

FOR LEASE | RETAIL PROPERTY

RIO NORTE SHOPPING CENTER

5508 SAN BERNARDO AVE., LAREDO, TX 78041



FORUM
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PROPERTY SPECIFICATIONS

Building Size: 118,857 SF

Available SF: 3,258 - 23,500 SF

Zoning: B-4

PROPERTY OVERVIEW

Suites 56 & 60 available for lease, ranging from 3,108 SF - 23,500 SF. Located in Rio Norte Shopping Center.

LOCATION OVERVIEW

Located in a high traffic area in central Laredo, TX right off of IH-35.

SPACES	LEASE RATE	SPACE SIZE
Suite 60	Negotiable	23,500 SF
Suite 56	Negotiable	3,258 SF

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RIO NORTE Laredo, TX
5508 San Bernardo Ave



SPACE	TENANT	SF
1	Shoe Carnival	12,000
4	Michaels	18,032
8	dd's Discounts	25,680
12A	Party City	11,942
12B	Spec's Wine & Spirits	16,300
17	Cicis Pizza	4,800
19	Xtrim Cuts	1,080
24	Cricket Wireless	2,400
32	Valley Day & Night Clinic	5,200
35	Sweet Spot Frozen Yogurt	1,000
40	Eyemart Express	5,000
55	Ross Dress for Less	45,000
55	Sally Beauty	2,250
56	AVAILABLE	3,108
58	SAS Shoes	2,992
60	AVAILABLE	23,500
64	Dollar Tree	17,600
66	Five Below	9,000
68	Petco	15,257



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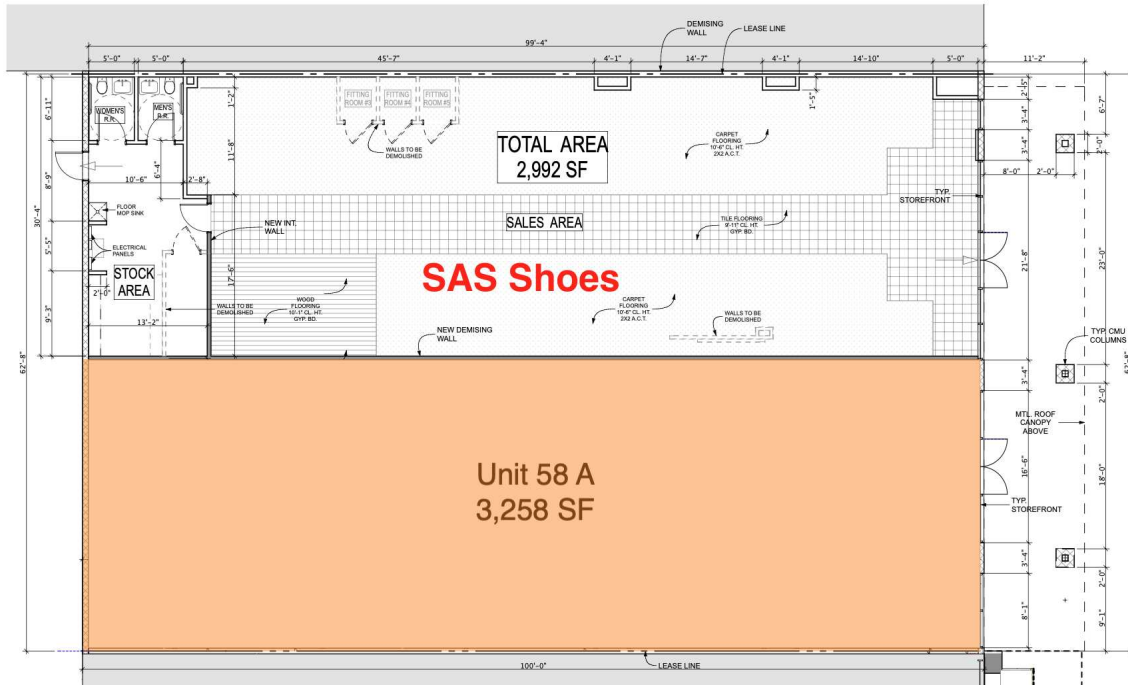
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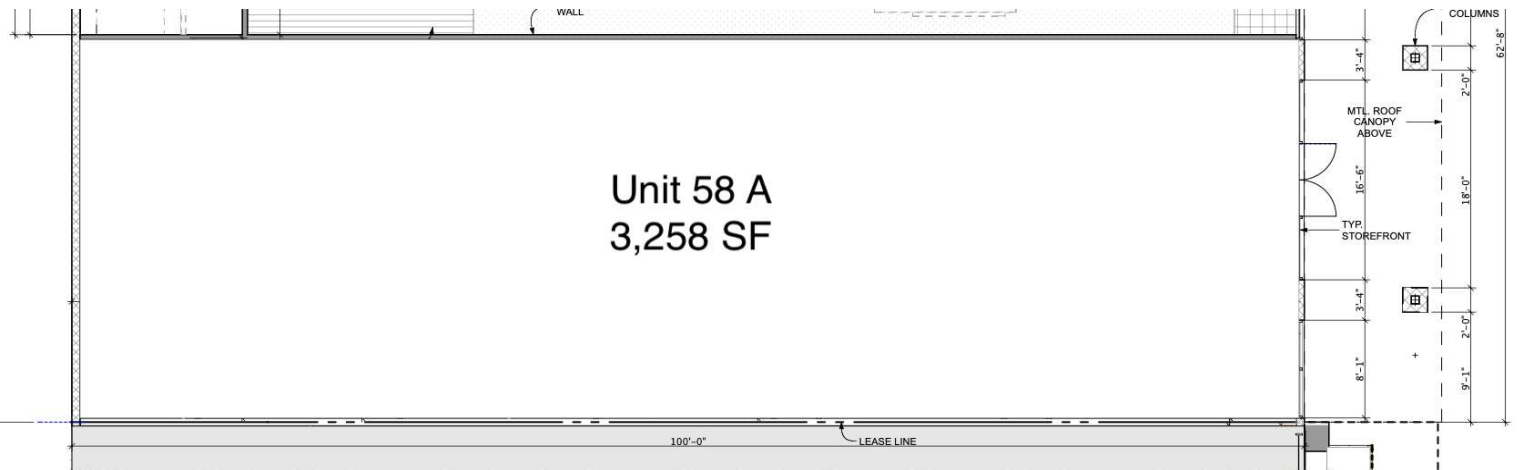
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EXISTING CONDITION PLAN



EXISTING CONDITION PLAN

3/32" = 1'-0"

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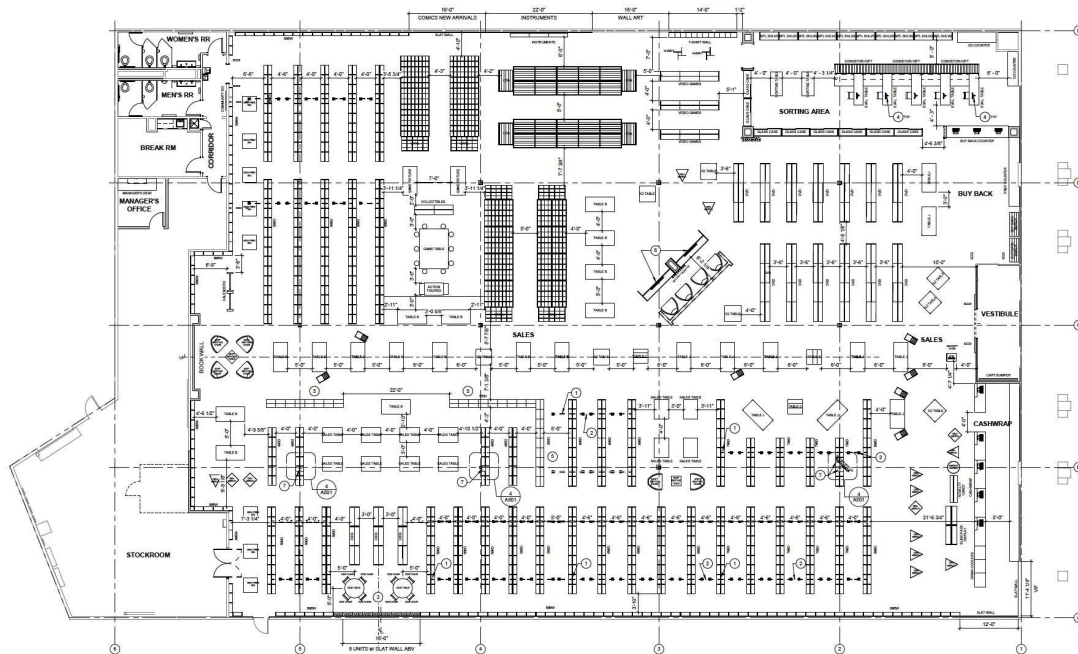
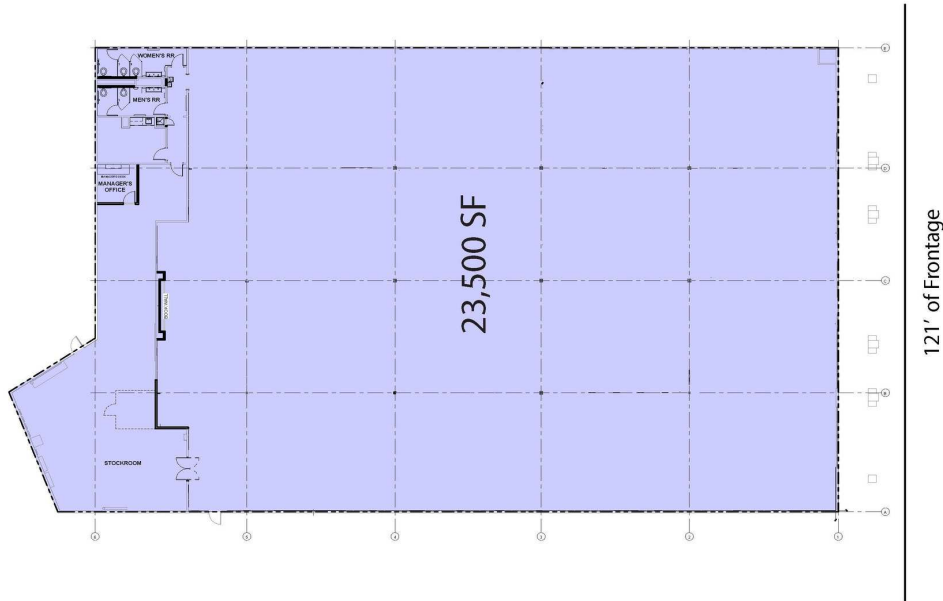
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Property Overview

Aug 1, 2023 - Jul 31, 2024



Tenants Overview

Rio Norte Shopping Center
5410 San Bernardo Ave #103, Laredo, TX 78041

The metrics displayed for each tenant are based on its default visit duration.

Dismiss [Learn More](#)

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State	Visits / sq ft Chain Rank, CBSA
Dollar Tree Discount & Dollar Stores 5410 San Bernardo Ave, Laredo, 78041, TX	537.8K (-5%)	3/788 99%	122/788 (-48) 84%	4/10 (-1) 70%
Ross Dress for Less Clothing 5506 San Bernardo Ave, Laredo, 78041, TX	430.1K (-14%)	65/213 (-23) 69%	149/213 (-34) 30%	3/3 33%
dd's DISCOUNTS Discount & Dollar Stores 5508 San Bernardo Ave, Laredo, 78041, TX	367.7K (+6%)	21/75 (+1) 73%	28/75 (+2) 64%	2/2 50%
Kohl's Department Stores 5219 Santa Maria Ave, Laredo, 78041, TX	363K (+47%)	42/86 (+33) 52%	57/86 (+24) 34%	1/1 100%
Cicis Fast Food & QSR 5504 San Bernardo Ave, Laredo, 78041, TX	246.9K (-1%)	6/126 96%	18/126 (-6) 86%	1/1 100%
Petco Pet Stores & Services 5410 San Bernardo Ave #103, Laredo, 78041, TX	234.5K (-2%)	20/125 (-2) 84%	28/125 78%	2/2 50%
Michaels Hobbies, Gifts & Crafts 5510 San Bernardo Ave, Laredo, 78041, TX	203.9K (-1%)	69/94 (+1) 27%	44/94 (-3) 54%	1/1 100%
Five Below Discount & Dollar Stores 5410 San Bernardo Ave #66, Laredo, 78041, TX	163.1K (+2%)	104/136 (-10) 24%	60/136 (-9) 56%	2/2 (-1) 50%
Spec's Groceries 5506 San Bernardo Ave, Laredo, 78041, TX	162.4K (+1%)	82/180 (-11) 55%	127/180 (-10) 30%	2/2 50%
Shoe Carnival Clothing 5512 San Bernardo Ave, Laredo, 78041, TX	72.8K (-18%)	26/47 (-3) 46%	34/47 (-1) 29%	1/1 100%

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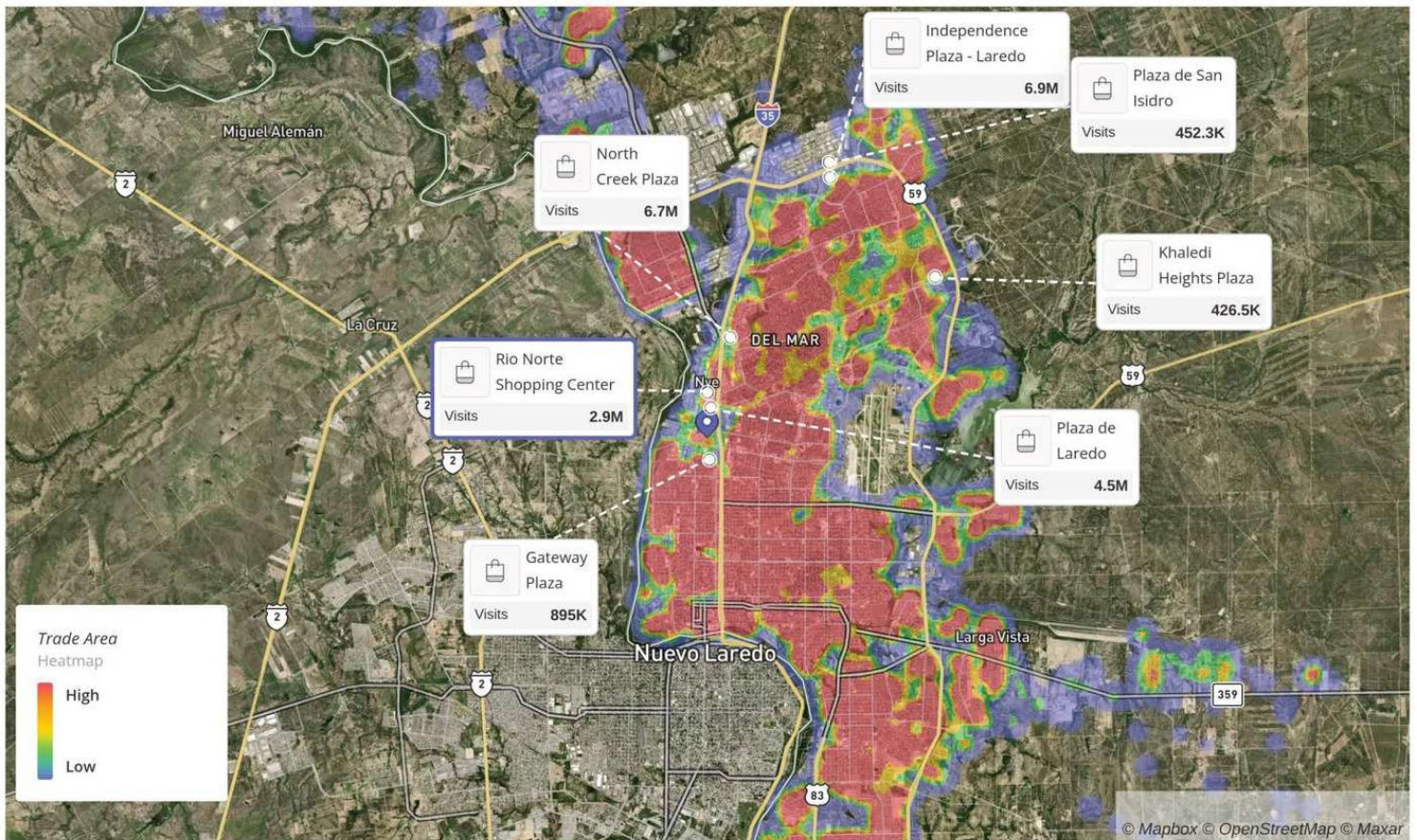
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Property Overview

Aug 1, 2023 - Jul 31, 2024



Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2023 - Jul 31st, 2024

Data provided by Placer Labs Inc. (www.placer.ai)



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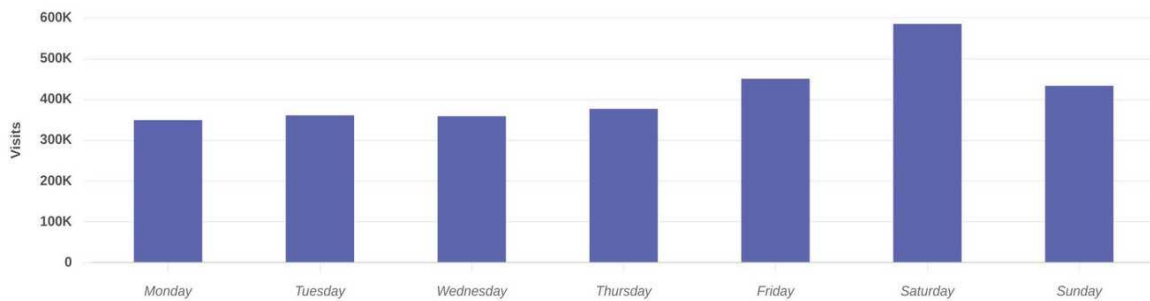
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Daily Visits

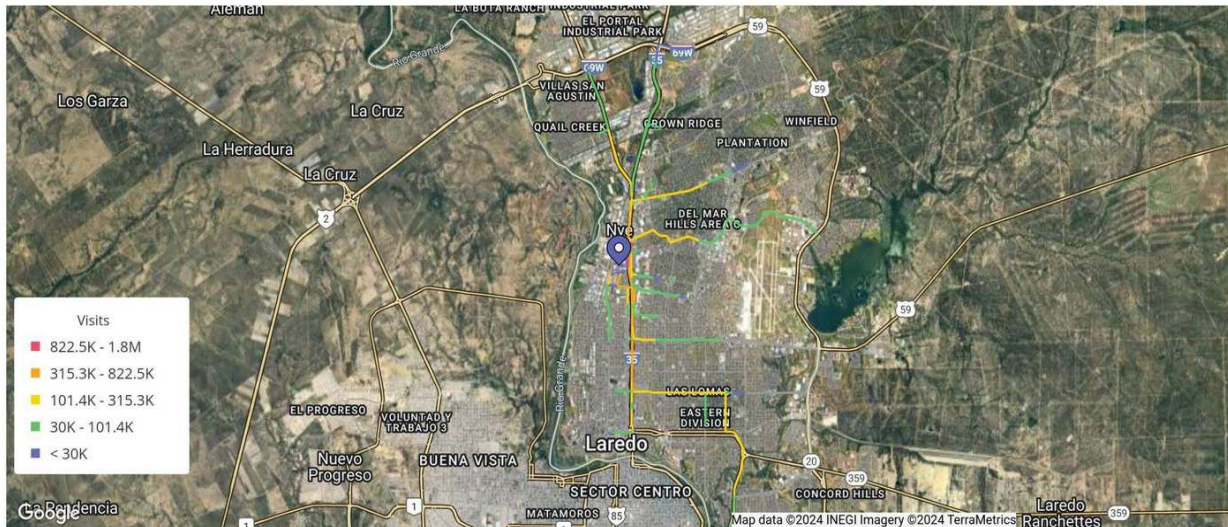
Rio Norte Shopping Center
5410 San Bernardo Ave #103, Laredo, TX ...



Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Aug 1st, 2023 - Jul 31st, 2024
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Property Overview

Aug 1, 2023 - Jul 31, 2024



Ranking Overview

Rio Norte Shopping Center
5410 San Bernardo Ave #103, Laredo, TX ...

Nationwide

2,288 / 7,277



Texas

215 / 573



15mi

4 / 7

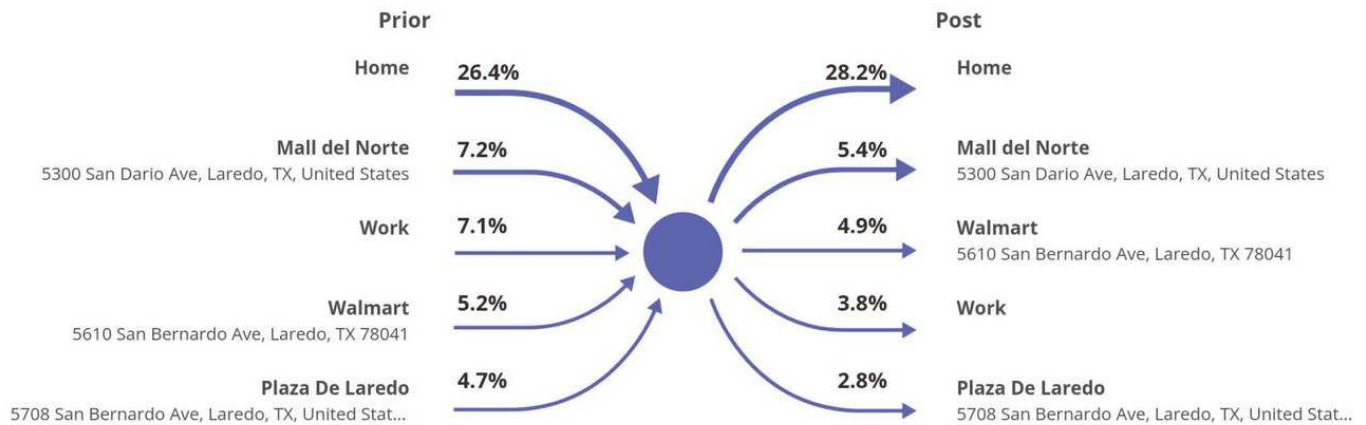


Category: Community Shopping Centers | Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

Rio Norte Shopping Center
5410 San Bernardo Ave #103, Laredo, TX 78041



Show by: | Aug 1st, 2023 - Jul 31st, 2024
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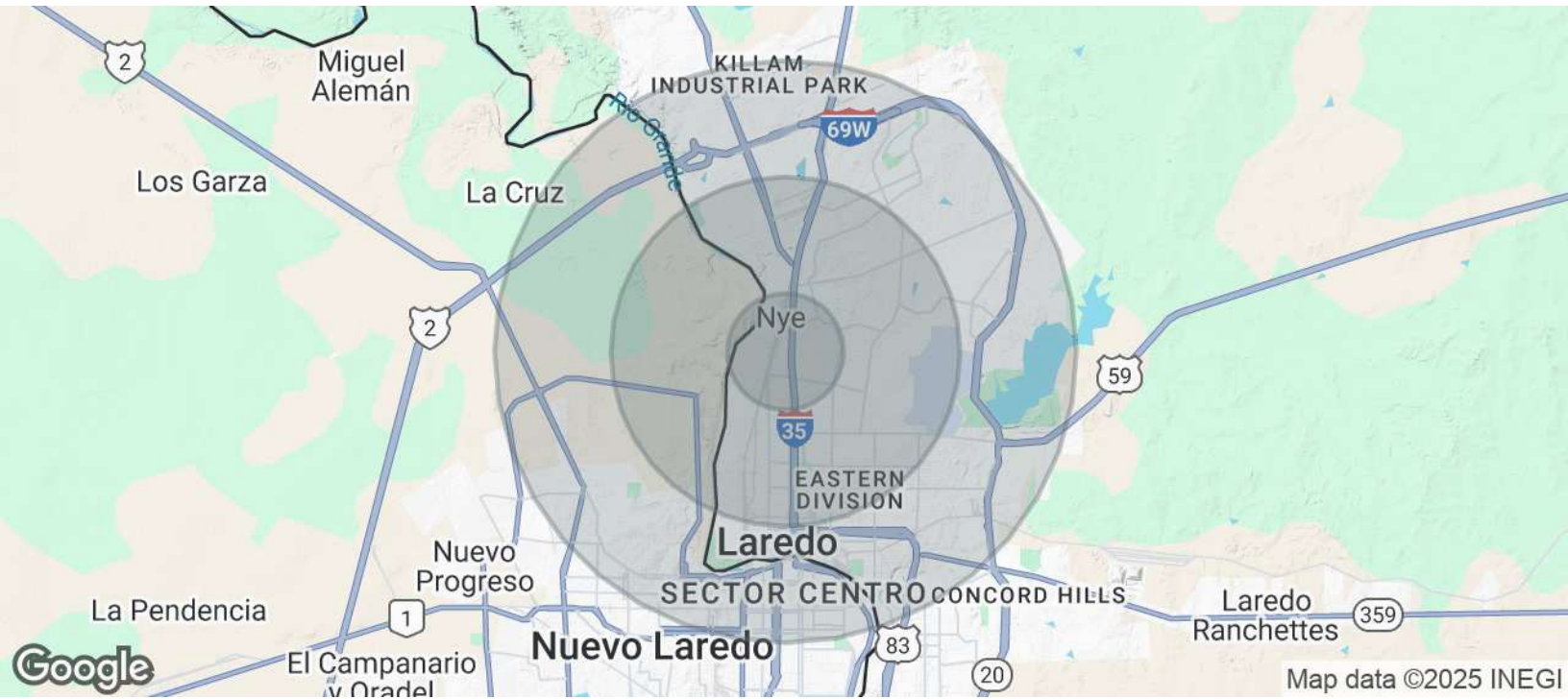
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,246	107,240	168,160
Average Age	30.2	30.3	29.9
Average Age (Male)	30.5	29.0	28.6
Average Age (Female)	30.4	31.2	31.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,186	30,449	48,210
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$51,458	\$48,503	\$51,729
Average House Value	\$151,941	\$144,571	\$160,197

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

11-2-2015

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

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

TAR 2501

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