

# BL Plaza

3306 Raul Longoria Rd, San Juan, TX 78589

Presented by  
Austin 495 LLC



## Price: \$24.00 - \$26.33 /SF/YR

The retail property located at 3306 Raul Longoria Rd in San Juan, Texas, known as BL Plaza, offers a total of 6,000 square feet of available space within a 9,500 square foot newly constructed building. Built in 2025, the plaza features Domino's Pizza as an anchor tenant in an end-cap unit and is situated at the intersection of Raul Longoria Rd and S. Ridge Ave, in one of San Juan's fastest-growing areas.

There are four shell spaces currently available for lease, ranging from 1,400 to 1,800 square feet, with rental rates between \$24.00 and \$26.33 per square foot per year, offered on a Triple Net (NNN) basis. All units are fully sprinkled, and signage opportunities are available to tenants.

The location benefits from strong demographics within a one-mile radius, including a population of over 11,000, a median household income of \$53,191, and consumer spending totaling \$87 million. The area has a median age of 31.1, and 12% of residents hold a college degree or higher, making it an attractive site for retail businesses.

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One of San Juan's fastest-growing areas.

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The plaza features Domino's Pizza as an anchor tenant in an end-cap unit.

**Sam Liu**

[hellosamliu@gmail.com](mailto:hellosamliu@gmail.com)

(646) 289-1560

**Austin 495 LLC**

4101 Pecan Blvd

McAllen, TX 78501

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Aerial Context



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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Domino's Pizza	-	



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## Listing spaces

### 1st Floor Ste 2

Space Available	1,400 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

### 1st Floor Ste 3

Space Available	1,400 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

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## Listing spaces

### 1st Floor Ste 4

Space Available	1,400 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

### 1st Floor Ste 6

Space Available	1,800 SF
Rental Rate	\$26.33 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

End-Cap Drive-Thru Restaurant Space



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## Property Photos



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## Location

