

CORNERSTONE MEDICAL PARK

2800 W. TRENTON RD

Edinburg, TX 78539



LEASE TYPE: NET

LEASE RATE: \$24.00

NNN: \$8.00

GREAT FOR MEDICAL OR GENERAL OFFICE

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcgrandevalley.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 OVERVIEW

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



PROPERTY DESCRIPTION

2800 W. Trenton is perfectly located in the South Edinburg/North McAllen area, just inside Edinburg's Medical Corridor. With a location at Cornerstone Medical Park, the building has great proximity to major medical facilities, and fronts one of Edinburg's major, arterial roads. The building has excellent visibility from Trenton Road and McColl Road and is perfect for any medical or general office user.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Flexible Lease Rates
- Proximity to Major, Medical Facilities
- Fully Finished Out Suites Available

OFFERING SUMMARY

Lease Type:	Net
Lease Rate:	\$24.00/SF/Yr
NNN:	\$8.00/SF/Yr
Available SF:	692 - 1,600 SF
Building Size:	60,920 SF

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com

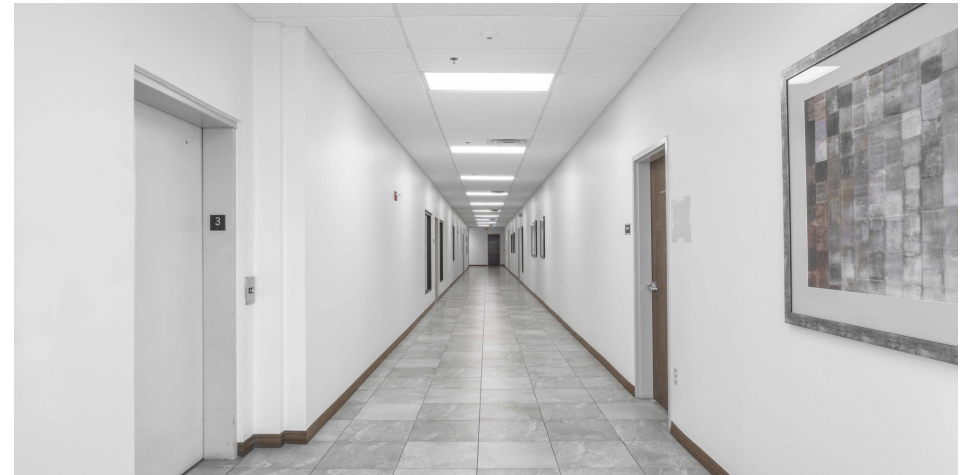


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

INTERIOR PHOTOS

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL MAP

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

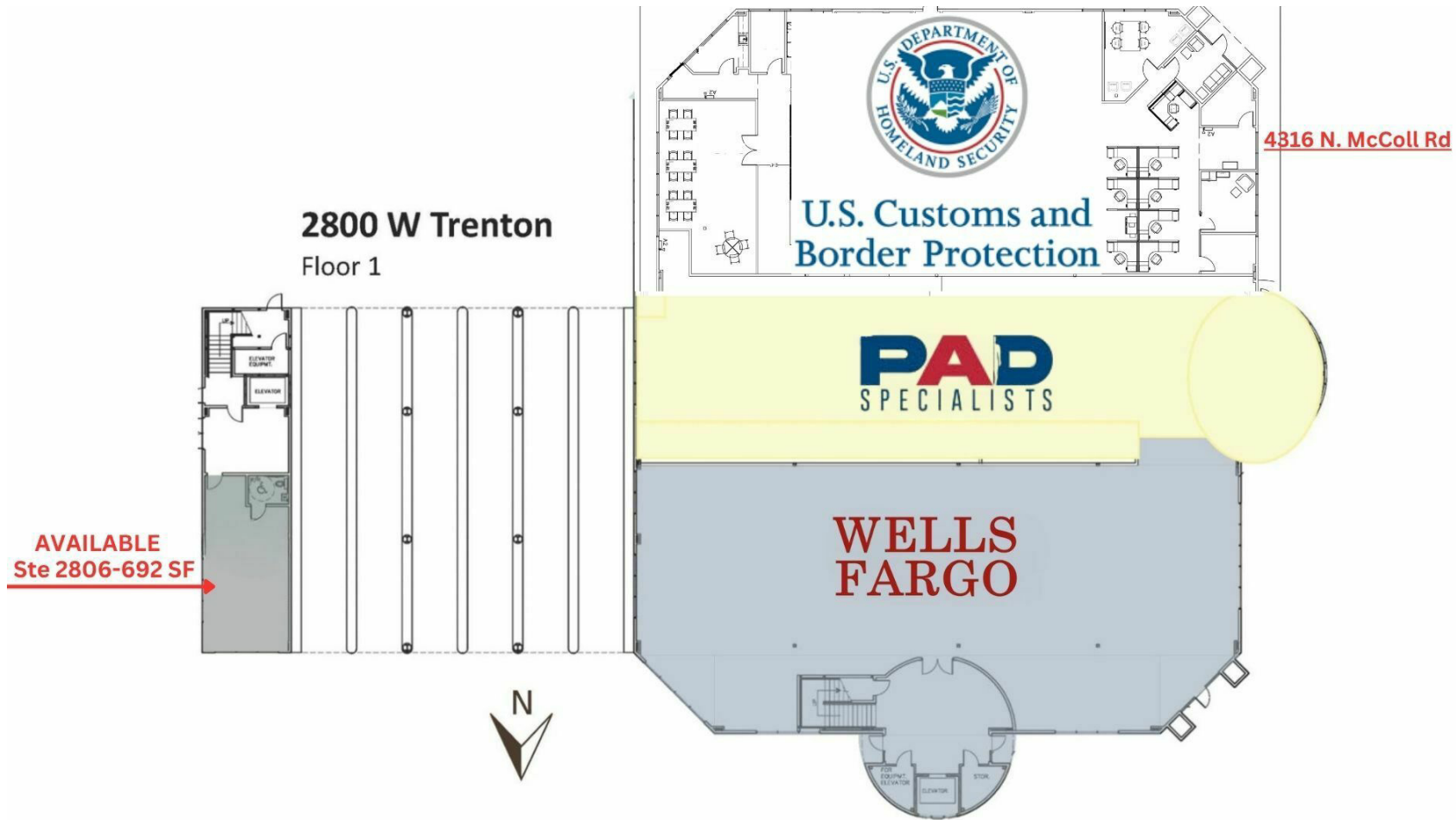


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

FIRST FLOOR SITE PLAN

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcgrandevalley.com

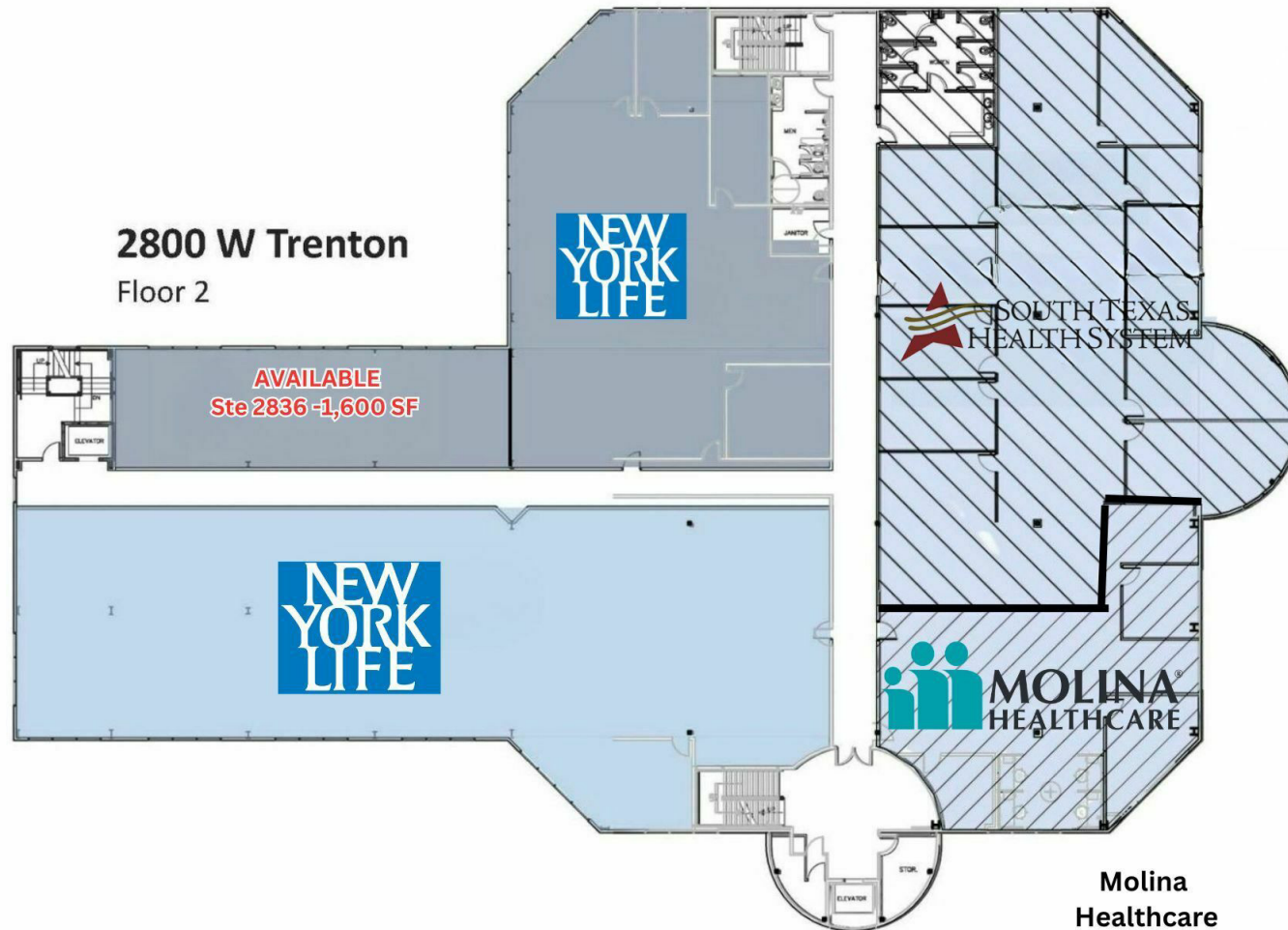


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SECOND FLOOR SITE PLAN

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LEASE SPACES AVAILABLE

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539

LEASE INFORMATION

Lease Type:	Net
Total Space:	692 - 1,600 SF

Lease Rate:	\$24.00
NNN:	\$8.00

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2836	Available	1,600 SF	NNN	\$24.00 SF/yr
Ste 2806	Available	692 SF	NNN	\$24.00 SF/yr

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com

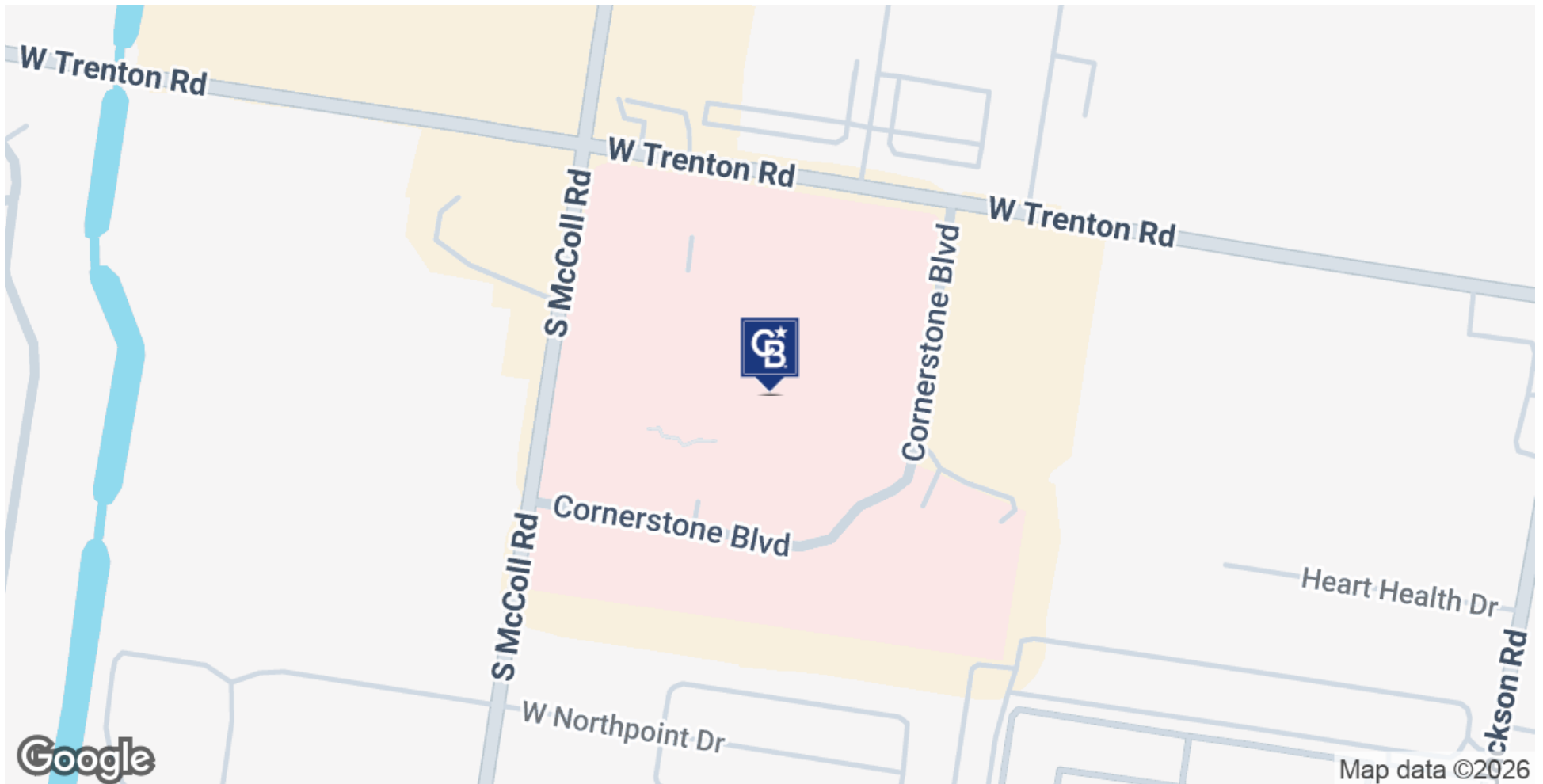


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

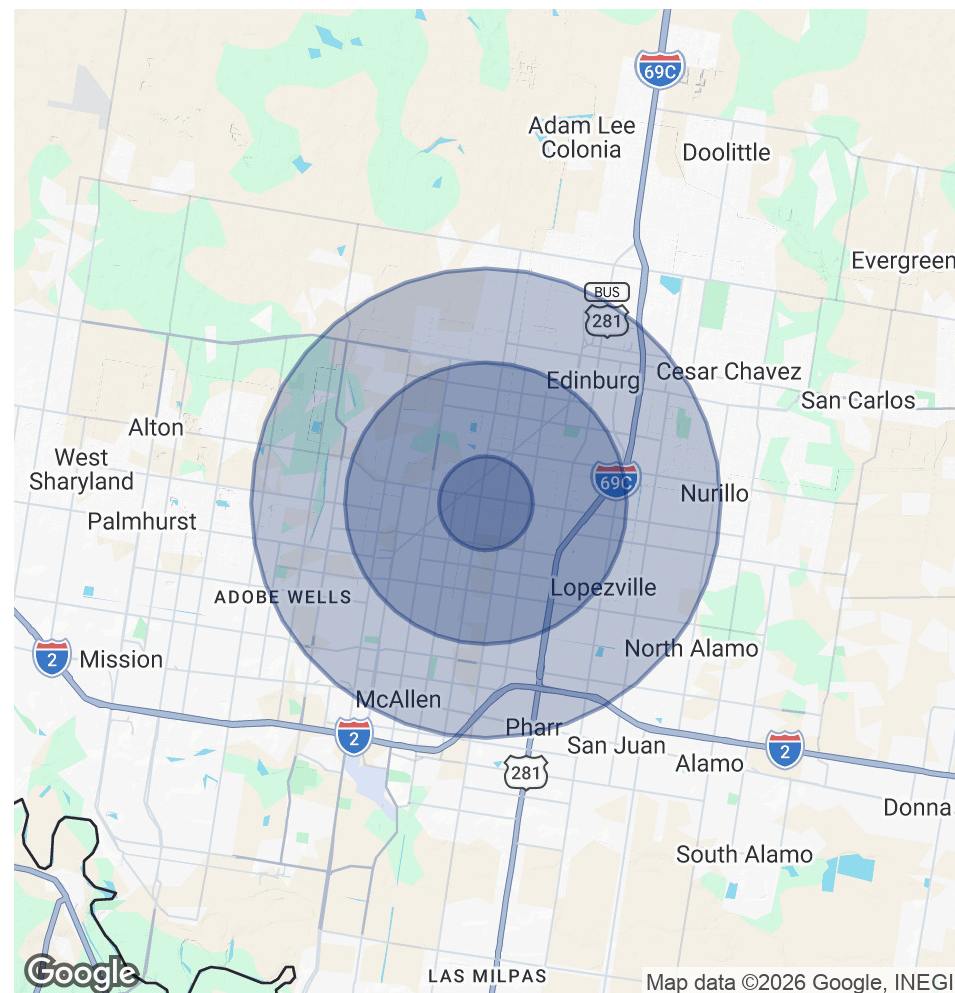
CORNERSTONE MEDICAL PARK

2800 W. Trenton Road Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	72,585	207,555
Average Age	32.4	31.3	29.8
Average Age (Male)	32	29.7	28
Average Age (Female)	33.1	33	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,183	63,724
# of Persons per HH	3.2	3	3.3
Average HH Income	\$91,368	\$71,289	\$56,293
Average House Value	\$184,461	\$142,500	\$113,730

* Demographic data derived from 2020 ACS - US Census



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY