leased
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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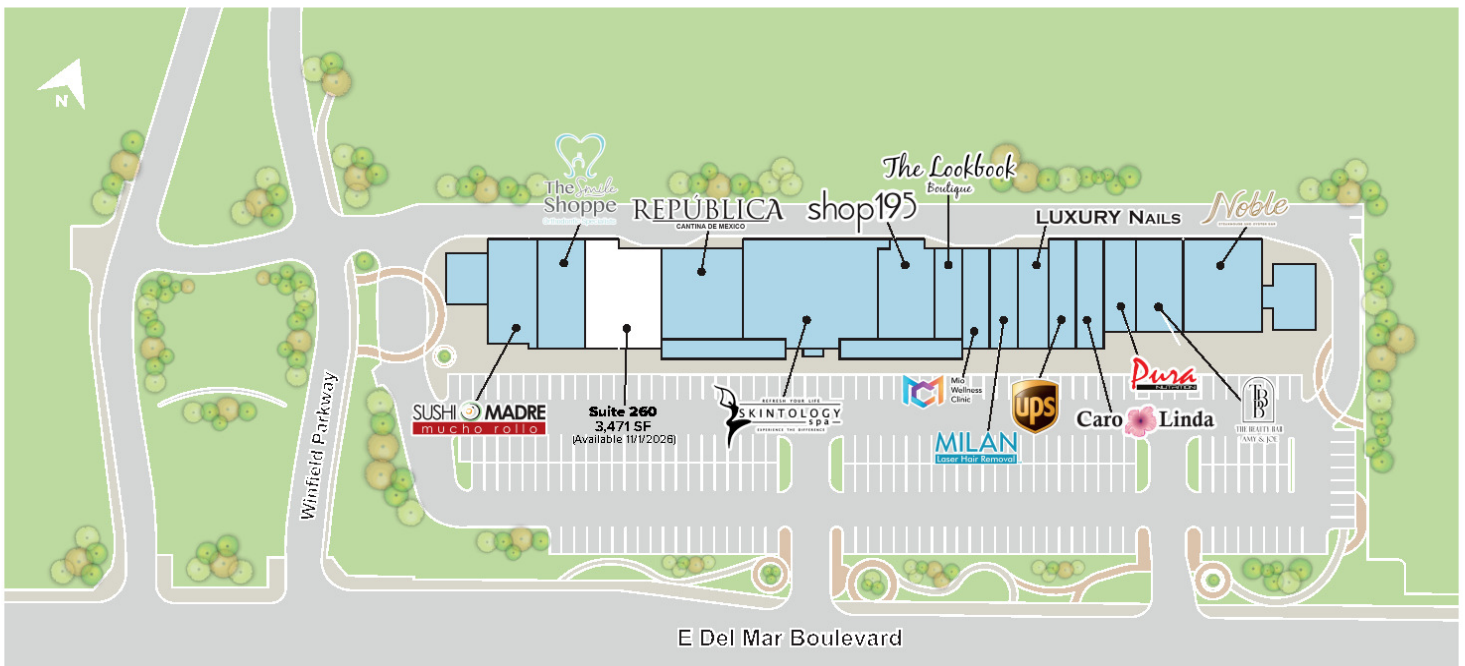
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FURNITURE NOTES:

- EQUIPMENT NOTES:
1. RE OPER. ROOM
 2. RE OPER. ROOM
 3. RE OPER. ROOM
 4. RE OPER. ROOM



HICKEY PENA
ARCHITECTS

DR. DICK B. DAVENPORT
DAVENPORT DENTAL GROUP, V.E.



DR. DICK B. DAVENPORT
DAVENPORT DENTAL GROUP, V.E.
CONSULTANT

FURNITURE LAYOUT & EQUIPMENT

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