



# NORTHCROSS SHOPPING CENTER

5016-5319 N NAVARRO ST, VICTORIA, TX 77904

## FOR LEASE



DUNHILL PARTNERS

**JILL FISHER** | DIRECTOR OF LEASING  
214.261.9588 | [jfisher@dunhillpartners.com](mailto:jfisher@dunhillpartners.com)  
[dunhillpartners.com](http://dunhillpartners.com)

# HIGHLIGHTS & SITE PLAN

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**NNN: \$3.88 PSF**

## LOCATION

5016-5319 N Navarro St, Victoria, TX 77904

## AVAILABLE SPACES

Suite 5311	1,200 SF
Suite 5315	1,986 SF
Suite 5317	2,380 SF
Suite 5217-A	14,798 SF

## PROPERTY HIGHLIGHTS

- Easy access to Business Hwy 77
- 2.2 miles or 7 minutes to Victoria Mall
- Anchor tenants include:
  - Ashley Furniture
  - Ace Hardware
  - Dollar Tree
  - Jason's Deli
  - Spec's
  - Office Depot



## 2022 DEMOGRAPHICS

  
**Total  
Population**

1 MILE	7,356
3 MILES	48,736
5 MILES	67,911

  
**Daytime  
Population**

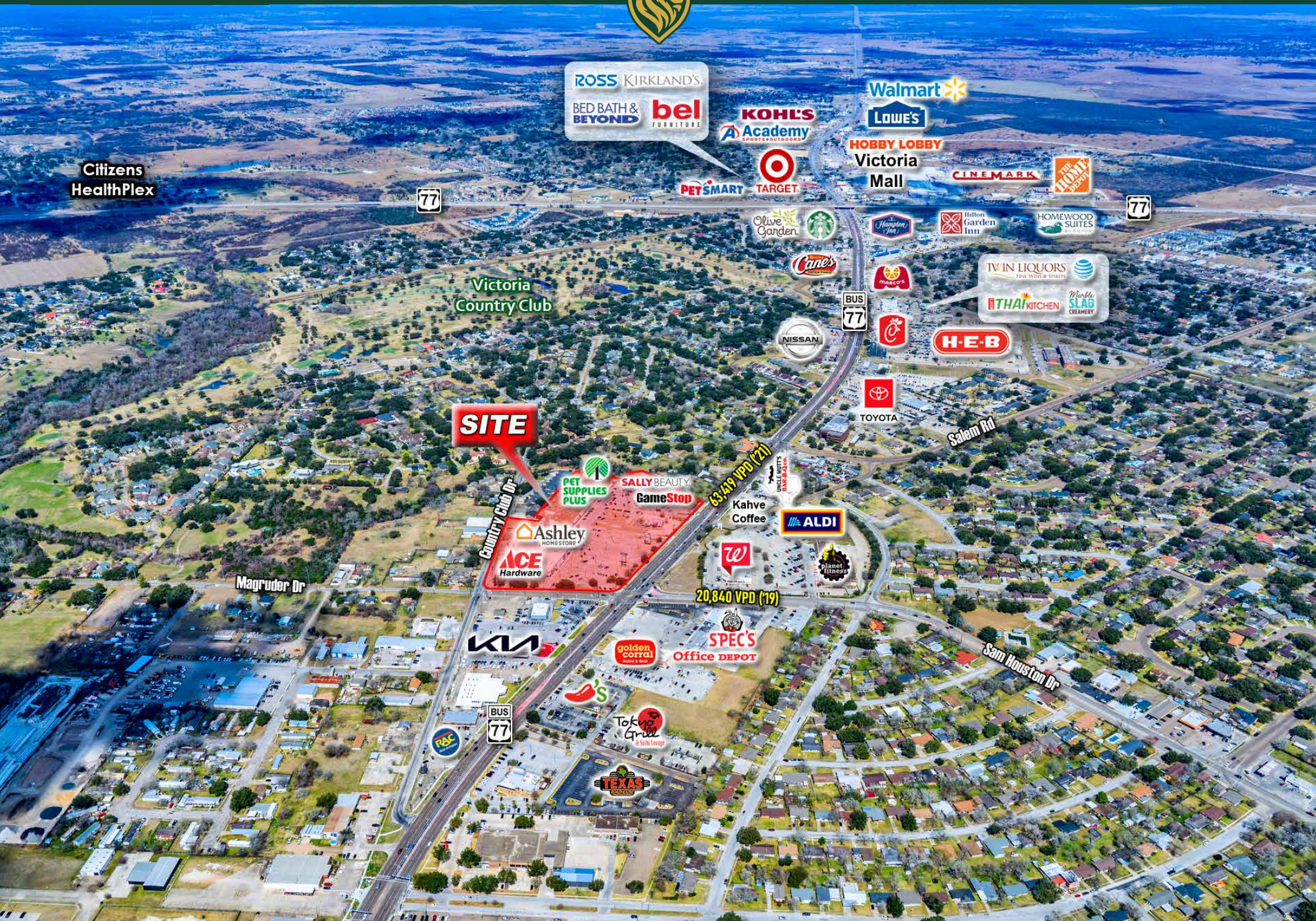
1 MILE	8,781
3 MILES	53,743
5 MILES	75,929

  
**Avg HH  
Income**

1 MILE	\$94,718
3 MILES	\$92,222
5 MILES	\$86,695

# OBLIQUE AERIAL - NORTH

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ROSS KIRKLAND'S  
BED BATH & BEYOND bel FURNITURE

KOHL'S Academy SPORTS + OUTDOORS

Walmart LOWE'S

Citizens HealthPlex

77

PET SMART TARGET

HOBBY LOBBY Victoria Mall

CINEMARK THE HOME DEPOT

77

Victoria Country Club

Olive Garden Starbucks Hampton Inn Hilton Garden Inn HOMEWOOD SUITES

CVS Petco Frito-Lay Chick-fil-A TV IN LIQUORS THAI KITCHEN World's SLAB CREAMERY

BUS 77

**SITE**

PET SUPPLIES PLUS SALLY BEAUTY GameStop Ashley HOMESTORE ACE Hardware

63,449 VPD (21)

20,840 VPD (19)

NISSAN

TOYOTA

Salam Rd

ALDI

Magruder Dr

BUS 77

BUS 77

BUS 77

BUS 77

BUS 77

Office DEPOT

TEXAS

Sam Houston Dr

# OBLIQUE AERIAL - WEST

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KIA

Country Club Dr  
20840 VPO (19)



20840 VPO (19)

W

BUS  
77

planet fitness

WINGSTOR  
SUPERCUTS

ALDI

Kahve Coffee

Standy St

63,419 VPO (21)

UNCLE MUTT'S  
BAR-B-Q-co.

ACE  
Hardware

Ashley  
HOMESTORE

Country Club Dr

RE/MAX

PET SUPPLIES  
PLUS



WALLY'S  
party factory

SITE

Jack  
in the box

SALLY BEAUTY

GameStop

jason's deli

# DEMOGRAPHIC MAP

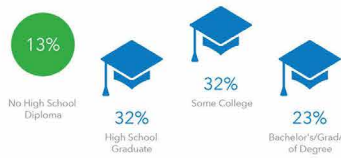


## Demographics: 15-Mile Radius Capturing 84.5% of Multi-Visit Patrons

### KEY FACTS



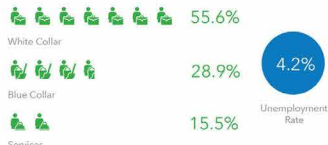
### EDUCATION



### BUSINESS



### EMPLOYMENT



### INCOME



### Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)  
The smallest group: \$200,000+ (5.4%)

Indicator	Value	Diff
<\$15,000	19.6%	0
\$15,000 - \$24,999	9.6%	-0.1%
\$25,000 - \$34,999	8.2%	-0.2%
\$35,000 - \$49,999	10.9%	-0.1%
\$50,000 - \$74,999	17.4%	-0.2%
\$75,000 - \$99,999	16.0%	0
\$100,000 - \$149,999	14.0%	+0.2%
\$150,000 - \$199,999	8.7%	+0.1%
\$200,000+	5.4%	0

Bars show deviation from Victoria County

