

# 7,020 SF Retail/Restaurant Space – Former Daycare

2413 Colorado St Mission, TX 78572



**Manny Garcia**  
Manny@rogershealy.com  
972.822.5314

**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL



# Property Information

2413 Colorado St Mission, TX 78572

## For Sale & Lease

Asking Price:	\$2,100,000
Asking Rent:	\$14,000/Month

## General

Year Built	2010
Parcel Size:	0.54 Acres
Building SF:	7,020
Parking Spaces:	20
Zoning:	C-3 General Business

## Property Description

Former daycare facility operating since 2010, includes a full commercial kitchen, a 1,000-gallon grease trap, a fire suppression system, a sprinkler system, five HVAC units, and nine ADA-compliant bathrooms. The property is situated in a high-traffic, high-density retail corridor, surrounded by major national retailers including Walmart, Target, H-E-B, and many others. With its prime location, versatile layout, and extensive existing infrastructure, it is ideal for a restaurant, retail storefront, professional office, or a wide range of general commercial uses.



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# Nearby Retailers





# Demographics

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237,089

2024 Population | 5 Mile Radius

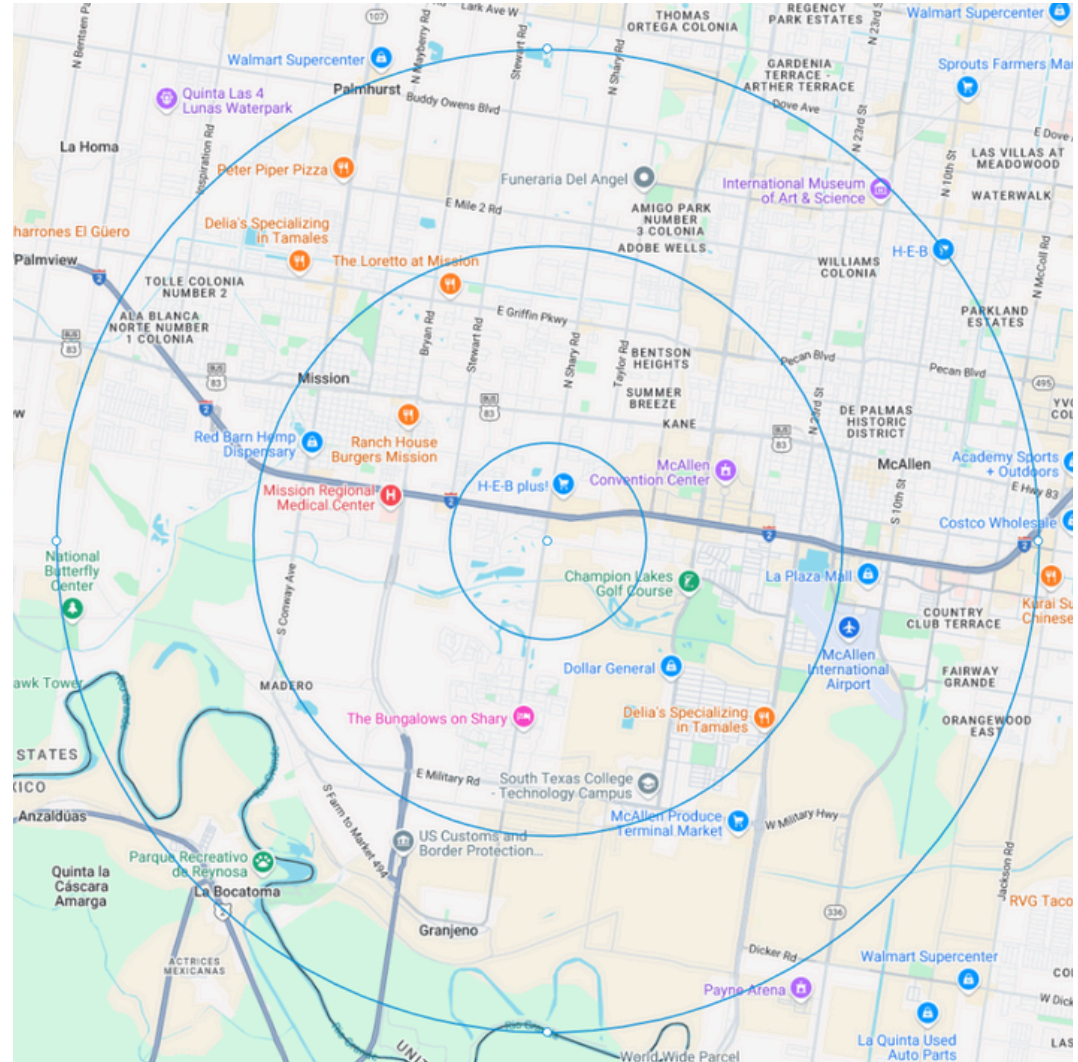
77,540

Households | 5 Mile Radius

\$70,924

2024 Household Income | 5 Mile Radius

	1 Mile	3 Miles	5 Miles
Population	13,531	43,659	237,089
Households	4,297	14,469	77,540
Average Income	\$103,200	\$80,440	\$70,924
Traffic Counts	S Shary Rd 28,661	Hwy 83 122,978	Colorado St 5,585



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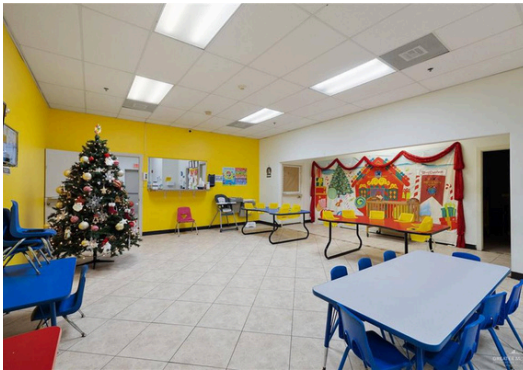
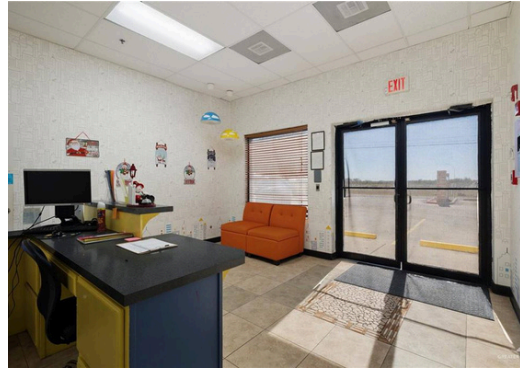
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# Site Images

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