



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

VIA DEL MAR SHOPPING CENTER

5850 Ruben M. Torres Blvd, Brownsville, TX 78526

AVAILABLE SPACE

1,500 - 32,100 SF



FOR LEASE

CBCWORLDWIDE.COM

Retail - Medical - Office

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



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OFFERING SUMMARY

Total Available Space:	10,100 SF
Minimum Divisible:	1,000 SF
Max Contiguous:	4,000 SF
Lease Rate:	\$18.00 per year
NNN:	\$4.50 PSF/YR
Lot Size:	7 Acres
Building Size:	48,760 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Via Del Mar is located in Brownsville, TX, and is an excellent corner location with great tenant mix. The Center currently has great co-tenancy with a nice mix of retail and professional services.

PROPERTY HIGHLIGHTS

- Proximity to Shopping and Dining
- Excellent Corner Location
- Aggressive Lease Terms
- Great Visibility
- Great Tenant Mix with Retail, Professional Service, and Healthcare Tenants

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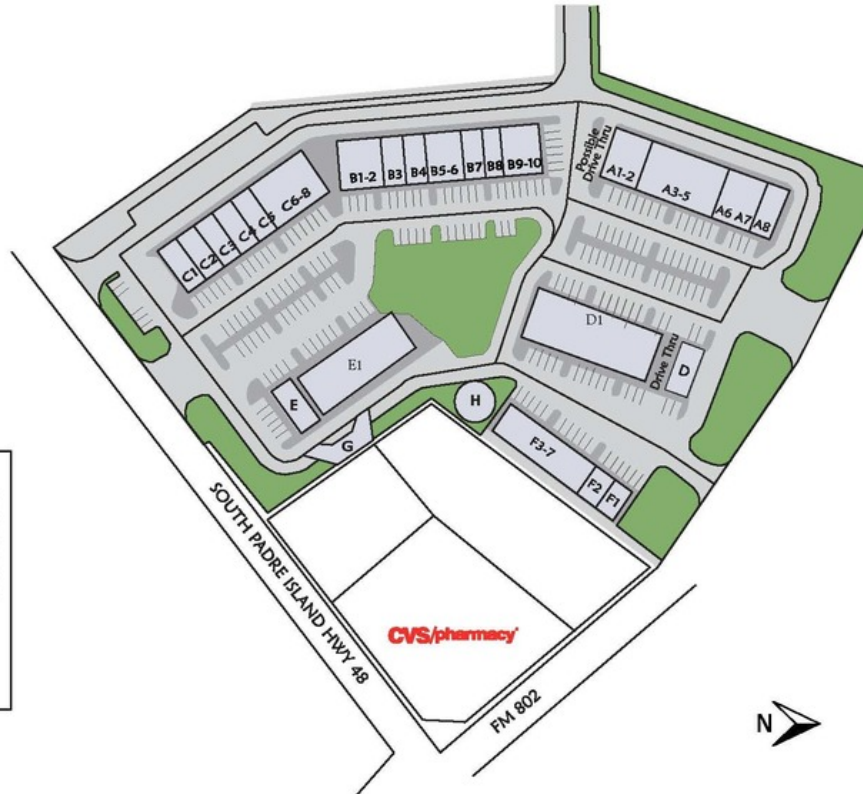
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FOR LEASE | VIA DEL MAR SHOPPING CENTER | 5850 FM 802/RUBEN M TORRES BLVD, BROWNSVILLE, TX 78526

Unit	SF	Availability
A1-2	4,000	Available
B5-6	3,000	Available
B7	1,500	Available
B9-10	2,100	Available
C4	1,500	Available
E1	10,500	Pad Site
D1	10,500	Pad Site



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 10,000 SF	Lease Rate:	\$18.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5850 Ruben M. Torres Blvd #A1 & A2	Available	4,000 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M. Torres Blvd #B9 & B10	Available	2,100 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M. Torres Blvd #C4	Available	1,500 SF	NNN	\$18.00 SF/yr	-
5850 Ruben Torres Blvd #B1-2	-	3,000 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M Torres Blvd #F2	-	1,000 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M Torres Blvd #B7	Available	1,500 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M. Torres Blvd #B5 & B6	Available	3,000 SF	NNN	\$18.00 SF/yr	-
5850 Ruben M. Torres Blvd #E1	Available	10,000 SF	NNN	\$24.00 SF/yr	-
5850 Ruben M. Torres Blvd #D1	Available	10,000 SF	NNN	\$24.00 SF/yr	-

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VIA DEL MAR SHOPPING CENTER

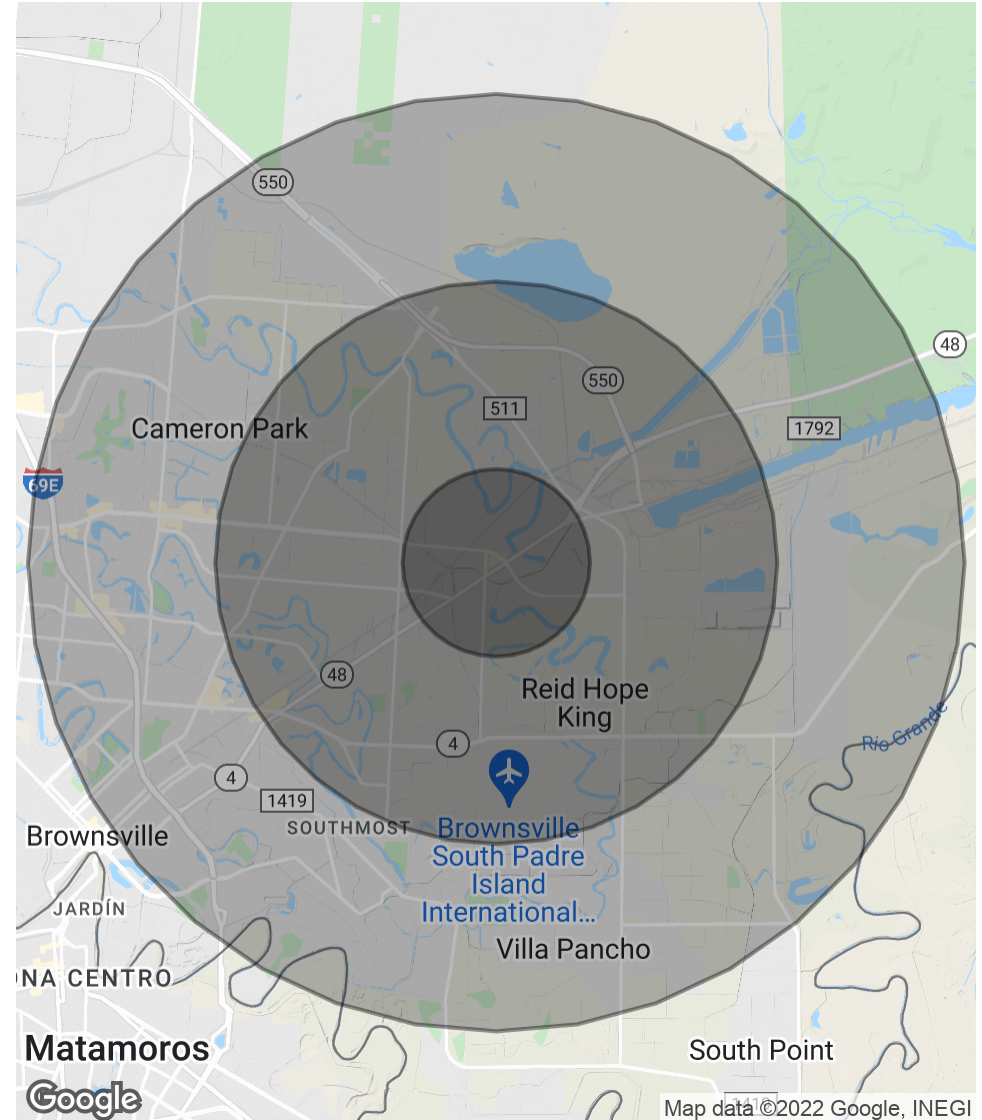
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,257	43,967	131,738
Average age	24.0	26.4	26.8
Average age (Male)	20.2	22.8	24.2
Average age (Female)	26.0	28.8	28.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,511	11,673	34,507
# of persons per HH	4.1	3.8	3.8
Average HH income	\$33,675	\$40,367	\$39,298
Average house value	\$86,143	\$97,549	\$87,499

* Demographic data derived from 2010 US Census



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