

Gateway Plaza

4500-4502 SAN BERNARDO, LAREDO, TEXAS 78041



For Lease

Scott Cummings **Wayo Canales**
Cell: 210-838-6545 Cell: 210-254-2696
Office: 366-1400 ext. 115
Scummings@rohderealty.com

Property Overview

1,600 - 16,000 SF AVAILABLE

- **Lease Rate:** Refer to site plan
- Anchored by 103,000 SF Burlington
- 6 pads available for Ground Lease or Built to Suit

Demographics	1mile	3miles	5miles
2023 Population:	16,258	91,171	177,556
2023 Average HH Income:	\$58,955	\$63,416	\$77,048
2023 Households:	5,272	30,096	56,113

• **Traffic Counts (ArcGIS):**

- 12,160 VPD (San Bernardo Ave.)
- 9,417 VPD (Santa Ursula Ave.)
- 95,850 VPD (I-35)



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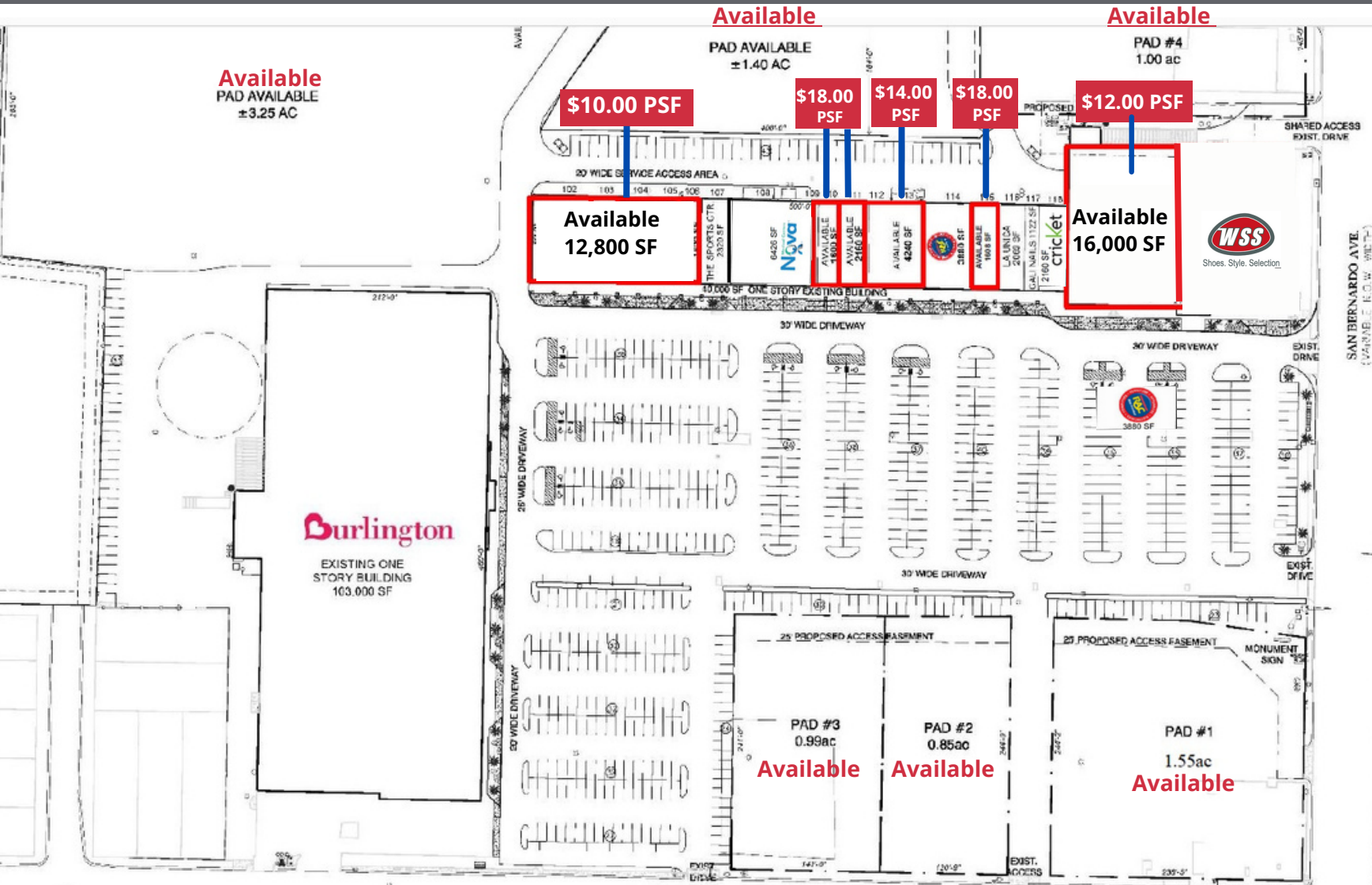
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Call for pricing on Pads Available

Suite	Tenant	Square Feet
101	Burlington	103,000
102	Available	4,800
103	Available	1,600
104	Entertainment	4,800
105	World	
106	Available	1,600
107	The Sports CTR	2,320
108	Medical Centers	
109	NOVA	6,426
110	Available	1,600
111	Available	2,160
112	Available	4,240
113	Available	
114	Rent-A-Center	3,880
115	Available	1,608
116	La Unica	2,063
117	Cali Nails	1,122
118	Cricket	2,160
119	Available	16,000
120	WSS	16,000

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Location Aerial



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Map Aerial



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