

FOR LEASE

4500-4502 San Bernardo
Laredo, Texas 78041



±1,600 – 28,285 SF | RETAIL

SUMMARY

Property Specs

LEASE RATE	Contact Agent
TOTAL GLA	±1,600 – 28,285 SF
TYPE	Land Retail

- Anchored by 103,000 SF Burlington Store, WSS & Dollar Tree
- Six (6) pads available for Ground Lease or Built to Suit



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SITE PLAN



Space	Tenant	Rate	SF
101	Burlington		74,715
101	Future Availability		28,285
102	Available	\$14 PSF	4,800
103	Available	\$18 PSF	1,600
104-105	Available	\$14 PSF	4,800
106	Available	\$18 PSF	1,600
107	The Sports CTR		2,320
108-109	Concentra		6,426
110	Available	\$18 PSF	1,600
111	Available	\$18 PSF	2,160
112-113	Available	\$14 PSF	4,240
114	Rent-A-Center		3,880
115	Tamayo's Jewelry		1,608
116	La Unica		2,063
117	Cali Nails		1,122
118	Cricket		2,160
119	Dollar Tree		16,000
120	WSS		16,000

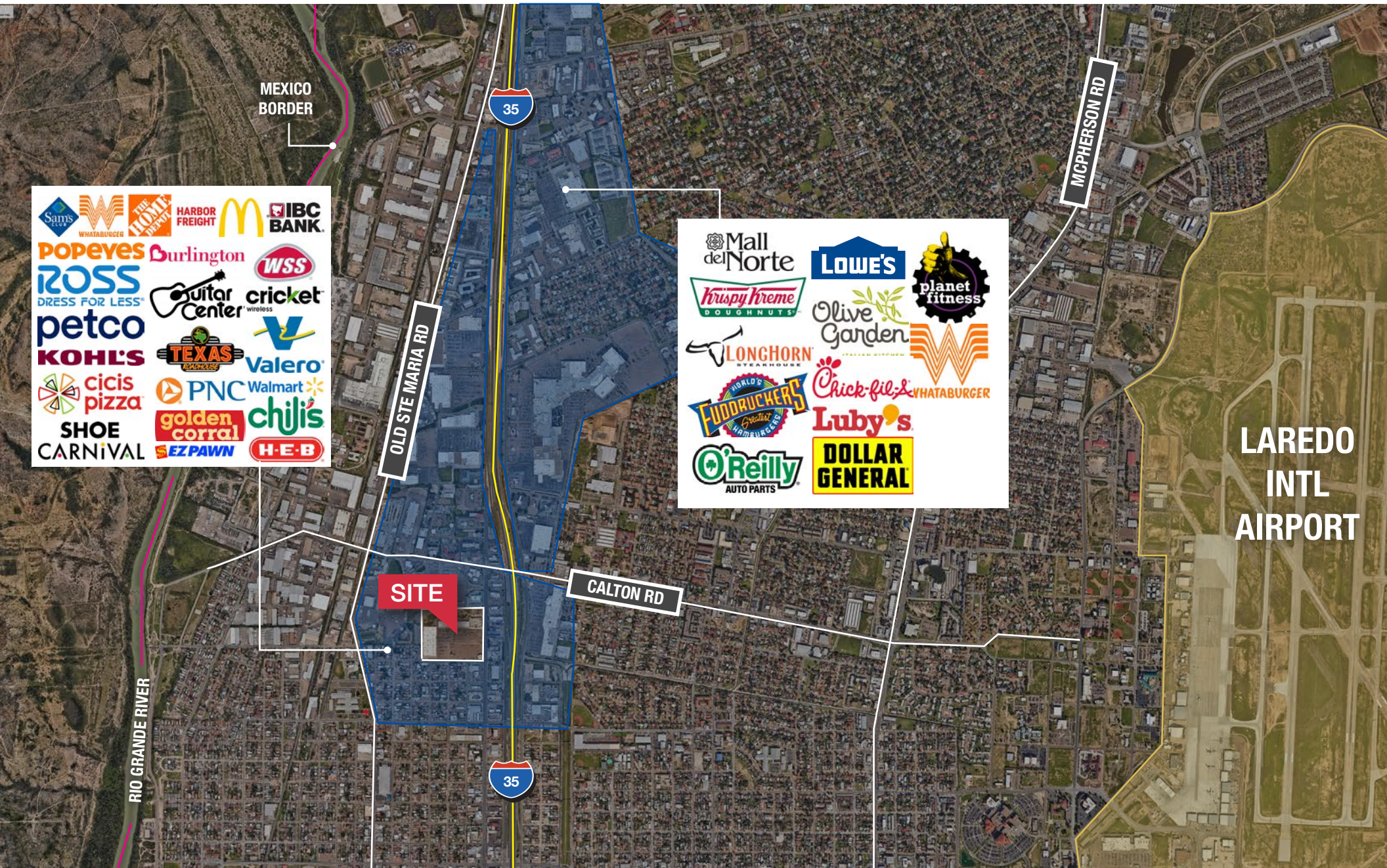
*Suite 102-106 combined \$12/PSF

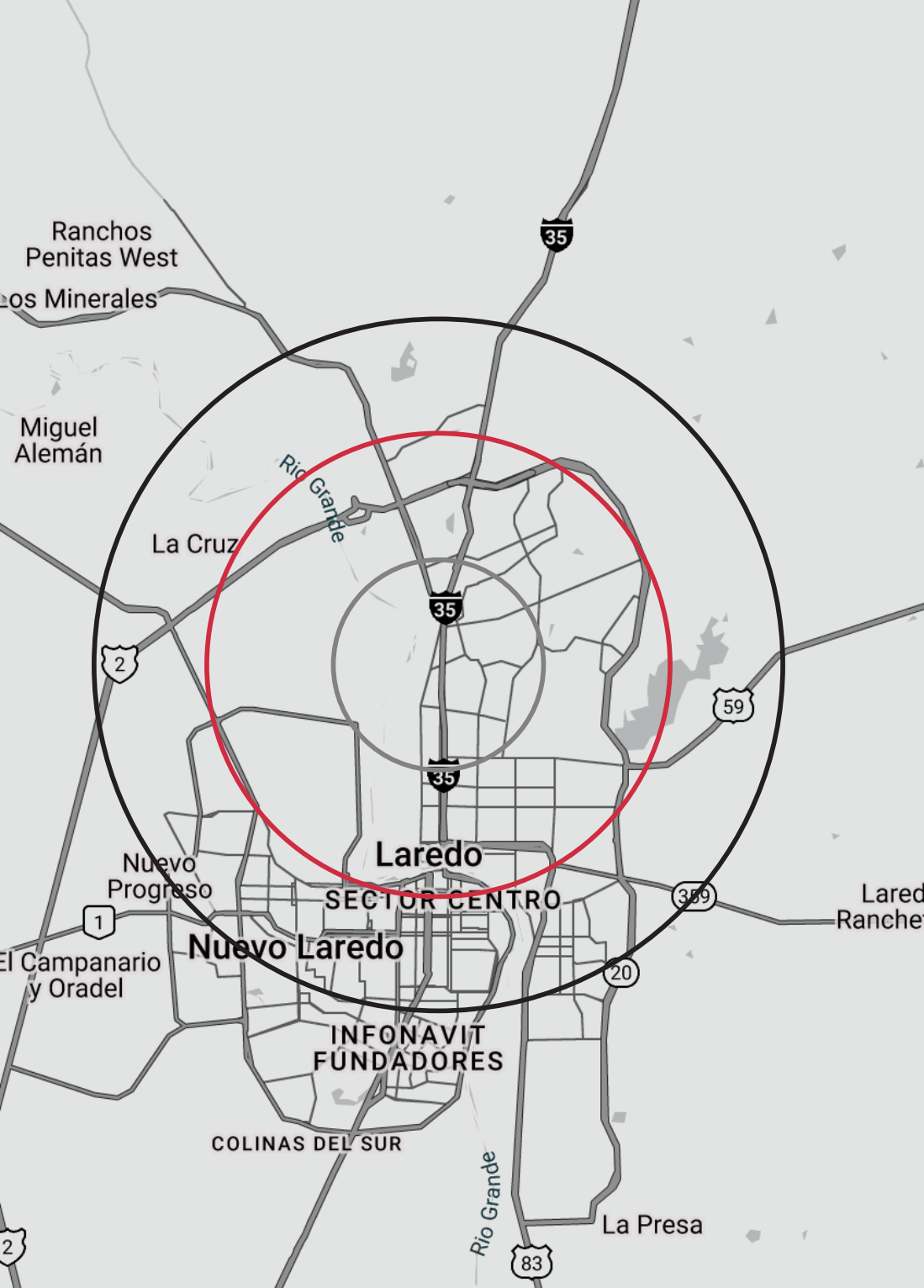
PAD		ACRES
1	AVAILABLE	1.55
2	AVAILABLE	0.85
3	AVAILABLE	0.99
4	Ground Lease Under Feasibility	1.00
5	AVAILABLE	1.40
6	AVAILABLE	3.25

For PAD Rates Please Contact Agent

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	16,596	91,117	177,244
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,484	30,470	56,751
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$66,147	\$71,867	\$87,391

Traffic Counts

STREET	AADT
San Bernardo Ave	11,705
W Calton Rd	64,974
I- 35	88,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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