

# 7804 N NAVARRO

UNITS FOR LEASE



**SOUTH  
TEXAS**  
RENTALS.COM

**SIGNAGE**

**SIGNAGE**

Stanton**OPTICAL**

## AVAILABLE SPACES

Unit	SQFT	NNN
Unit A	Up to 1,900	\$32 / SF / YR
Unit B	Up to 1,900	\$32 / SF / YR
Unit A & B	Up to 3,800	\$32 / SF / YR

# ABOUT THE PROPERTY

Discover an exceptional leasing opportunity in the heart of Victoria, Texas. Situated directly adjacent to the bustling Victoria Mall, this property enjoys a strategic location at the high-traffic intersection of North Navarro and LaSalle Crossing, boasting a daily traffic count of 40,703. Offering versatile space options ranging from 1,000 to 6,600 square feet, this property is ideal for a wide range of businesses, whether you're in retail, dining, or professional services. With its high visibility, prominent signage opportunities, and large storefront windows that maximize exposure, this space offers an ideal canvas for your business to thrive.

## DEMOGRAPHICS

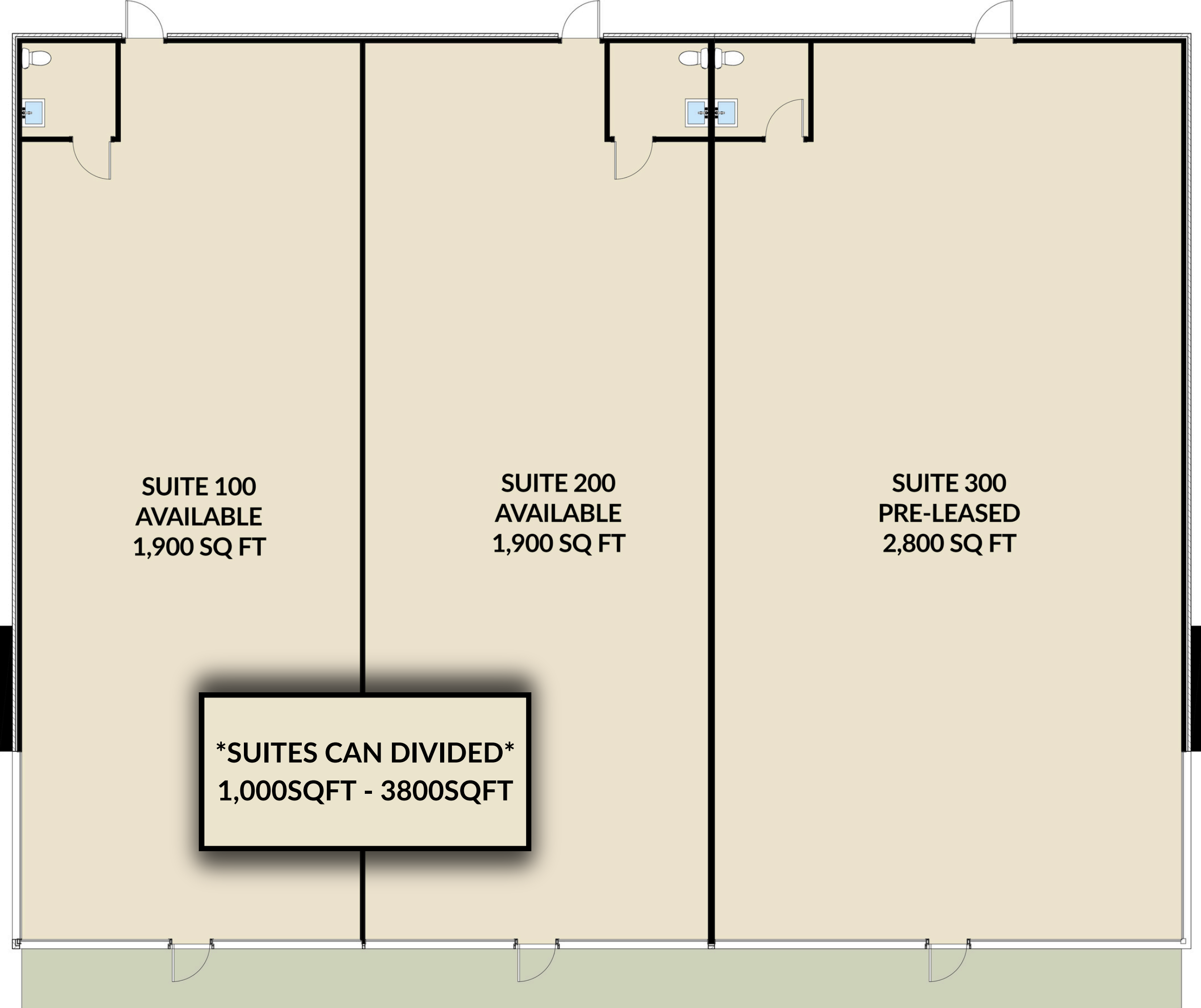
- Traffic Count: 40,703
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

# \$32 / SF / YR

Up To 3,800 SQFT | Will Divide

What sets this location apart is its strategic advantage, being surrounded by major retailers, restaurants, and entertainment options. It's also conveniently located near residential neighborhoods and business districts, with easy access to major highways and transportation routes. Victoria is a vibrant and growing community, known for its strong local economy and friendly atmosphere, making it an ideal place to establish or expand your business. Don't miss out on this prime retail space next to the Victoria Mall – an opportunity to tap into a loyal customer base and become an integral part of this dynamic commercial area.





SUITE 100  
AVAILABLE  
1,900 SQ FT

SUITE 200  
AVAILABLE  
1,900 SQ FT

SUITE 300  
PRE-LEASED  
2,800 SQ FT

**\*SUITES CAN DIVIDED\***  
**1,000SQFT - 3800SQFT**

# CONTACT



**SOUTH  
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## PHONE

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## WEBSITE

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## ADDRESS

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