



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48
Brownsville, TX 78521

AVAILABLE SPACE
1,335 - 8,679 SF

LEASE RATE
\$18.00 - 21.00 per square foot + (NNN)

FEATURES

- Great Tenant Mix
- National & Regional Tenants
- Excellent Visibility
- High Traffic Location



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker 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 Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FOR LEASE

CBCWORLDWIDE.COM

RETAIL

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com
Alejandro Garza, CCIM
956 465 2000
alex@icollc.com
TX #613334

COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48, Brownsville, TX 78521

LEASE



OFFERING SUMMARY

Total Available Space:	8,679 SF
Minimum Divisible:	1,335 SF
Max Contiguous:	2,405 SF
Lease Rate:	\$18.00 - 21.00 SF/yr
NNN:	\$6.00 PSF
Lot Size:	1.15 Acres
Year Built:	2006
Building Size:	18,342 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Cameron
Traffic Count:	20,000 VPD

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com

Alejandro Garza, CCIM
ICO Real Estate Advisors
956 465 2000
alex@icollc.com
TX #412224

PROPERTY OVERVIEW

Plaza Viejo is ideally located in Brownsville, TX with frontage on Padre Island Blvd & Hwy 48. The site has excellent visibility and easy access, and is perfect for any retail, office, and professional service users.

PROPERTY HIGHLIGHTS

- Great Tenant Mix
- National & Regional Tenants
- Excellent Visibility
- High Traffic Location
- Padre Island Highway Frontage



RIO GRANDE VALLEY



PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48, Brownsville, TX 78521



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com

Alejandro Garza, CCIM
ICO Real Estate Advisors
956 465 2000
alex@icollc.com
TX #412224



RIO GRANDE VALLEY

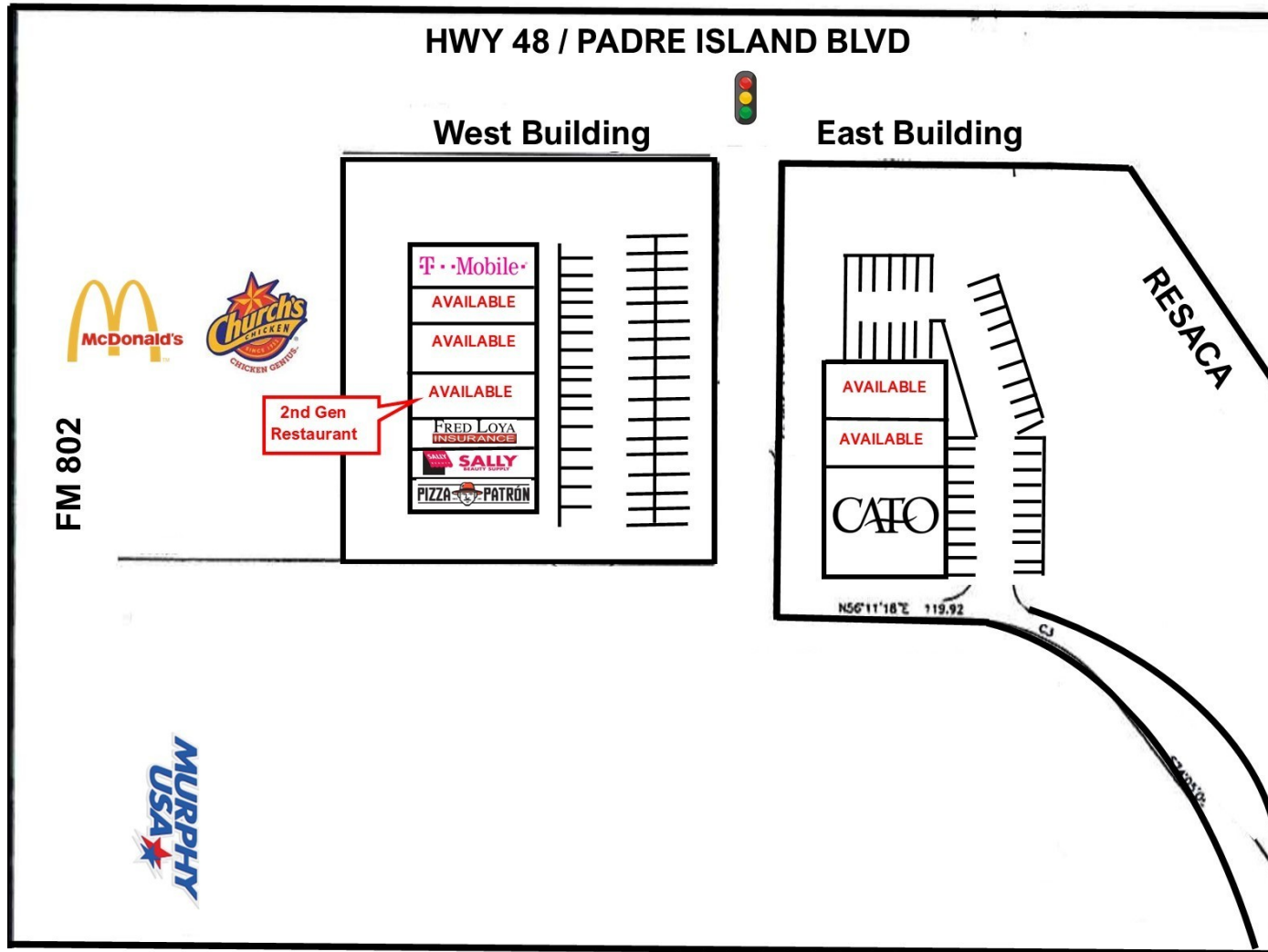
LEASE



PLAZA VIEJO

7490 Padre Island Hwy 48, Brownsville, TX 78521

LEASE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com

Alejandro Garza, CCIM
ICO Real Estate Advisors
956 465 2000
alex@icollc.com
TX #412224



RIO GRANDE VALLEY



PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48, Brownsville, TX 78521

LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,335 - 2,405 SF	Lease Rate:	\$18.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7490 Padre Island #260	Available	2,405 SF	NNN	\$21.00 SF/yr
7490 Padre Island #240	Available	1,335 SF	NNN	\$18.00 SF/yr
7470 Padre Island #160	Available	2,030 SF	NNN	\$18.00 SF/yr
7470 Padre Island #140	Available	1,509 SF	NNN	\$18.00 SF/yr
7470 Padre Island #110	Available	1,400 SF	NNN	\$18.00 SF/yr

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com

Alejandro Garza, CCIM
ICO Real Estate Advisors
956 465 2000
alex@icollc.com
TX #412224



RIO GRANDE VALLEY



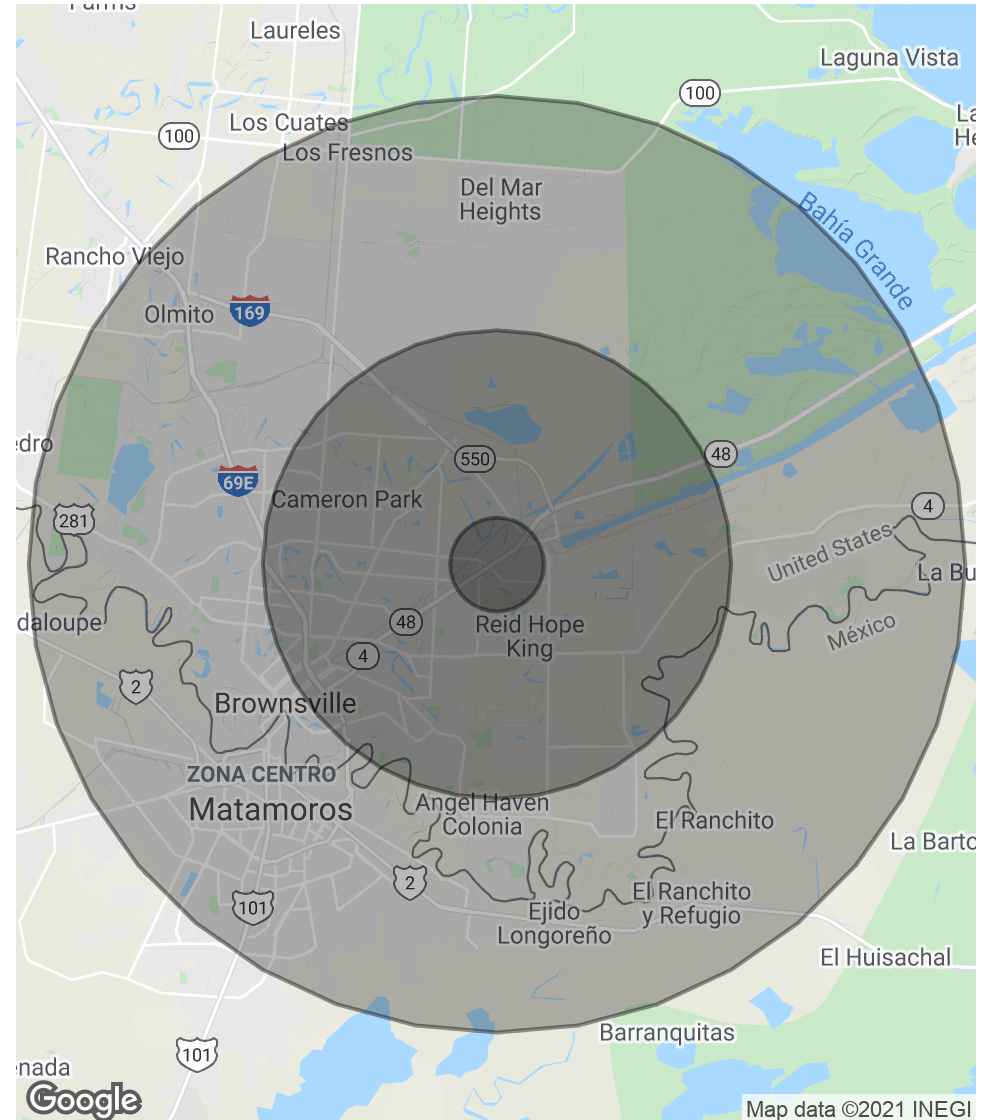
PLAZA VIEJO

7490 & 7470 Padre Island Hwy 48, Brownsville, TX 78521

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,203	123,185	221,910
Average age	25.0	26.4	28.1
Average age (Male)	20.6	23.9	25.8
Average age (Female)	27.1	28.5	30.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,267	31,966	59,767
# of persons per HH	4.1	3.9	3.7
Average HH income	\$34,706	\$39,157	\$41,258
Average house value	\$85,553	\$85,856	\$97,313

* Demographic data derived from 2010 US Census



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
Principal
956 451 2983
dgalvan@cbcworldwide.com

Alejandro Garza, CCIM
ICO Real Estate Advisors
956 465 2000
alex@icollc.com
TX #412224



RIO GRANDE VALLEY

LEASE