

CROSSROADS CENTER

1901 E. RED RIVER ST | VICTORIA, TX



FOR LEASE: 1,220 - 3,780 SF

CBRE

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CBRE

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



BUILDING

Crossroads Shopping Center has been well maintained with a 2018 facade remodel giving tenants more signage on the building. The Property also has beautiful, mature oak trees.



PRIME LOCATION

Hard corner, lighted intersection shadow-anchored by Texas A&M University - Victoria and Victoria College.



VISIBILITY & SIGNAGE

635 feet of frontage on E. Red River and 200 feet of frontage on N. Ben Jordan with a large pylon sign located at the corner.



AMPLE PARKING

The property boasts 213 parking spaces (5 per 1,000 square feet).



EXISTING TENANTS

Diverse mix of tenants showing a history of success with 28% of the center being leased to tenants who have occupied their space for more than 20 years.





PROPERTY DETAILS

LOCATION	CROSSROADS CENTER 1901-2403 E. RED RIVER ST VICTORIA, TX 77901
BUILDING SIZE	42,318 SF
AVAILABLE SF	11,716 SF
YEAR BUILT	1979
LAND AREA	3.71 AC
OCCUPANCY	72%
KEY TENANTS	H&R BLOCK, TX Workforce Commission, Victoria Metro Wash, The Forum Club

PRICING SUMMARY

LEASE RATE	\$14.00/SF/YR plus NNN
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SITE PLAN

SUITE	TENANT	SIZE (SF)
1A	BARBER	460
1B	THE FORUM CLUB	2,100
2	VACANT	1,220
3	VACANT	1,220
4	NUTRITION PLACE	1,080
5	WAX VENUE	1,229
6	LA MICHOCANCA ICE CREAM	1,600
7	VACANT	1,920
8	VACANT	1,860

SUITE	TENANT	SIZE (SF)
9-11	TX WORKFORCE COMMISSION	5,580
12	VACANT	1,876
13	MERAKI BOUTIQUE	1,600
14	STEPHEN ARTHUR'S HAIR	1,580
15-16	VACANT	3,160
17	SECURITY FINANCE	1,580
18	SICHUAN GARDEN RESTAURANT	1,593
19	DAY N NIGHT MEDICAL SUPPLY	2,806
20	VICTORIA METRO WASH	3,660

SUITE	TENANT	SIZE (SF)
21	LA CASANA	1,220
22	HAIR BY FRED	1,028
23	H&R BLOCK	2,430
24	PRO NAILS	1,060
25	WELLS FARGO ATM	456
TOTAL LEASED AREA		30,602
TOTAL AVAILABLE AREA		11,716
TOTAL AREA		42,318





OP?

LOCATION
DETAILS

DEMOGRAPHIC INFORMATION

3 MILE 5 MILES 10 MILES

POPULATION

2024 POPULATION	3 MILE	5 MILES	10 MILES
52,253	63,165	79,657	

HOUSEHOLD INCOME

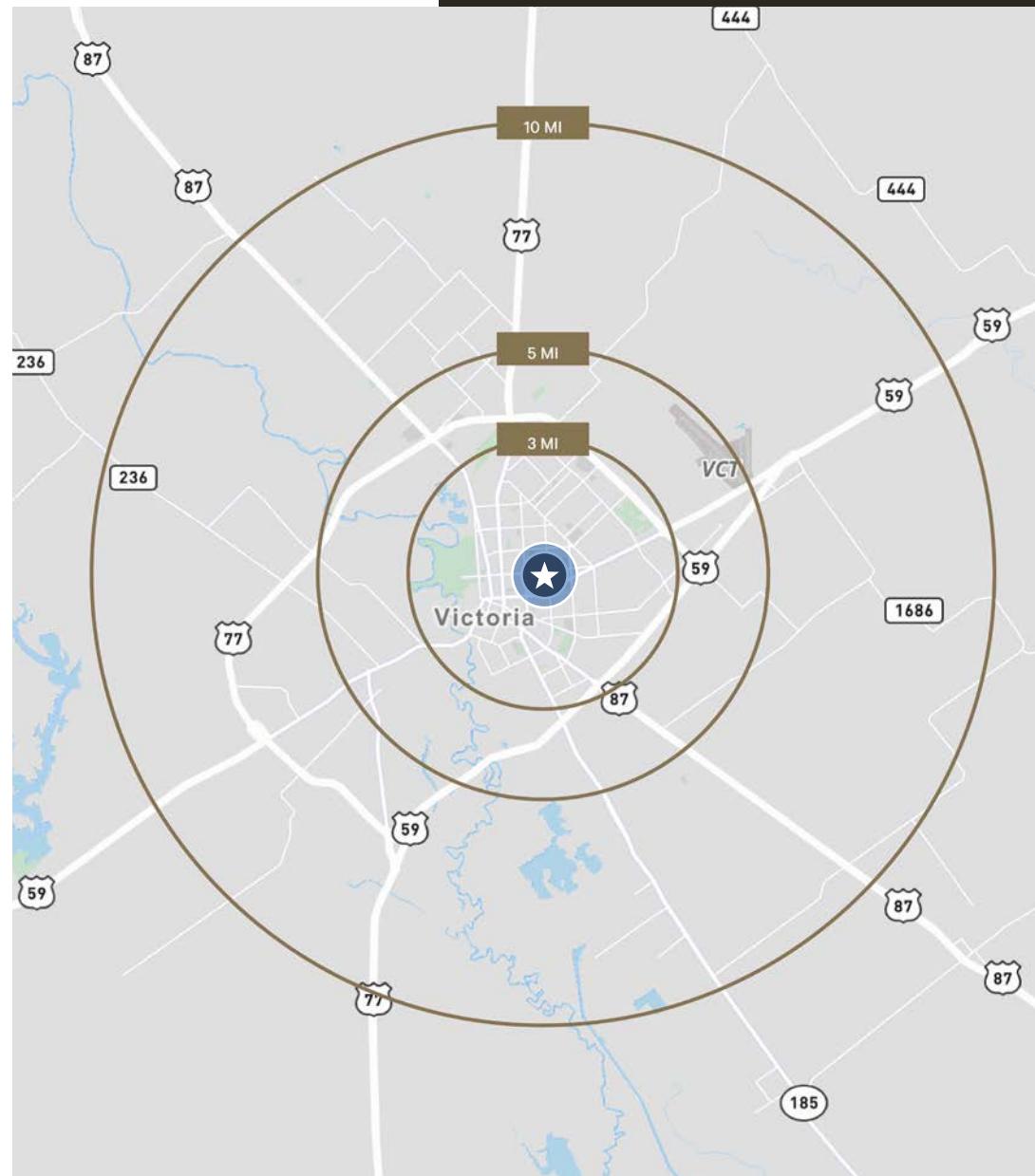
AVERAGE HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES	
\$82,369	\$89,441	\$95,339		
MEDIAN HOUSEHOLD INCOME	\$64,372	\$69,361	\$73,790	

HOUSING VALUE

MEDIAN HOME PRICE	3 MILE	5 MILES	10 MILES	
\$188,842	\$208,753	\$227,687		
AVERAGE HOME PRICE	\$214,907	\$237,969	\$260,303	

PLACE OF WORK

2024 BUSINESSES	3 MILE	5 MILES	10 MILES	
2,424	3,068	3,416		
2024 EMPLOYEES	27,965	38,238	42,184	



CUSTOMER PROFILE

MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

85,389

DAYTIME POPULATION

86,361

MEDIAN AGE

38

AVG DWELL TIME

20 MINS
PER VISIT

**AVG HOUSEHOLD
INCOME**

\$90,261

CROSSROADS CENTER

1901–2403 E. RED RIVER ST

VICTORIA, TX 77901

STUDY PERIOD: MAY 2024–MAY 2025

EDUCATIONAL ATTAINMENT

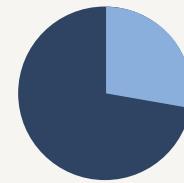
11% ASSOCIATES

16% BACHELORS

6% GRADUATE

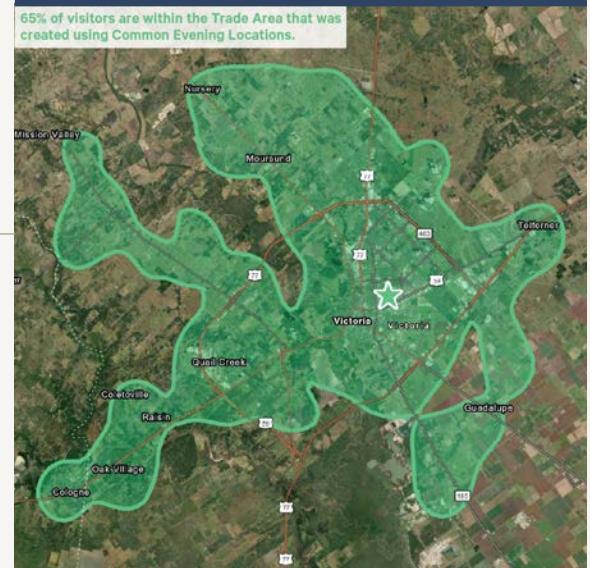
VISITOR FREQUENCY

ONE-TIME (72%) RETURN (28%)

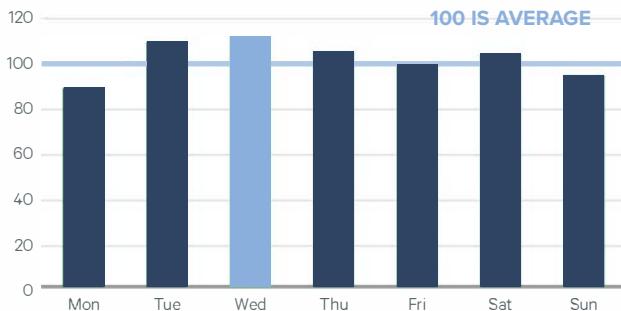


RETURN VISTORS REPRESENT VISITORS
THAT HAVE RETUNED TO THE SITE MORE
THAN ONCE OVER ONE YEARS TIME

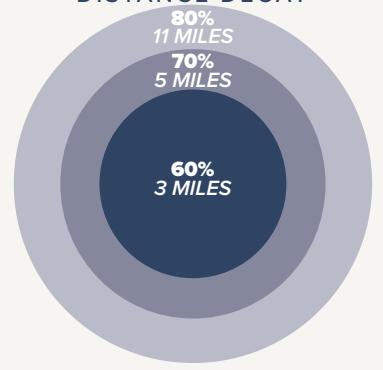
TRADE AREA



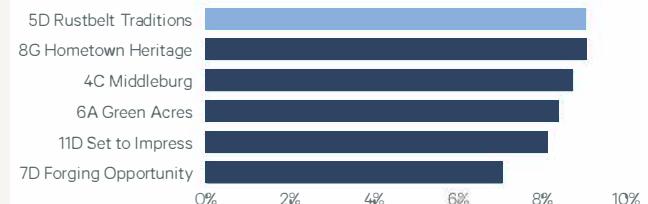
TRAFFIC BY DAY



DISTANCE DECAY



TOP TAPESTRY SEGMENTS



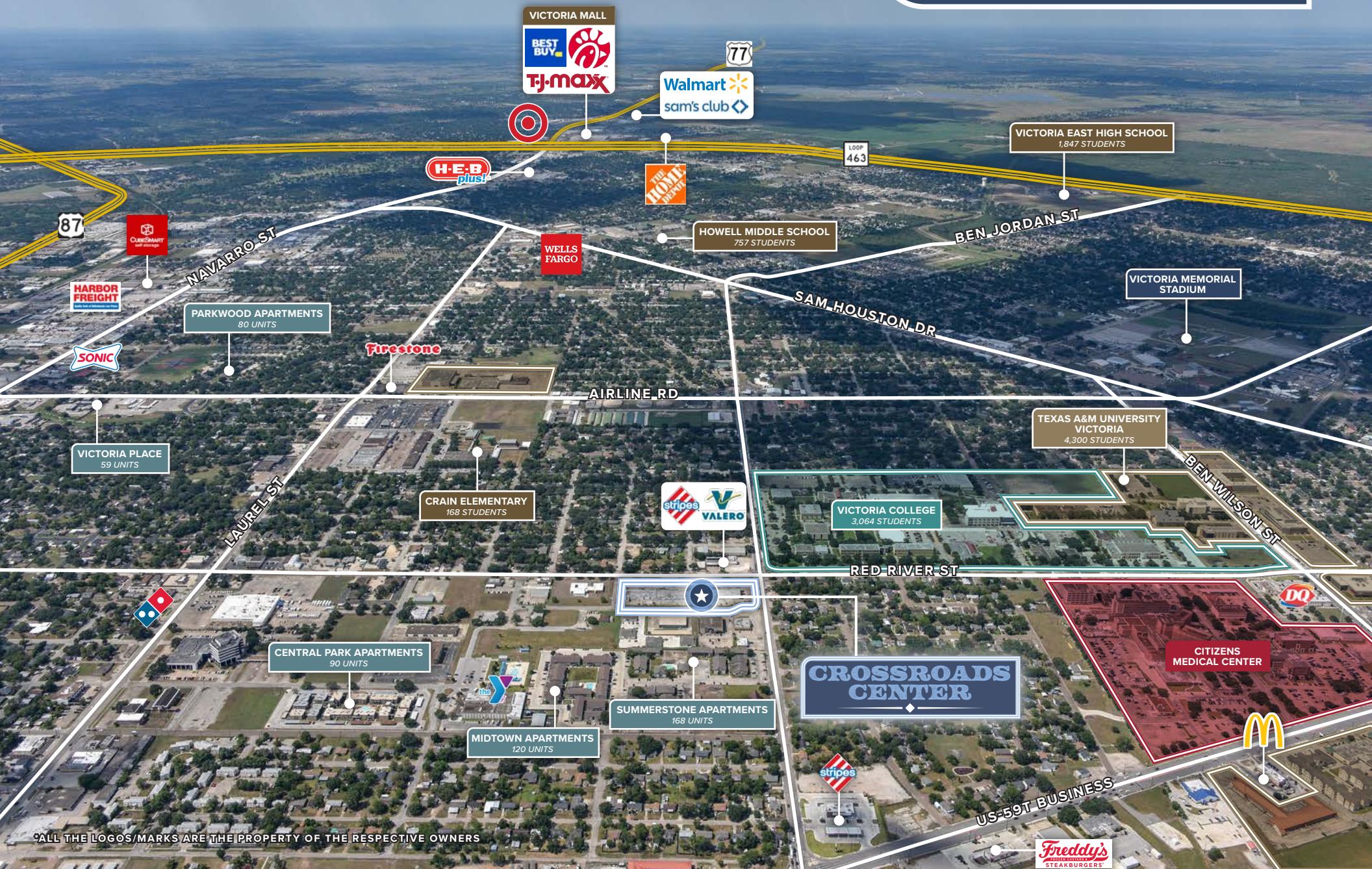
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AERIAL VIEW WEST



AERIAL VIEW

NORTH



AERIAL VIEW

SOUTH





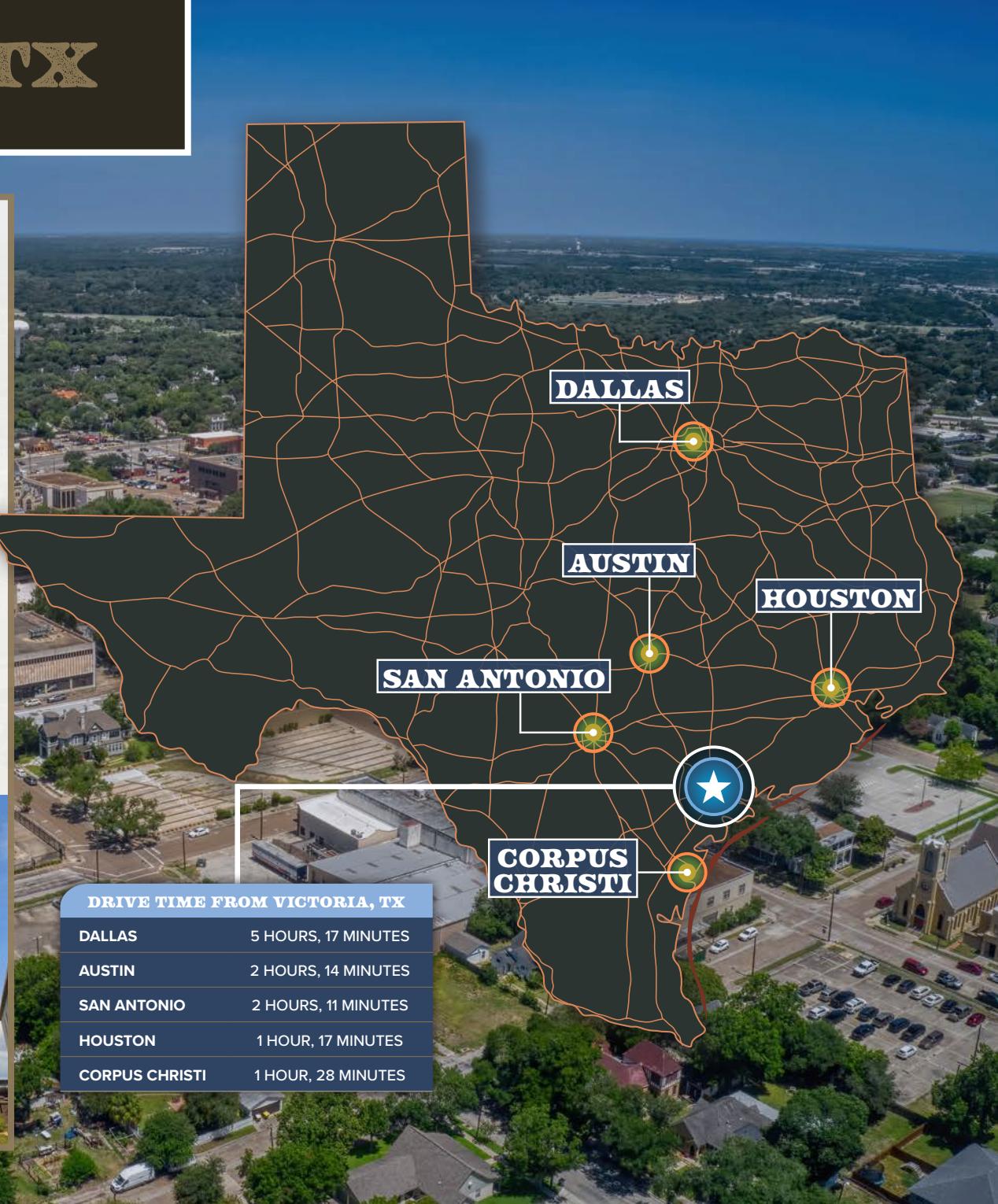
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MARKET SUMMARY

VICTORIA, TX

Victoria, Texas, presents a vibrant and growing market, fueled by a diverse economy and a strong sense of community. The city is experiencing steady population growth, attracting new residents with its affordable cost of living and access to outdoor recreational opportunities, including the nearby Gulf Coast. Victoria's job market is robust, with significant employment in healthcare, manufacturing, and the energy sector, providing a stable economic foundation. The city's commitment to infrastructure improvements and community development projects further enhances its appeal, making it an attractive place to live, work, and invest.

Victoria's thriving cultural scene and friendly atmosphere contribute to a high quality of life. The city boasts a variety of local businesses, restaurants, and entertainment options, fostering a strong sense of local pride. Furthermore, Victoria's strategic location offers convenient access to larger metropolitan areas while maintaining its small-town charm. The city's dedication to education and family-friendly activities makes it an ideal location for raising a family. Overall, Victoria is a dynamic and welcoming community with a bright future.



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