

# HEALTHCARE OFFICE-BROWNSVILLE, TX

FOR LEASE

18 Paseo Plaza Boulevard Brownsville, TX 78521



LEASE RATE      \$34.00 SF/yr  
NNN                \$5.39 SF/Yr

**Daniel Galvan, SIOR, CCIM**  
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**Benny Dominguez**  
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RIO GRANDE VALLEY

# PROPERTY OVERVIEW

18 PASEO PLAZA BOULEVARD

Brownsville, TX 78521



## OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr
NNN:	\$5.39 SF/yr
Building Size:	5,936 SF
Available SF:	5,936 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

## PROPERTY OVERVIEW

Healthcare office available in Brownsville, TX. This property is situated in a prime trade area of Brownsville, surrounded by dense retail and residential. Site offers a great location with excellent accessibility and ample parking, making it ideal for a wide range of medical practices or healthcare services seeking location and accessibility

## PROPERTY HIGHLIGHTS

- 2nd gen medical facility
- -Ample parking
- -Pylon signage available
- -Prime retail trade area

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# AERIAL VIEW

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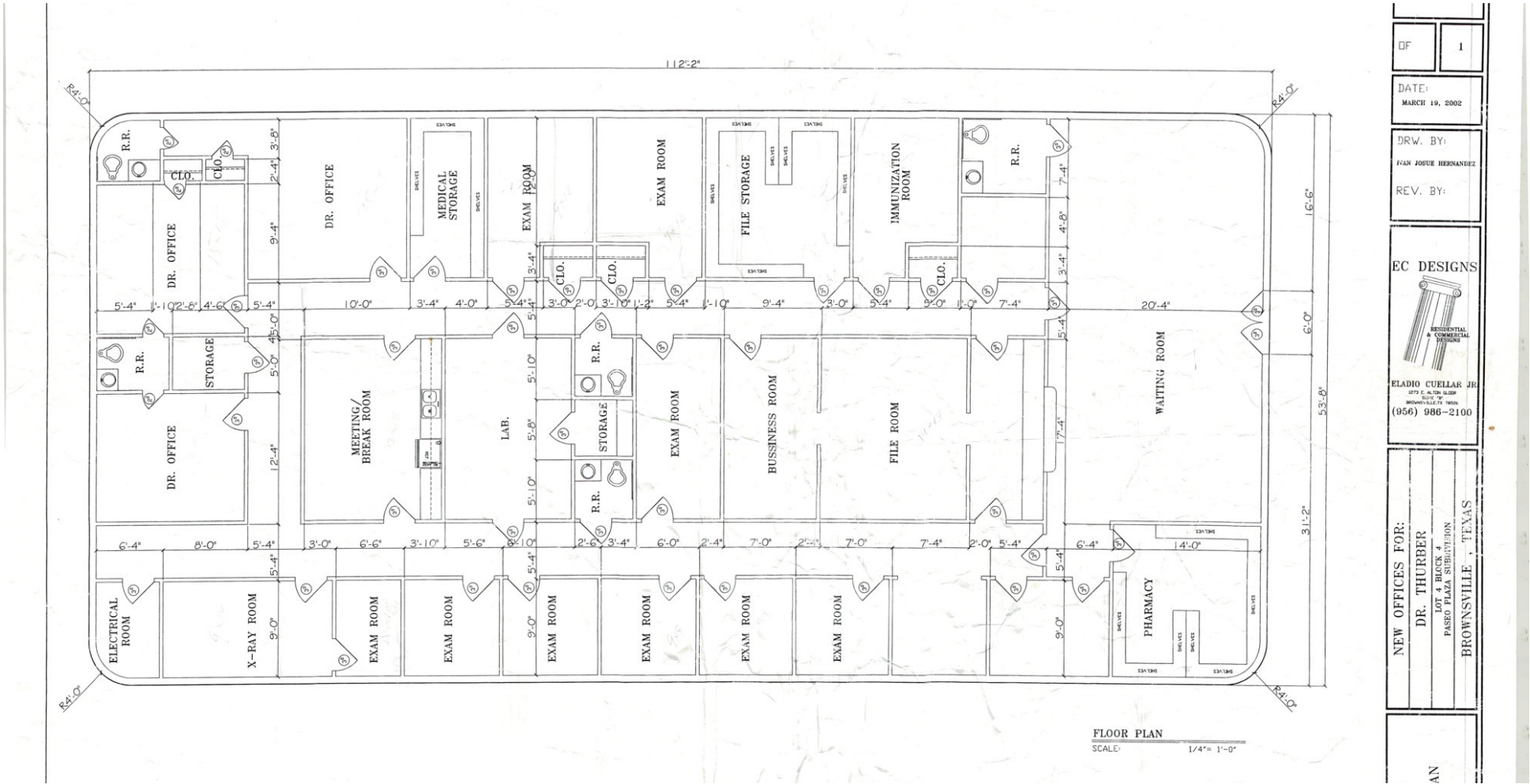


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# FLOOR PLAN

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# EAST FACING AERIAL

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# SOUTH FACING AERIAL

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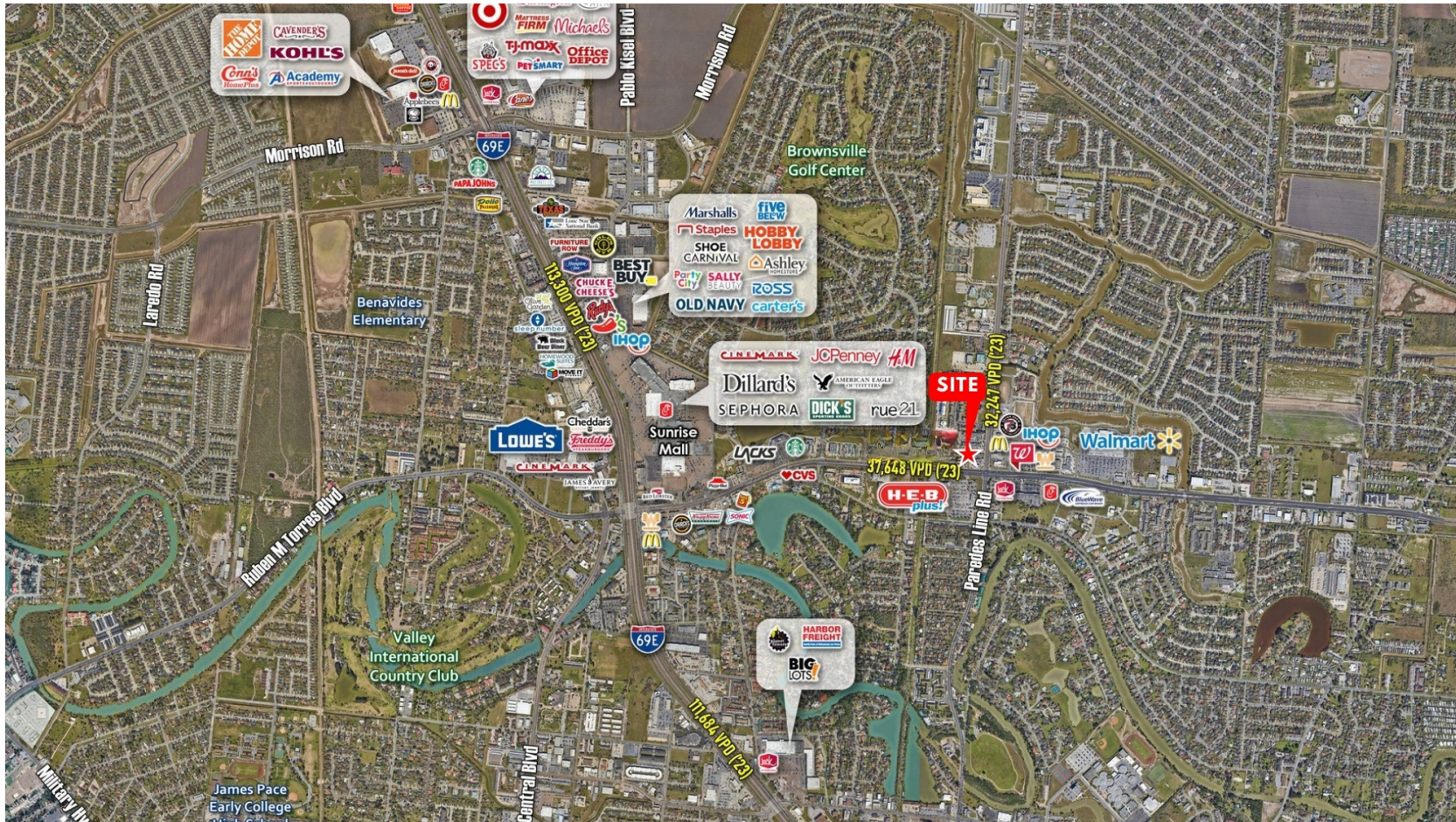


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# AERIAL MAP

18 PASEO PLAZA BOULEVARD

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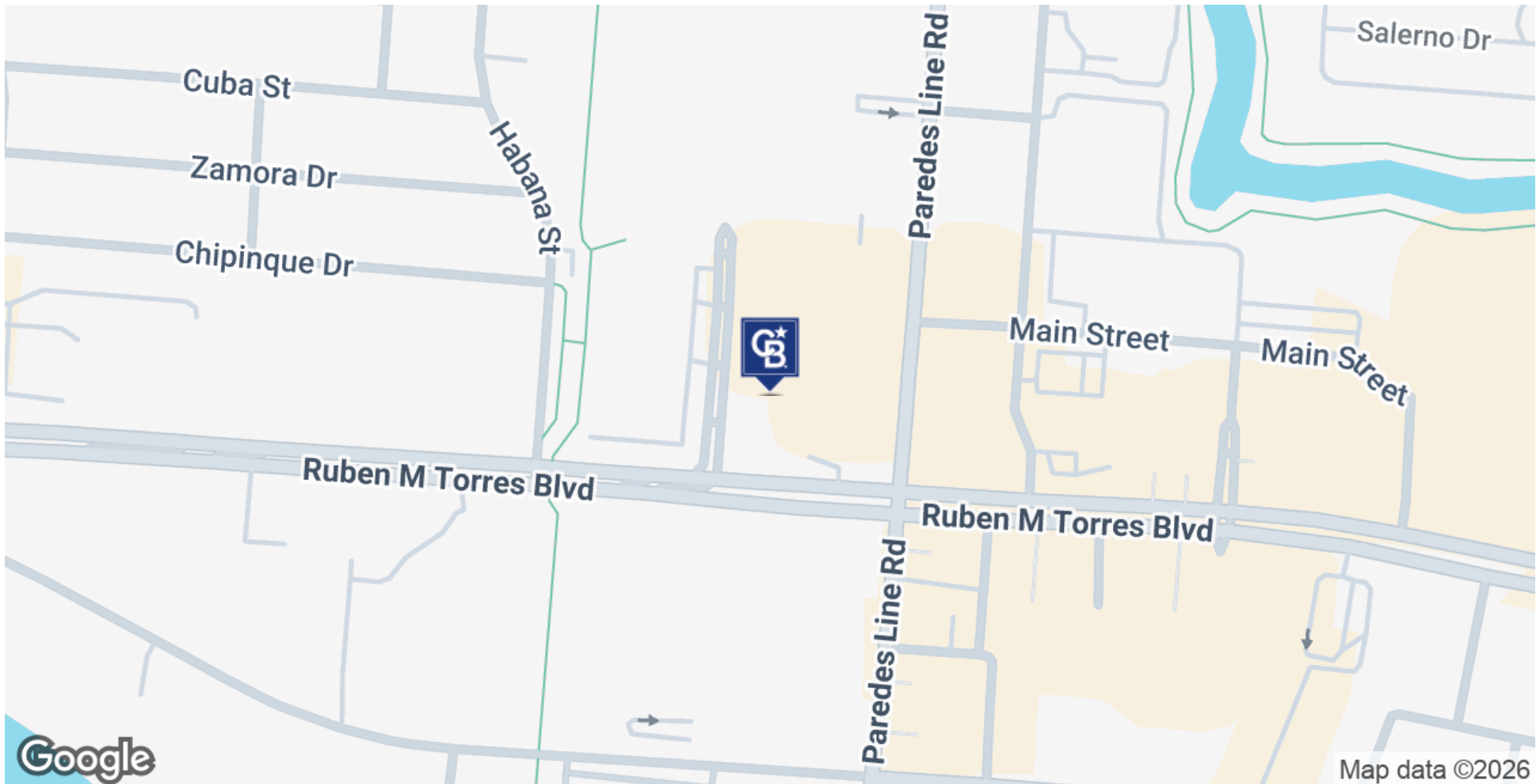


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# LOCATION MAP

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# DEMOGRAPHICS

18 PASEO PLAZA BOULEVARD

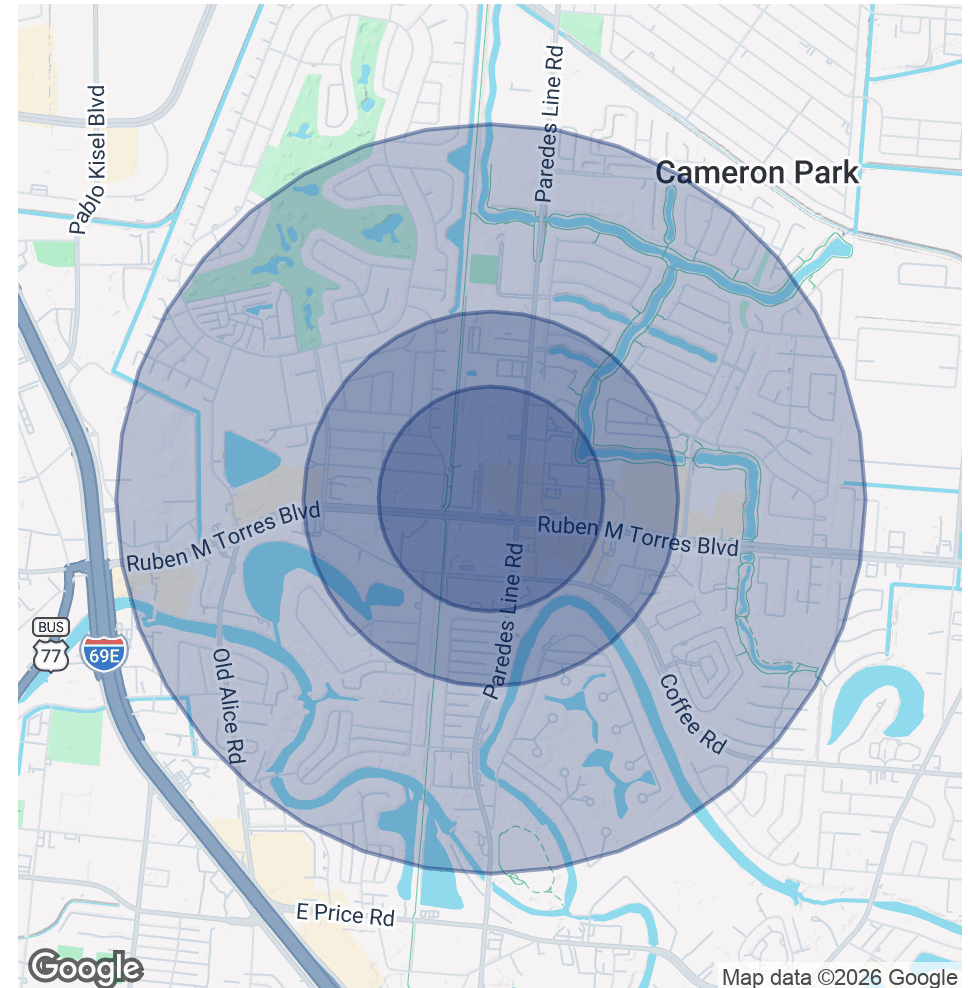
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	474	3,041	13,059
Average Age	37	38	38
Average Age (Male)	33	36	36
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	1,094	4,613
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$68,610	\$92,386	\$89,431
Average House Value	\$163,328	\$181,092	\$181,491

Demographics data derived from AlphaMap



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