

Retail For Lease



PROPERTY DESCRIPTION

IH-35 at Del Mar Blvd Exit. 320 W. Village Blvd presents premier commercial space with excellent exposure and easy access to consumers throughout the Laredo trade areas. Comprising $\pm 43,000$ sq feet, the building can be demised to accommodate multi-tenant occupancy.

PROPERTY HIGHLIGHTS

- Excellent Access and Visibility with ± 575 of frontage on IH-35
- 6.3:1,000 parking ratio
- Surrounded by National Credit Tenants & Adjacent to 9th ranked Neighborhood shopping center by foot traffic in Texas

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	43,000 SF
Lot Size:	162,000 SF
Building Size:	43,990 SF

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Regional Map



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Surrounding Tenant Map



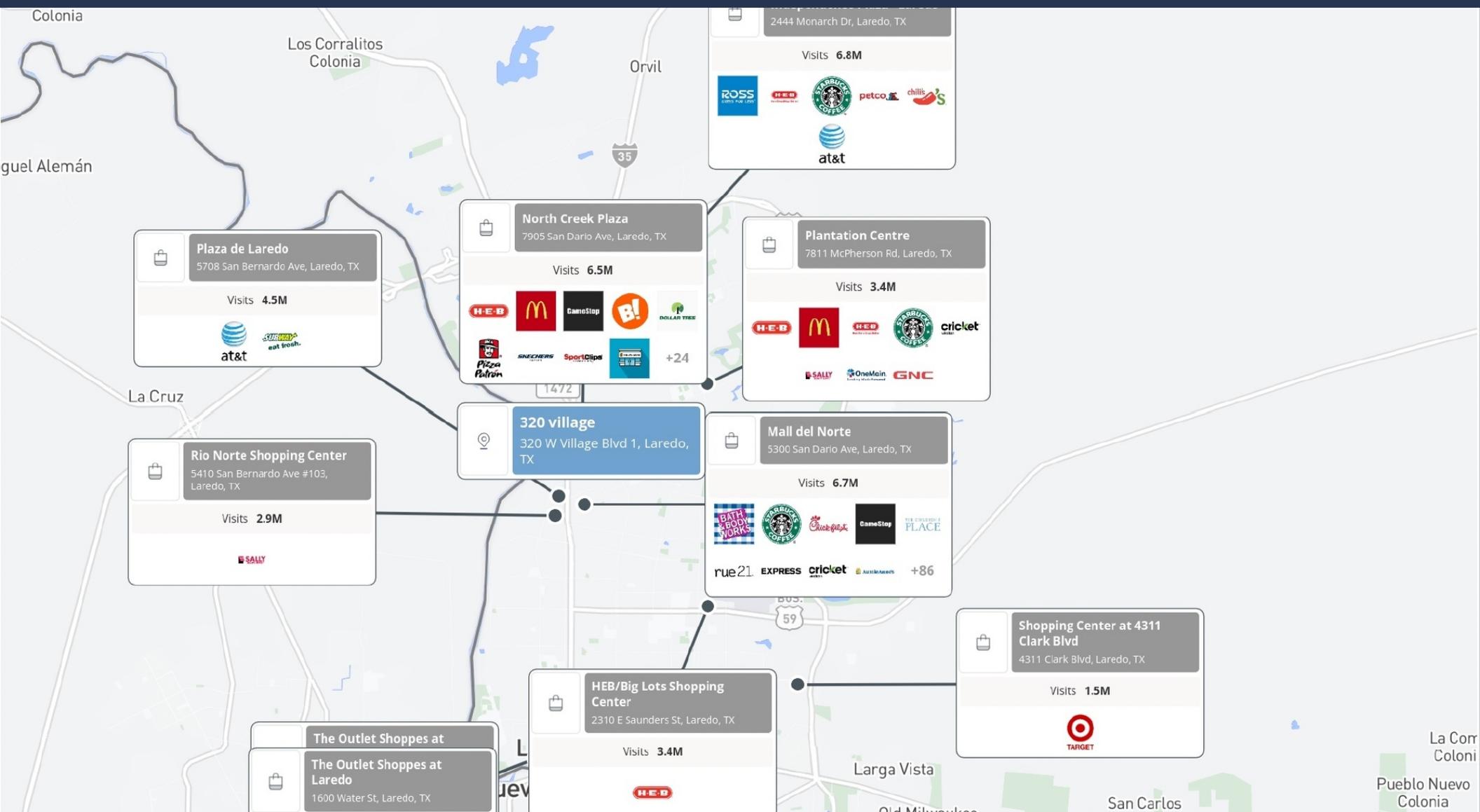
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Market Landscape And Foot Traffic Metrics



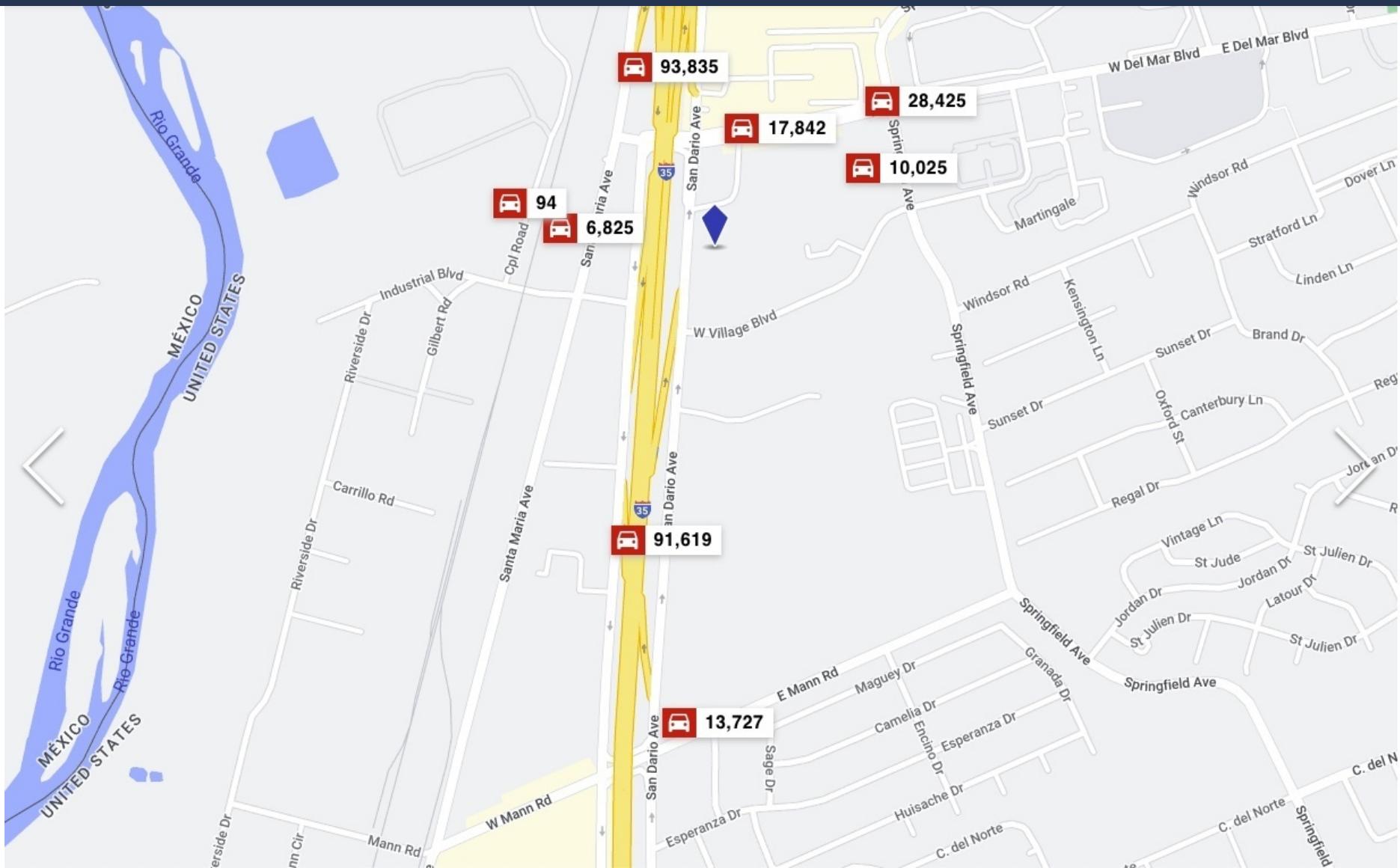
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Traffic Counts



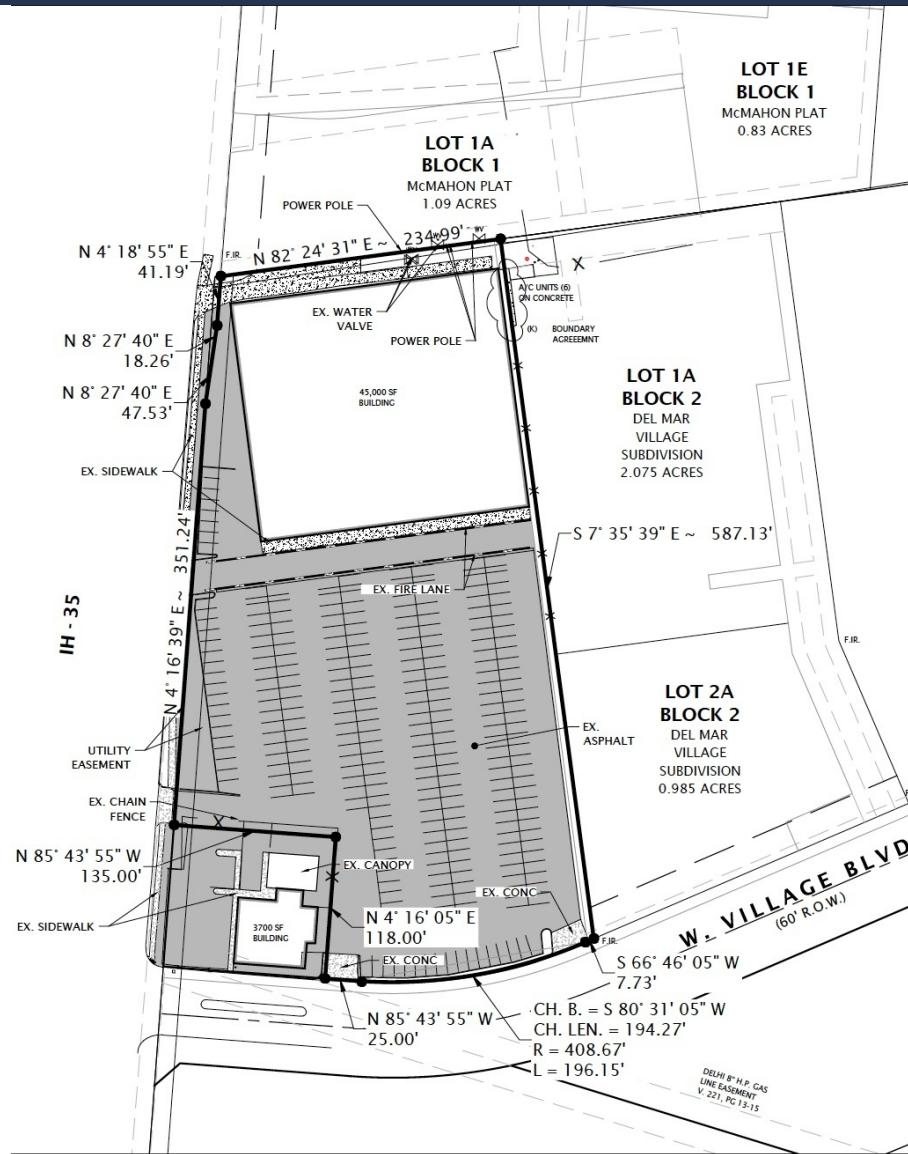
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Survey



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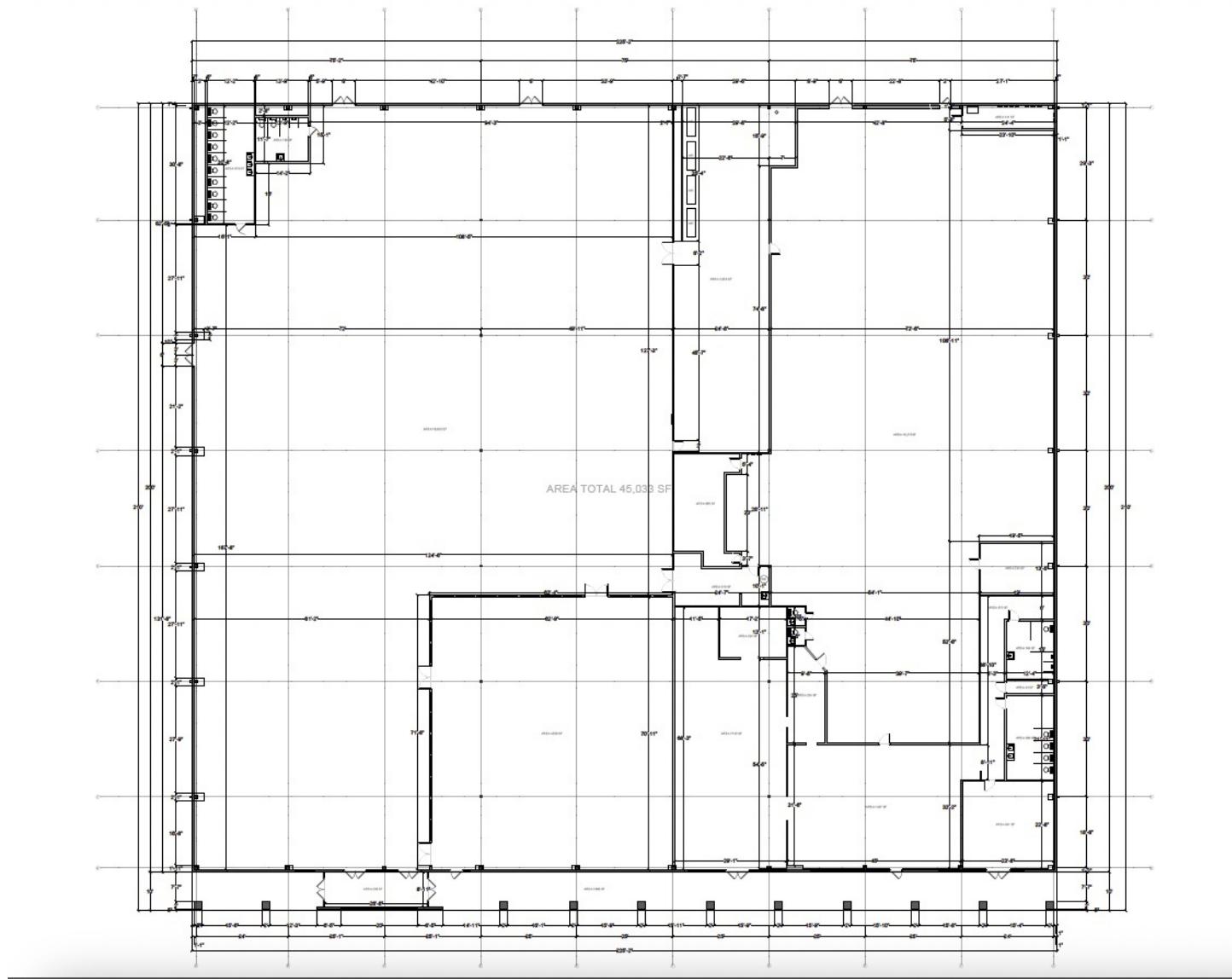
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AS-IS FLOOR PLAN



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LAREDO TEXAS



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CITY DESCRIPTION

At the center of the primary trade route connecting Canada, the United States, and Mexico, and the gateway to Mexico's burgeoning industrial complex, Laredo and Nuevo Laredo offer markets, business opportunities, and profit potential which business and industry simply cannot find anywhere else.

The Laredo Customs District handles more trade than the ports of Southern California, Arizona, New Mexico, and West Texas combined. Laredo is the only U.S./Mexico border city strategically positioned at the convergence of all land transportation systems. Mexico's principal highway and railroad leading from Central America through Mexico City, Saltillo, and Monterrey, the industrial heart of Mexico, converge at Laredo to meet two major U.S. rail lines, Interstate 35 and other roads which fan outwards to the urban centers and seaports of Texas and beyond to Northern States and Canadian Provinces including Illinois, Michigan, New York, and Ontario. For the last several years, Mexico's economic reforms increased U.S./Mexico trade and cross-border production sharing combined to spur Laredo's growth as never before. As the fastest growing city east of the Rocky Mountains and the most competitive USMCA crossing, Laredo's bright economic future is vibrant.

When thinking about opportunities in Laredo, think beyond the ± 280,000 people that live here and consider the roughly 6,000,000 people from Monterrey and surrounding areas. Many of these people travel to Laredo for retail, health care, and entertainment.