



Metex Plaza

4610 San Bernardo Ave, Laredo, TX 78041

FOR LEASE

Edward Foster
WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Retail For Lease



PROPERTY DESCRIPTION

Prime Retail Space for Lease on San Bernardo Avenue
Laredo, TX

Prime leasing opportunity in a highly coveted retail corridor of Laredo, TX. This 3,000 sq. ft. retail space (with up to 12,304 sq. ft. contiguous available) is well positioned along San Bernardo Avenue directly in front of Laredo's only Sam's Club, offering exceptional visibility and customer traffic.

PROPERTY HIGHLIGHTS

- Shadow-anchored by Sam's Club – a powerhouse retailer attracting over 2.4 million annual visits, ranking as the 5th busiest Sam's Club in Texas.
- Excellent access and exposure, making it a premier location for retail, service, or dining establishments.
- Surrounded by leading retailers including Dollar Tree, Burlington, WSS, and many others generating a steady stream of customers.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	3,000 - 8,722 SF
Lot Size:	74,000 SF
Building Size:	43,593 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,394	57,919	79,630
Total Population	15,868	175,624	260,844
Average HH Income	\$46,173	\$58,789	\$60,674

Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Retail Aerial



Google

Map data ©2024

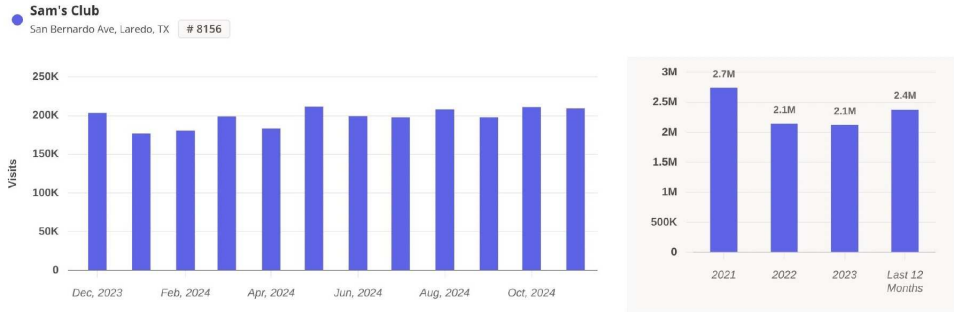
Edward Foster
WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Exposure To Over 2.4M Visits

Visits Trend



Monthly | Visits | Dec 1st, 2023 - Nov 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



LOCATION INFORMATION

Building Name	Metex Plaza
Street Address	4610 San Bernardo Ave
City, State, Zip	Laredo, TX 78041
County	Webb

BUILDING INFORMATION

Number of Floors	2
Year Built	2006
Number of Buildings	3

PROPERTY HIGHLIGHTS

- Shadow-anchored by Sam's Club – a powerhouse retailer attracting over 2.4 million annual visits, ranking as the 5th busiest Sam's Club in Texas.
- Excellent access and exposure, making it a premier location for retail, service, or dining establishments.
- Surrounded by leading retailers including Dollar Tree, Burlington, WSS, and many others generating a steady stream of customers.

Ranking Overview



Chain: Sam's Club | Visits | Dec 1st, 2023 - Nov 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Edward Foster

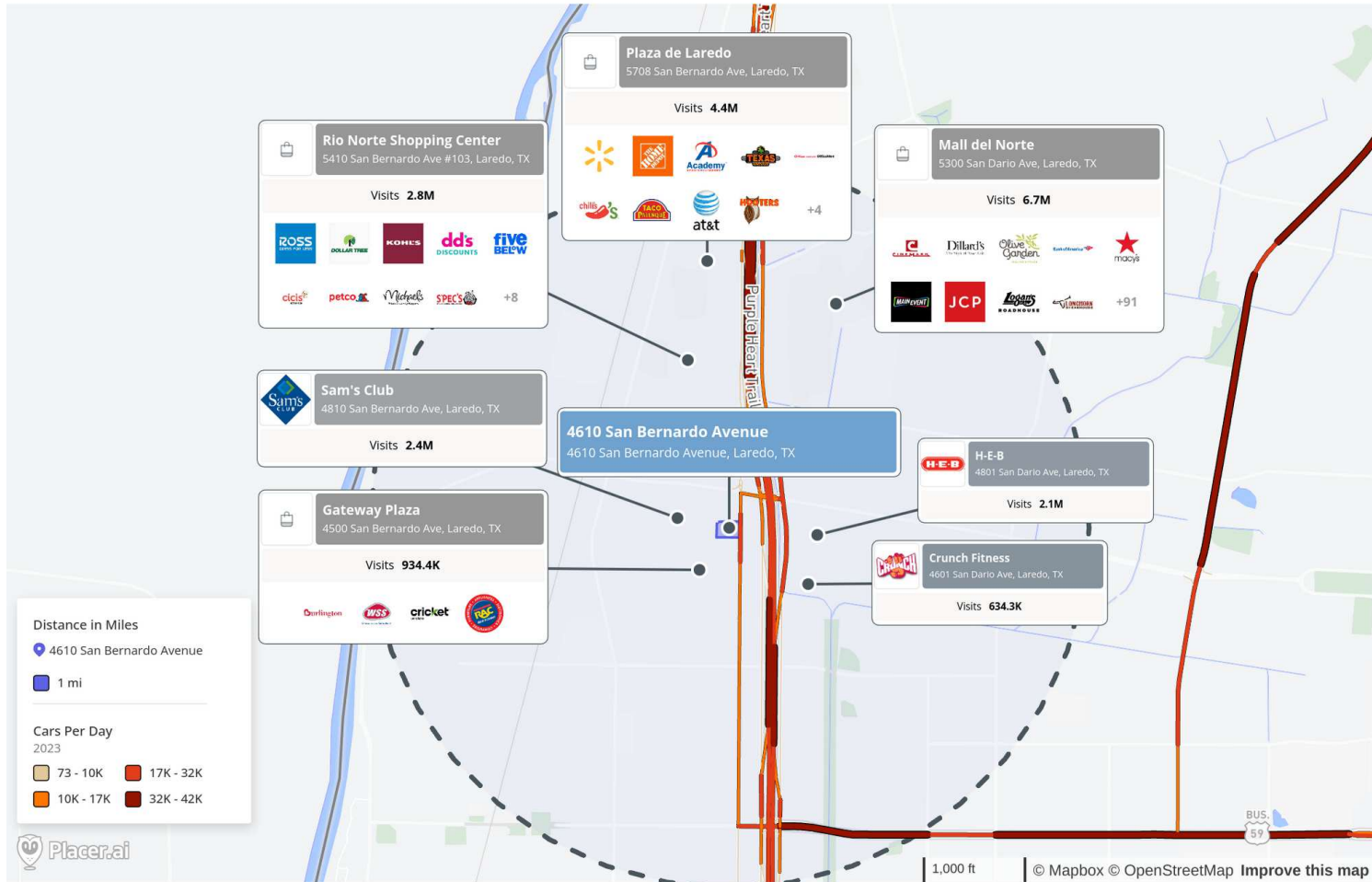
WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



1 Mile Ring

4610 1 MILE RING



Dec 1, 2023 - Nov 30, 2024. Ranking listed in callouts are based on Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)



Edward Foster

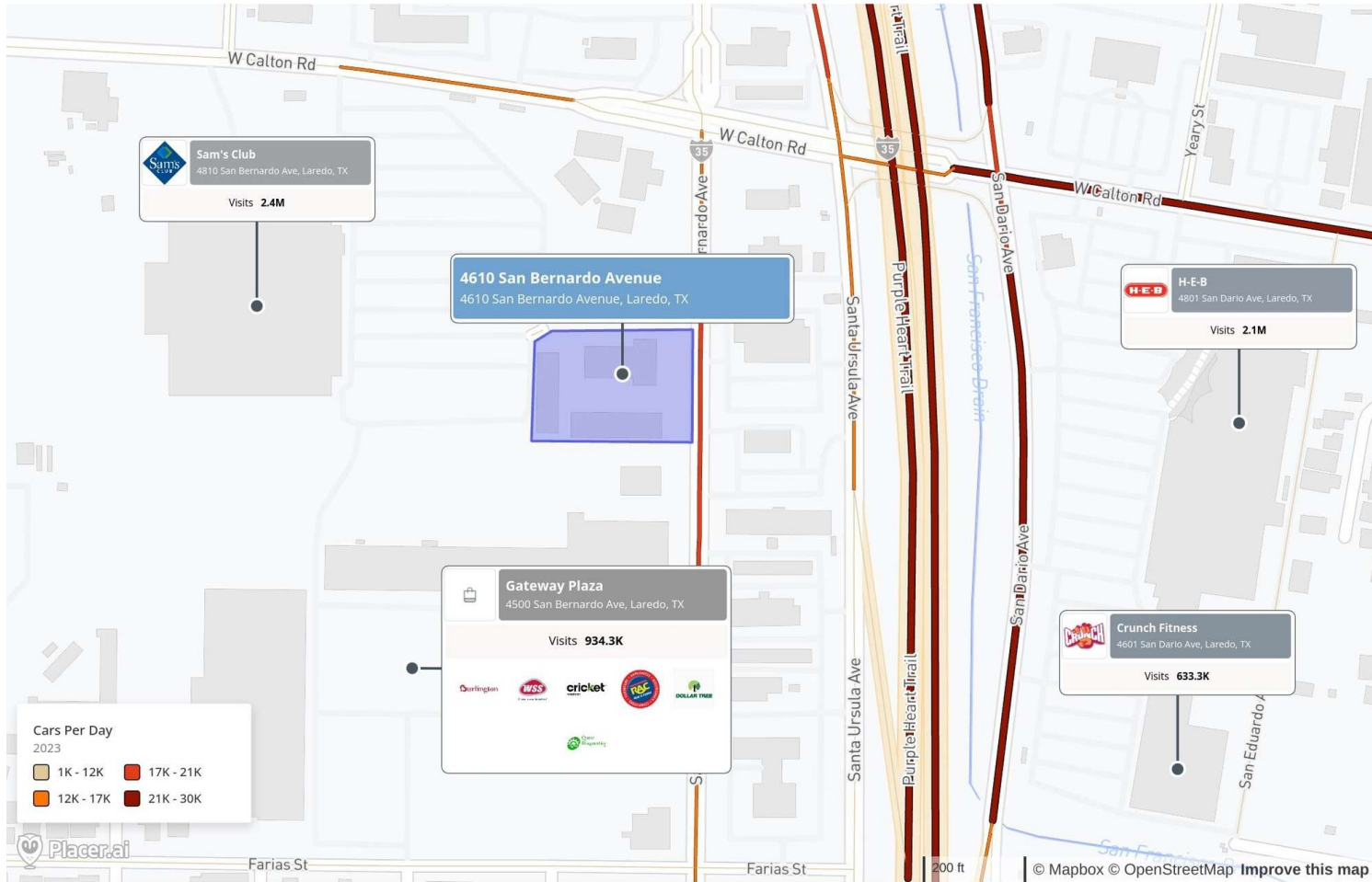
WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



San Bernardo Traffic Counts

4610 QSR Aerial



Dec 1, 2023 - Nov 30, 2024. Ranking listed in callouts are based on Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)



Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

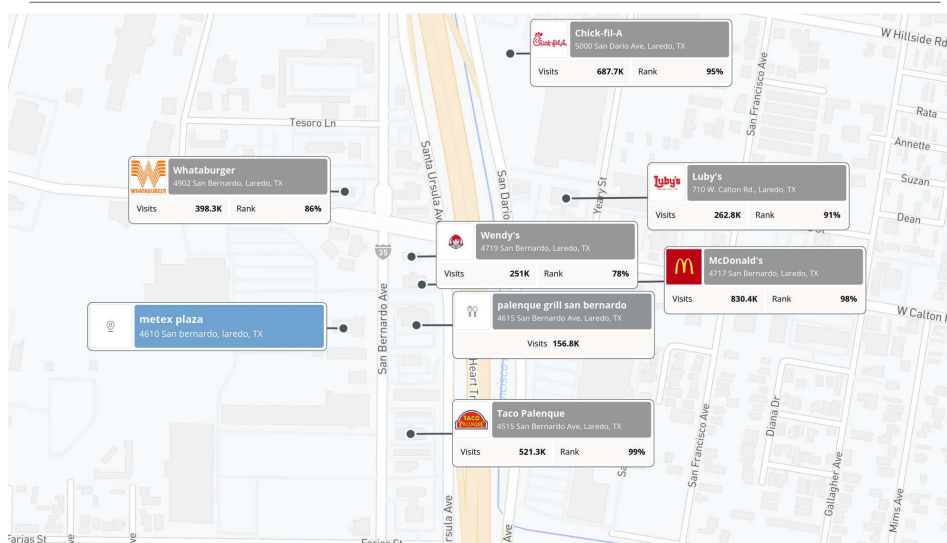
4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



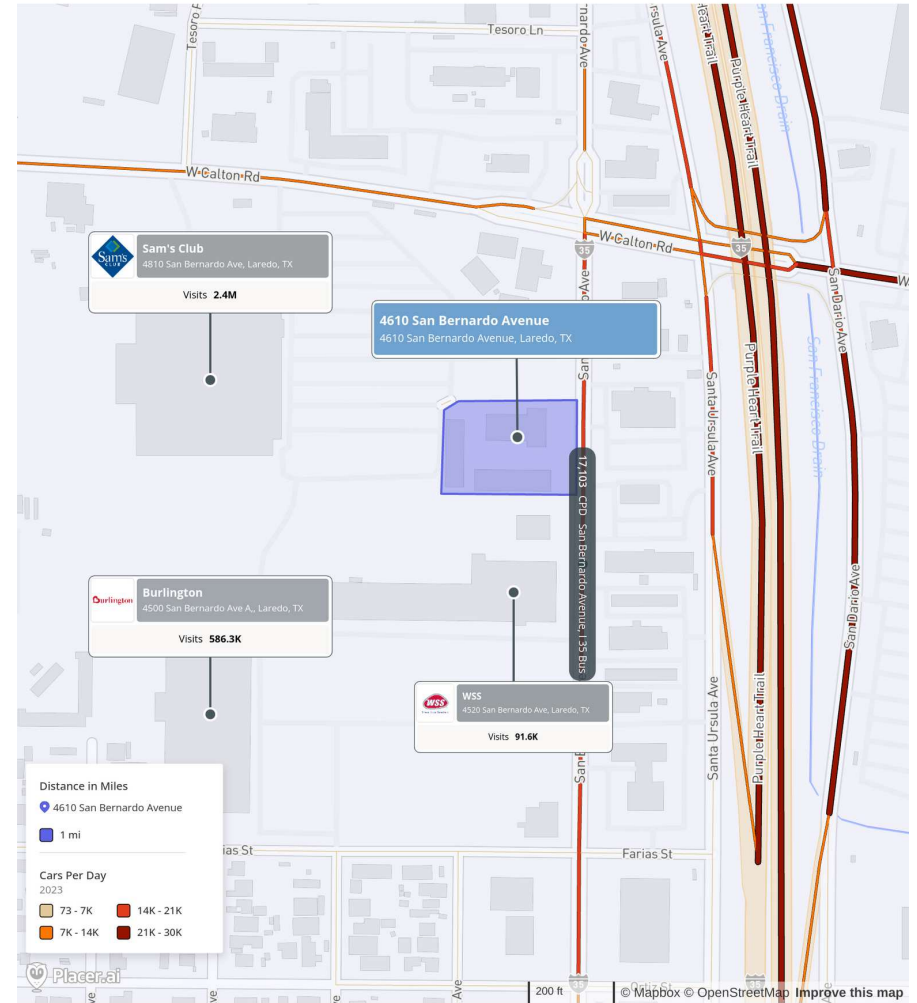
Retail For Lease

PRIME RETAIL LOCATION WITH HIGH TRAFFIC AND TOP NATIONAL BRANDS

Located on the high-traffic San Bernardo Avenue, 4610 San Bernardo Ave. offers exceptional visibility and easy access to IH-35, with over 17,000 vehicles passing daily. Positioned in one of Laredo's busiest retail corridors, the area is anchored by prominent national tenants, including Sam's Club, Burlington, Dollar Tree, and WSS Shoes. The surrounding area also features several top-performing quick-service restaurants (QSRs) and fast-casual dining establishments, making it a prime destination for shopping and dining.



4610 VPD



Dec 1, 2023 - Nov 30, 2024. Ranking listed in callouts are based on Category - Nationwide. Data provided by Placer Labs Inc. (www.placer.ai)

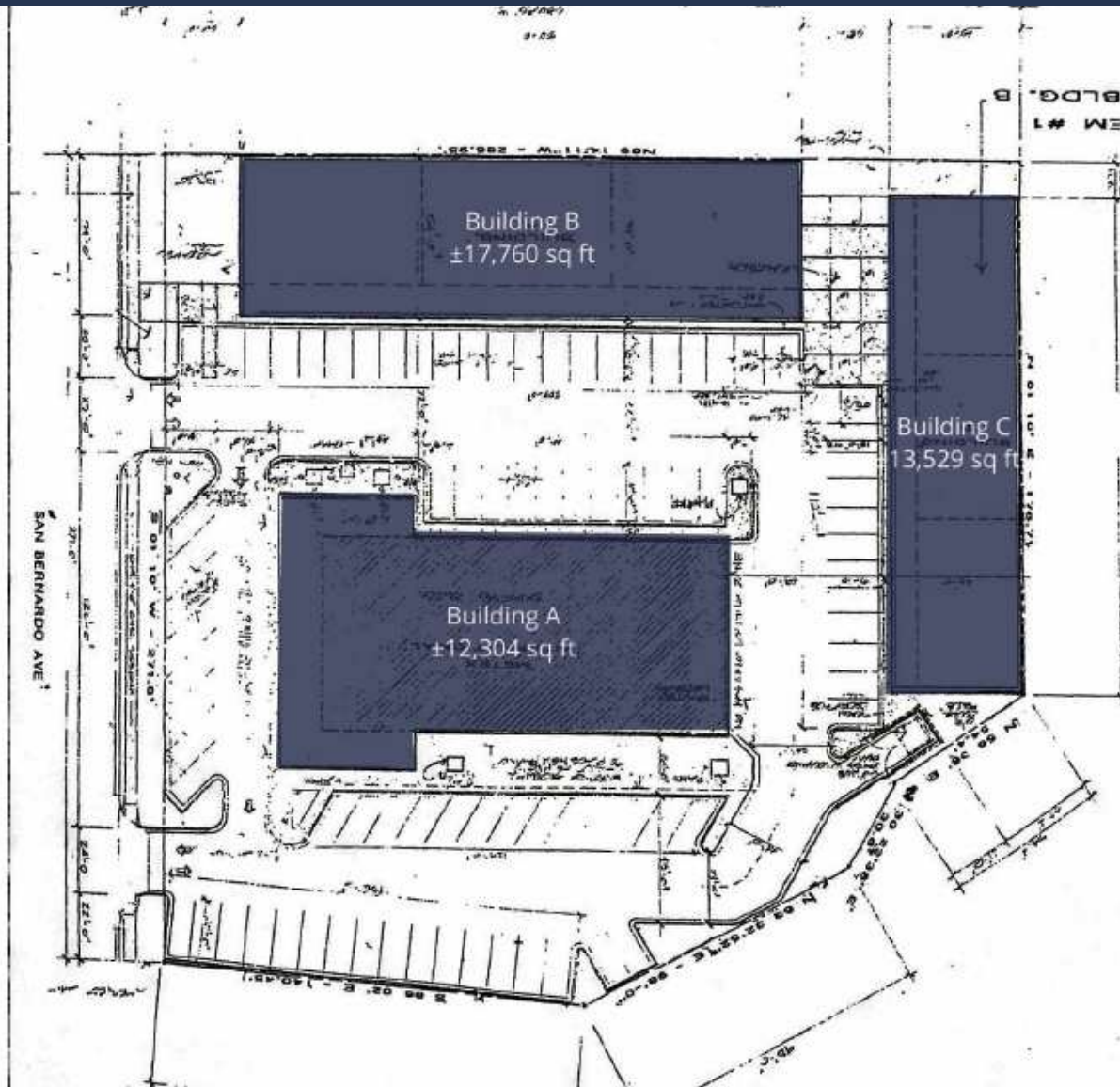
Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Site Plan



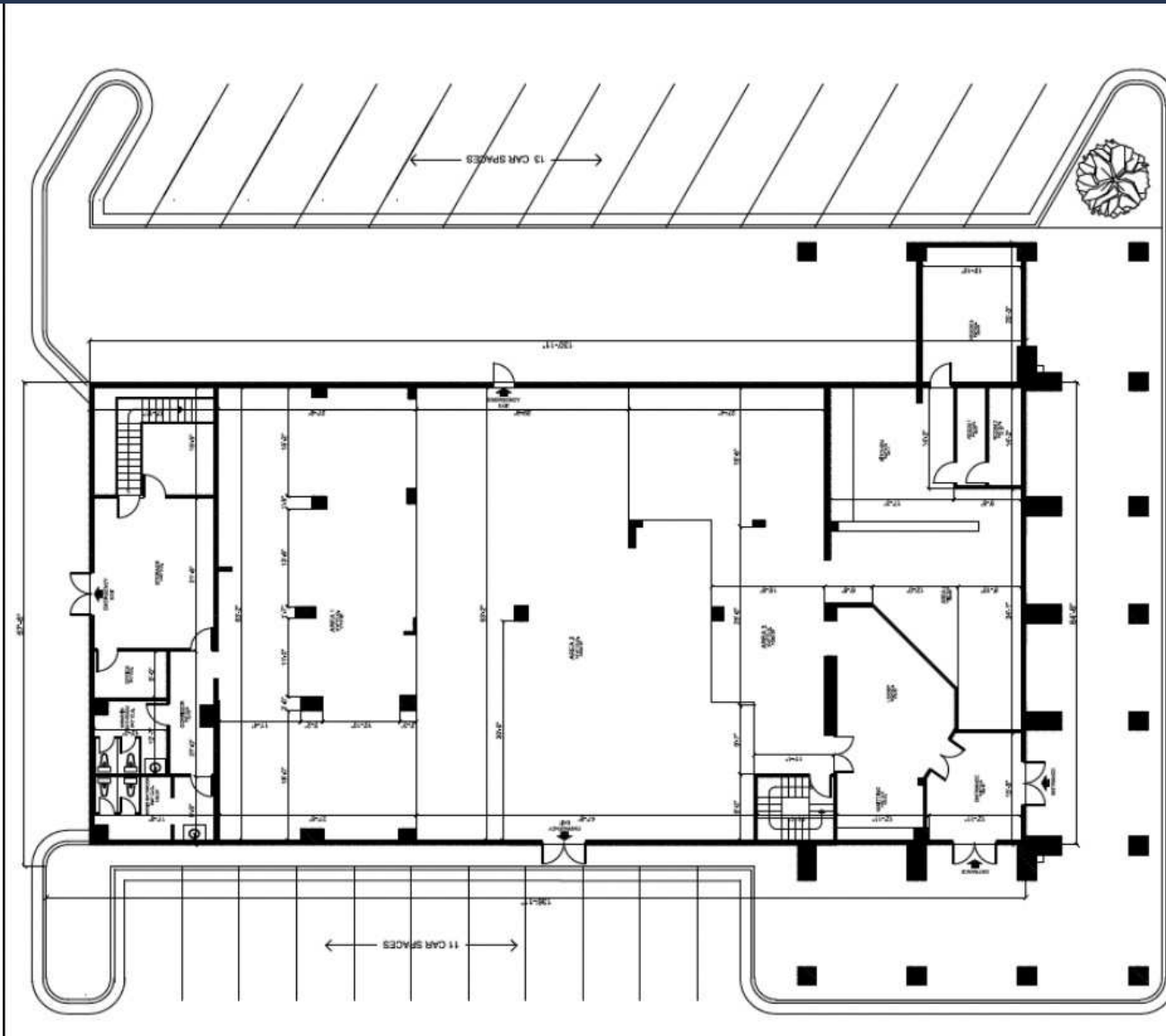
Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Existing Floor Plan



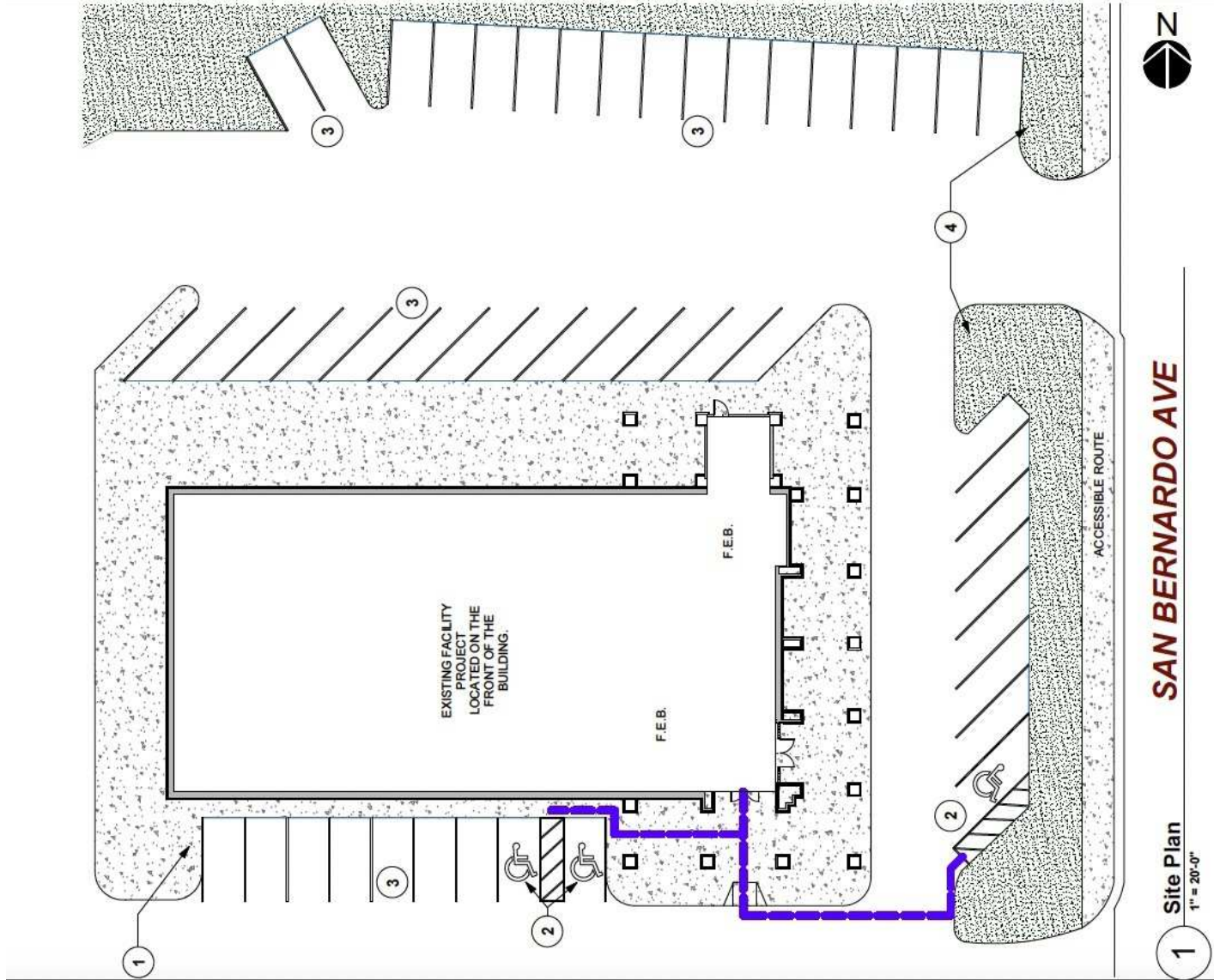
Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Exclusive Parking



Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM

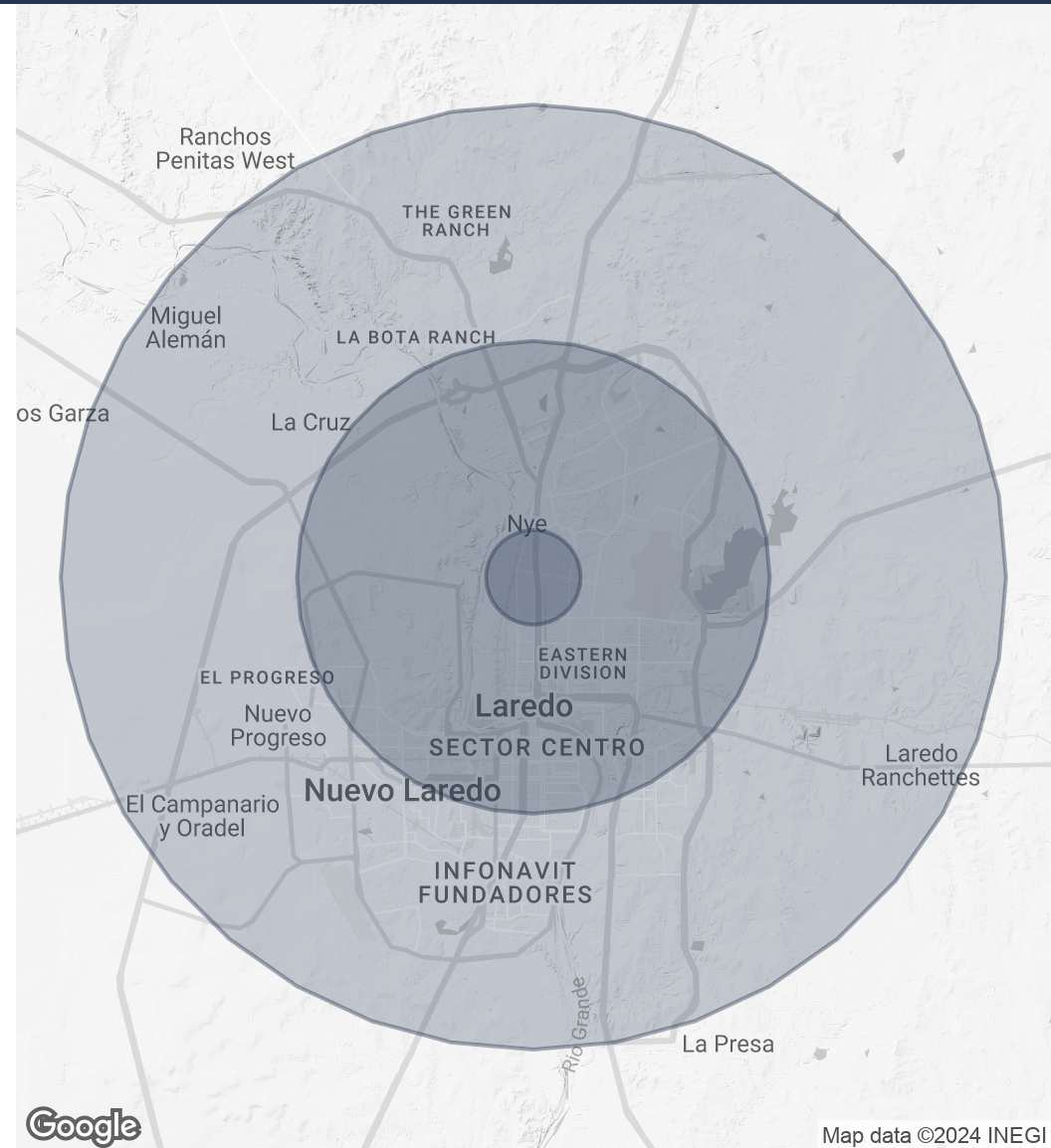


Retail For Lease

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,868	175,624	260,844
Average Age	31.3	31.9	29.5
Average Age (Male)	30.9	30.6	28.2
Average Age (Female)	33.7	33.3	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,394	57,919	79,630
# of Persons per HH	2.9	3.0	3.3
Average HH Income	\$46,173	\$58,789	\$60,674
Average House Value	\$100,402	\$137,657	\$138,853

2020 American Community Survey (ACS)



Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



LAREDO TEXAS



CITY DESCRIPTION

At the center of the primary trade route connecting Canada, the United States, and Mexico, and the gateway to Mexico's burgeoning industrial complex, Laredo and Nuevo Laredo offer markets, business opportunities, and profit potential which business and industry simply cannot find anywhere else.

The Laredo Customs District handles more trade than the ports of Southern California, Arizona, New Mexico, and West Texas combined. Laredo is the only U.S./Mexico border city strategically positioned at the convergence of all land transportation systems. Mexico's principal highway and railroad leading from Central America through Mexico City, Saltillo, and Monterrey, the industrial heart of Mexico, converge at Laredo to meet two major U.S. rail lines, Interstate 35 and other roads which fan outwards to the urban centers and seaports of Texas and beyond to Northern States and Canadian Provinces including Illinois, Michigan, New York, and Ontario. For the last several years, Mexico's economic reforms increased U.S./Mexico trade and cross-border production sharing combined to spur Laredo's growth as never before. As the fastest growing city east of the Rocky Mountains and the most competitive USMCA crossing, Laredo's bright economic future is vibrant.

When thinking about opportunities in Laredo, think beyond the ± 280,000 people that live here and consider the roughly 6,000,000 people from Monterrey and surrounding areas. Many of these people travel to Laredo for retail, health care, and entertainment.

Edward Foster

WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



LTX RE