

EXECUTIVE SUMMARY | SPACE AVAILABLE NOW



OFFERING SUMMARY

Available SF:	1,106 - 12,851 SF
Base Rent:	\$15.00-24.00/SF/YR (+NNN)
NNN (In Addition To Base Rent):	\$6.00/SF/YR
Year Built:	1999
Building Size:	95,000 SF
Minimum Term:	5-10 Years
Traffic Count:	In excess of 78,000 Cars/Day

PROPERTY OVERVIEW

This property is an approximately 95,000 SF shopping center located on SPID at Greenwood. The shopping center includes WellMed, Dollar Tree, Dominos Pizza, Ocean Dental, Cricket, First Cash Pawn.

Armed Forces Recruiting Office space(s) will be available after January 2025. The space is divided into 4 individual recruiting offices with common area restrooms and break room areas. Please see attached current drawing. Landlord can lease the entire 7,990 SF or the space can be divisible subject to the type of use, credit of tenant and length of lease. In addition, the 7,990 SF space can be combined with the adjacent vacant space (4,861 SF) for a total of 12,851 SF.

- Incentives and tenant finish allowance available for good credit Tenants.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 230	\$18.00 SF/yr	4,861 SF
Armed Forces Recruitment Space	\$15.00 - 24.00 SF/yr	1,106 - 7,990 SF
Former WellMed Marketing	\$18.00 SF/yr	11,400 SF

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ADDITIONAL PHOTOS



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PYLON SIGNAGE



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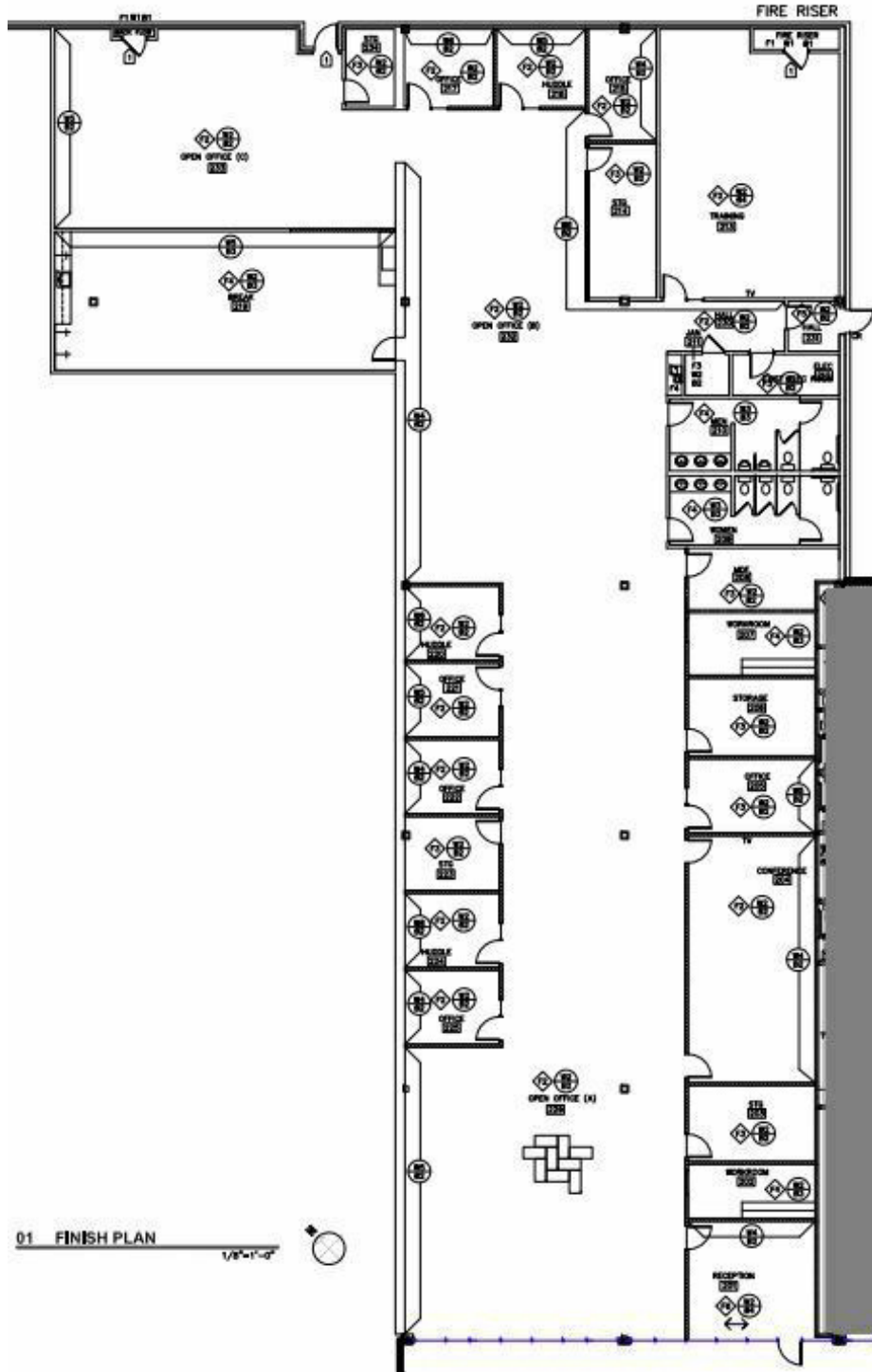
SITE LAYOUT



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FORMER WELLMED MARKETING SPACE



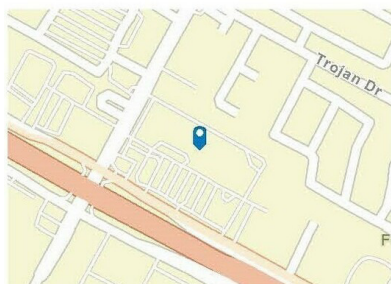
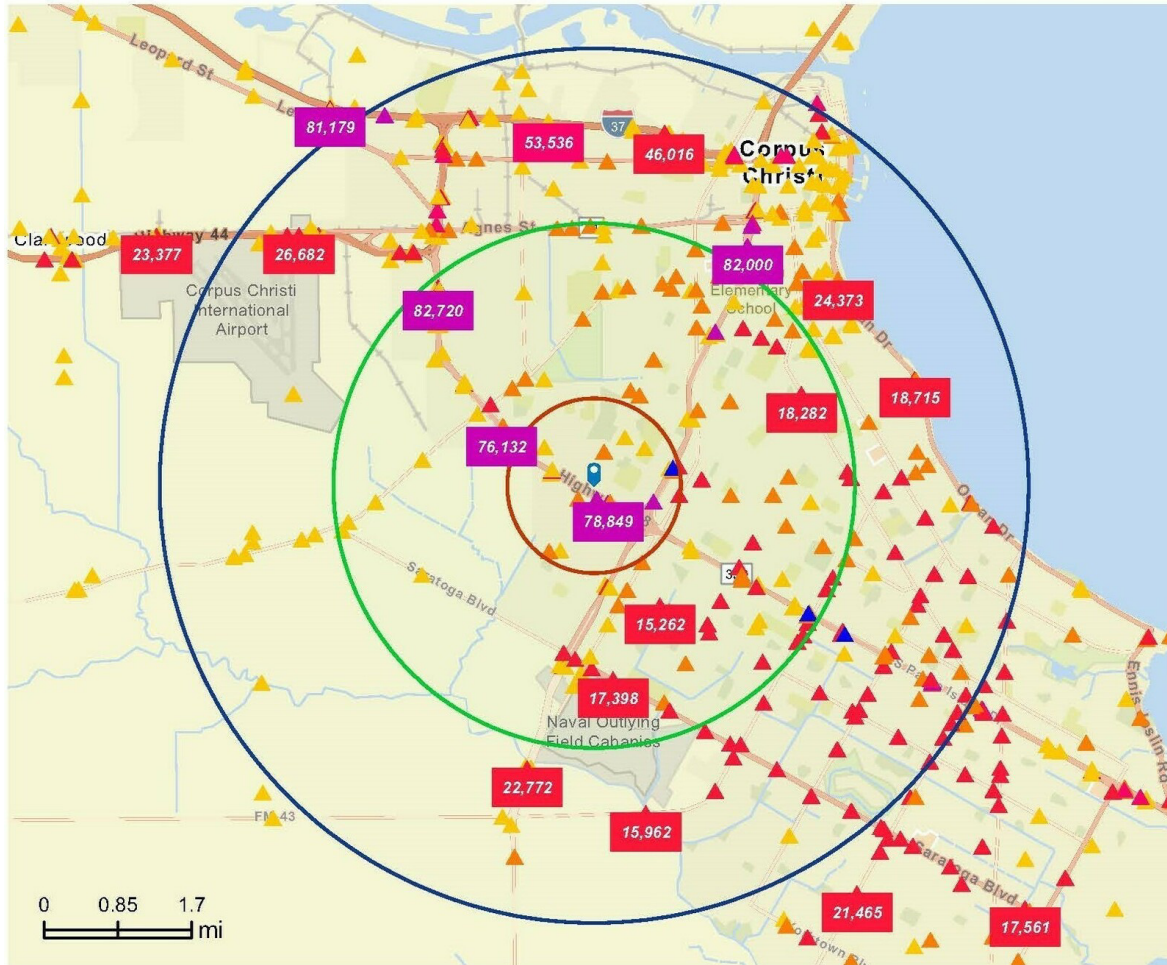
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TRAFFIC COUNTS

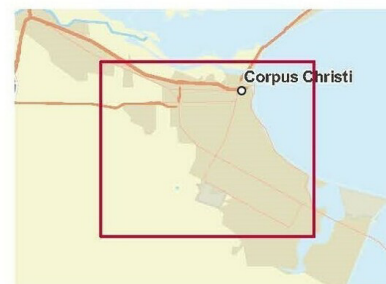
Traffic Count Map

1620 S Padre Island Dr, Corpus Christi, Texas, 78416 5
 1620 S Padre Island Dr, Corpus Christi, Texas, 78416
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

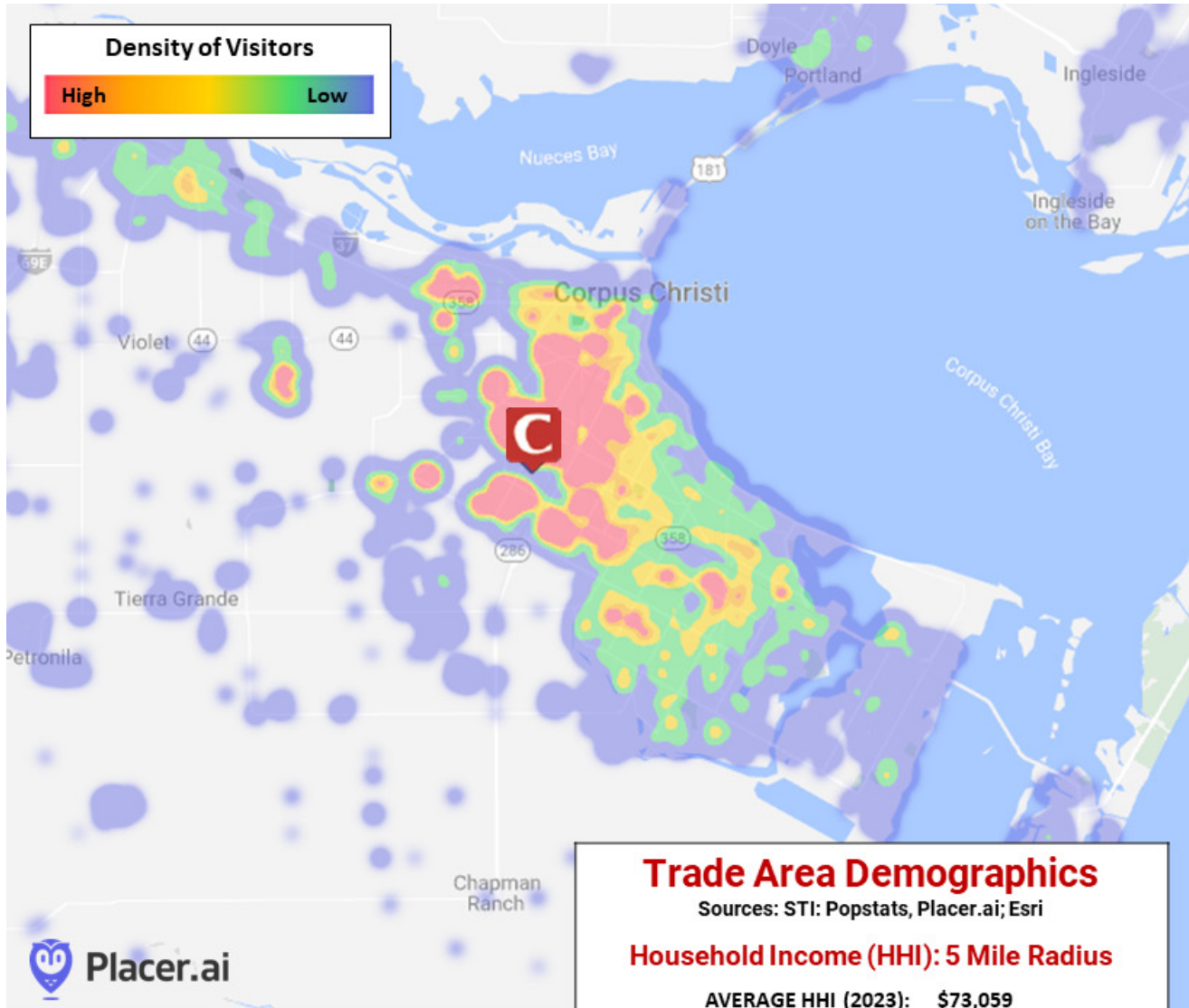
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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TRADE AREA DEMOGRAPHICS



Trade Area Demographics
 Sources: STI: Popstats, Placer.ai; Esri

Household Income (HHI): 5 Mile Radius

AVERAGE HHI (2023): \$73,059
 Projected Average HHI (2028): **\$81,931**

Core Trade Area: 70% Threshold

POPULATION (2023): 63,238
 Projected Population (2028): **63,374**
 Projected Population (2033): **64,584**

This Trade Area Map depicts the geographic area from which the property draws visitors and generates business activity. It represents the market where visitors reside, work and are most likely to engage in commercial transactions.

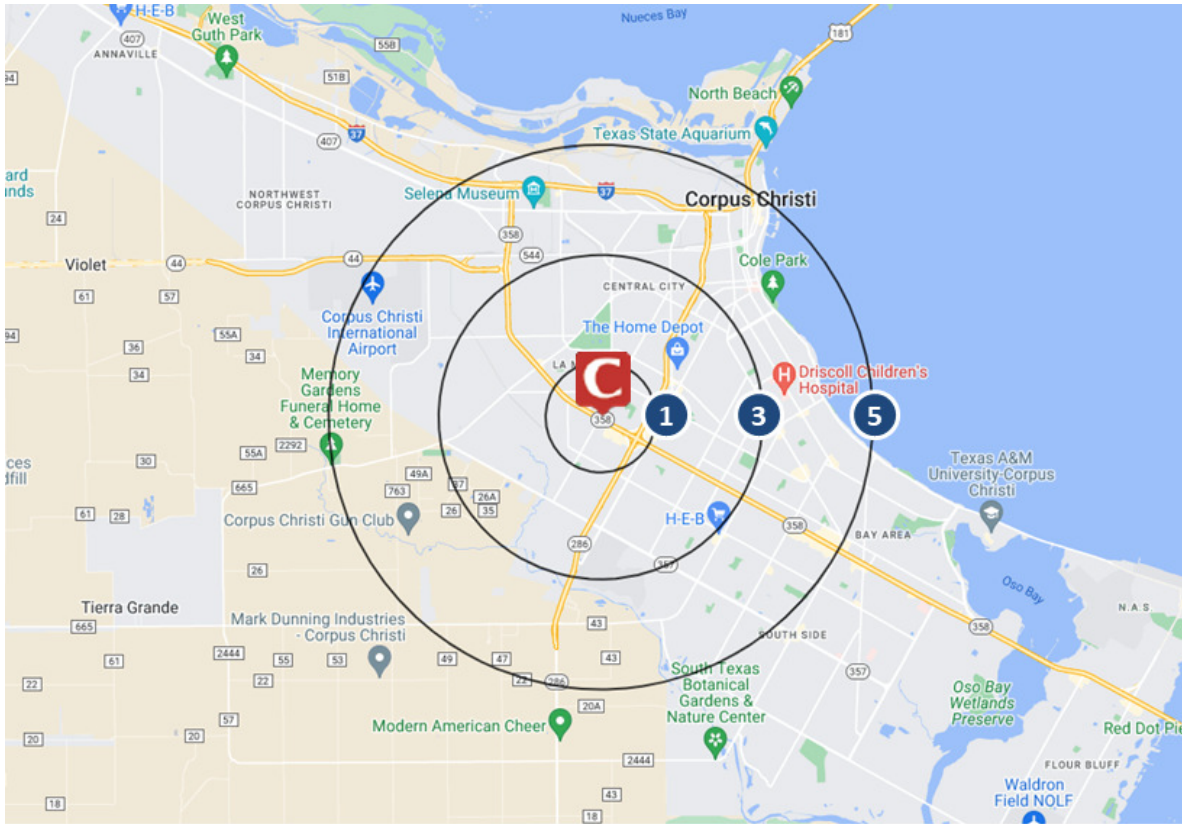
This data is based on a 70% visit volume threshold. A 70% threshold captures core visitation to the property by excluding tourists and other transient visitors, thereby offering the clearest picture of people that most frequently visit the property.

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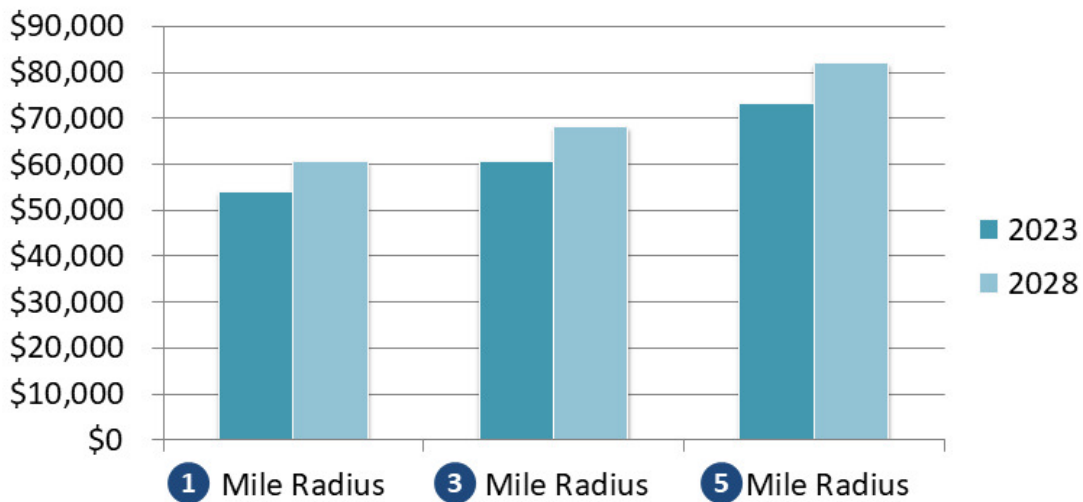
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AVERAGE HOUSEHOLD INCOME



RISING AVERAGE HOUSEHOLD INCOMES In Radius Measurements of 1, 3 and 5 Miles



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BY THE NUMBERS

**1.6M VISITS
FROM 307K VISITORS**
Annually

78,849 CARS PER DAY
Strategic location at S. Padre Island Drive
and Greenwood Drive (ESRI 2024)

**ANNUAL INCREASE
OF VISITORS**
Past 2 Years: 6.7%
Past 3 Years: 19.9%



101,161 SF
Existing retail space with
2,000 - 23,000 SF available for lease

5.36 x Per Year
Average number of times individual guests
visit South Coast Plaza annually

8.5 ACRE LOT
Freestanding retail development
In the heart of Corpus Christi

**12% PROJECTED HHI*
AVERAGE GROWTH TO \$82K**
For 5 miles in next 10 years
*Household Income

Sources: ESRI; STI: Popstats, Placer.ai
Core Trade Area - 70% of Visits; 5 Mile Radius

24 MINUTES
Average Visitor Dwell Time

TOP PERFORMING TENANTS



Performs better than **100%** of the chain's other establishments in Texas

Performs better than **99%** of the chain's establishments in Texas



Performs better than **97%** of the chain's establishments in Texas

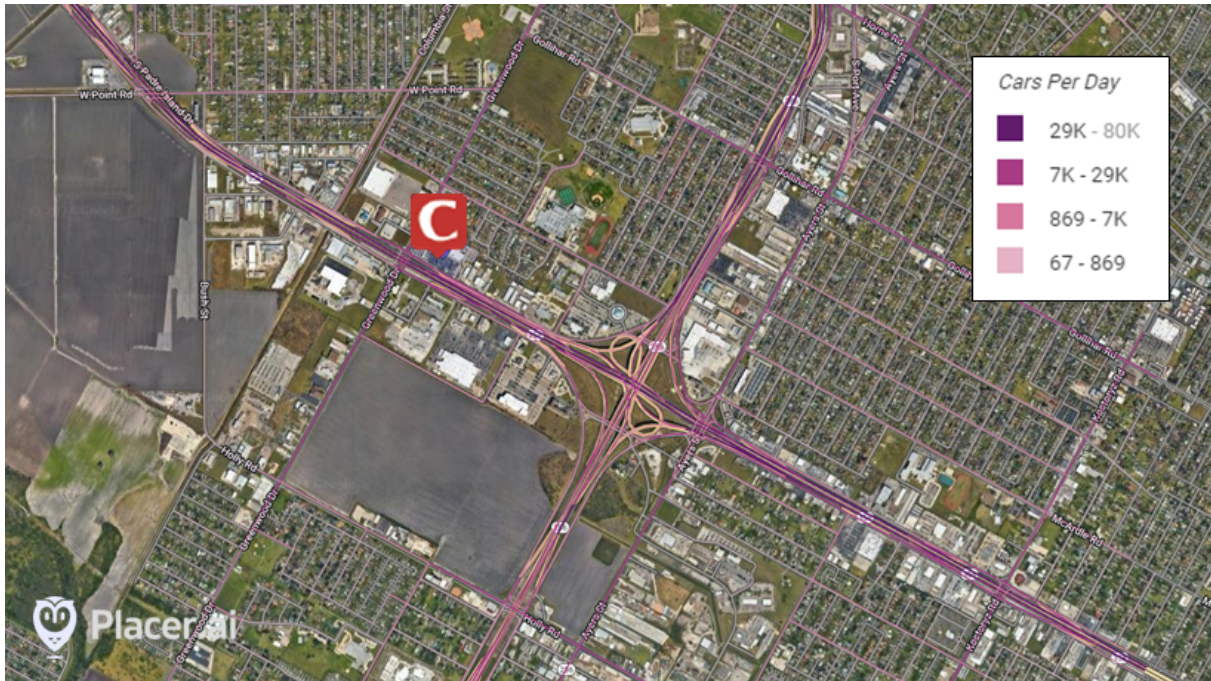
Performs better than **93%** of the chain's establishments in Texas



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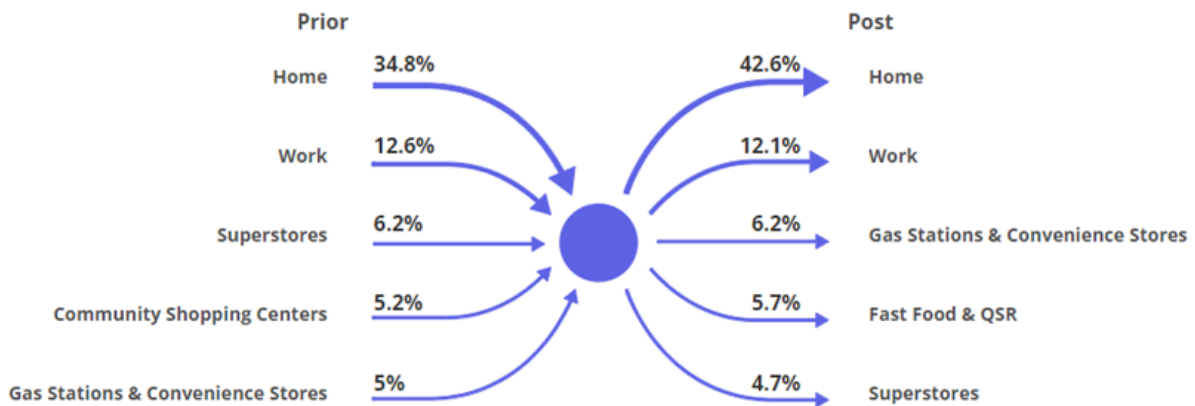
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VISITOR JOURNEY



This Visitor Journey Map above illustrates vehicle traffic routes to and from the property. The legend on the right of the map indicates the range of vehicle traffic depicted by each color. The Visitor Journey graphic below visualizes the flow of visitation activity to and from the property by showing the top "Prior" and "Post" locations.

Where are Visitors Coming From?



Where are Visitors Going Afterwards?

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VISITOR JOURNEY - RETAIL

Top Retailers Visited Before and After South Coast Plaza

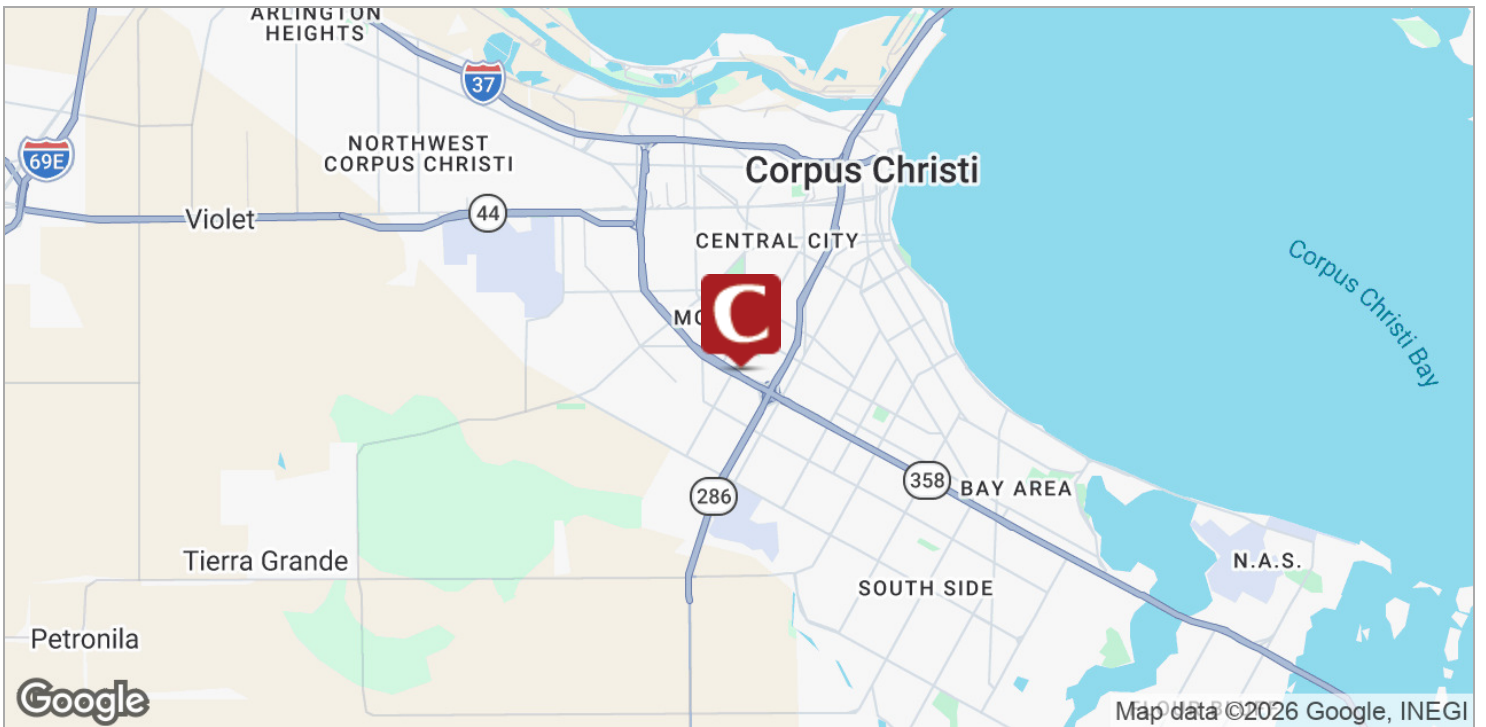
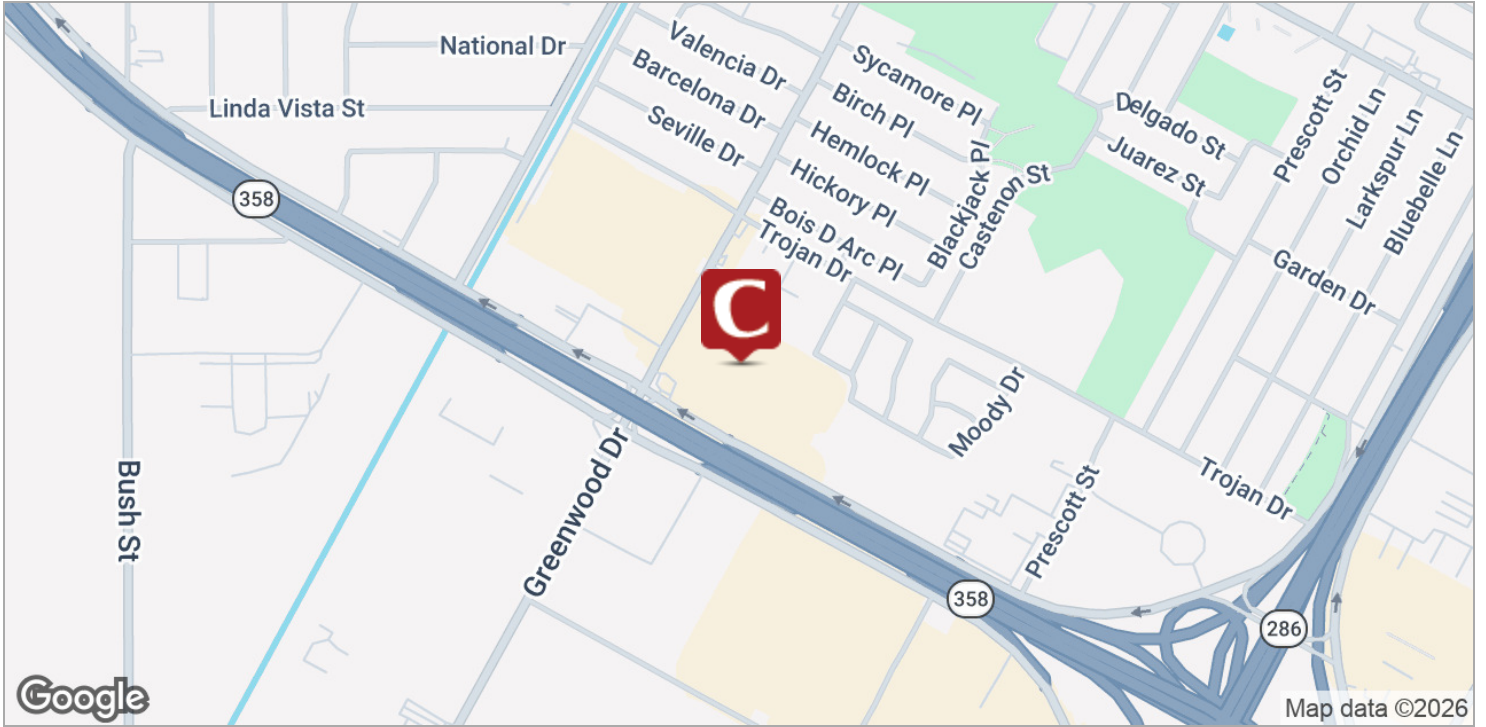
Prior			Post		
Rank	Name	Foot-Traffic	Rank	Name	Foot-Traffic
1	Walmart / S Padre Island Dr, Corpus Christi, TX	5.4%	1	Walmart / S Padre Island Dr, Corpus Christi, TX	3.9%
2	Mission Plaza Shopping Center / Ayers St, Corpus Christi, TX	1.3%	2	Dollar General / Greenwood Dr, Corpus Christi, TX	0.8%
3	La Palmera / S Padre Island Dr, Corpus Christi, TX	1.3%	3	At Home / Greenwood Drive, Corpus Christi, TX	0.7%
4	Moore Plaza / S Padre Island Dr, Corpus Christi, TX	1.3%	4	H-E-B / S Port Ave, Corpus Christi, TX	0.7%
5	At Home / Greenwood Drive, Corpus Christi, TX	0.8%	5	Whataburger / S Padre Island Dr, Corpus Christi, TX	0.6%
6	Murphy USA / S Padre Island Dr, Corpus Christi, TX	0.7%	6	Moore Plaza / S Padre Island Dr, Corpus Christi, TX	0.6%
7	H-E-B / S Port Ave, Corpus Christi, TX	0.7%	7	AMC Theatres Corpus Christi / Silverberry Dr, Corpus Christi, TX	0.6%
8	7-Eleven / S Padre Island Dr, Corpus Christi, TX	0.5%	8	Hawthorne Suites / S Padre Island Dr, Corpus Christi, TX	0.6%
9	Hawthorne Suites / S Padre Island Dr, Corpus Christi, TX	<0.5%	9	Stripes / S Padre Island Dr, Corpus Christi, TX	0.5%
10	Texas Roadhouse / S Padre Island Dr, Corpus Christi, TX	<0.5%	10	Murphy USA / S Padre Island Dr, Corpus Christi, TX	0.5%



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LOCATION MAPS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynann Pinkham	319336	lynann@craveyrealestate.com	361.288.3102
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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