



Multi-tenant Pylon Sign

# Anchor & Jr. Anchor Build To Suit

N. Navarro St  
Victoria, TX 77904

**Bob Feinberg**  
Sr. Vice President | Principal  
+1 505 238 7707  
License #9916  
bob.feinberg@colliers.com

**Tom Jones, CCIM**  
Sr. Vice President | Principal  
+1 505 880 7063  
License #37218  
tom.jones@colliers.com

**Rick Stoes**  
Broker of Record  
+1 915 603 6700  
License #590743  
rick.stoes@colliers.com

Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com



# Property Profile

## Details

Lease Rate	See Broker
Lease Type	NNN
Size	Anchor & Jr. Anchor Space

## Features

- Planned Phase II of Victoria's Retail Village
- Anchor & junior anchor positions available
- Primary retail node in northern Victoria, TX
- Robust and proven major retail synergy in close proximity
- Adjacent to Kohl's and Academy Sports and across the street from Walmart and Sam's Club
- Signalized intersection access to shopping center with multiple full access points from N. Navarro St. and Broadmoor St.



## Area Tenants





# Intersection Aerial



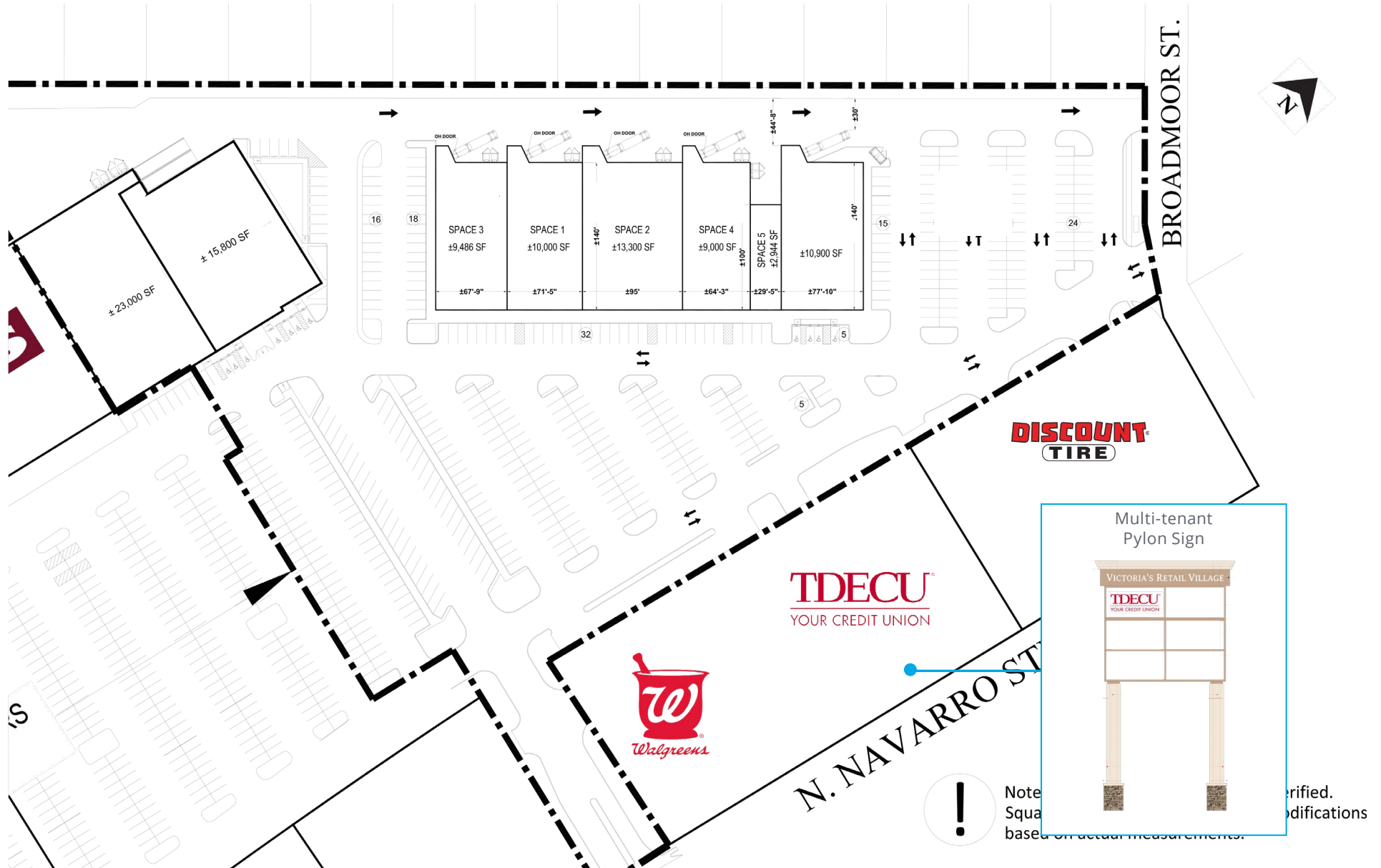


# Trade Aerial





# Site Plan



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	5,441	23,026	52,977
Households	2,294	9,151	20,656
Median HH Income	\$74,648	\$72,082	\$62,090
Average HH Income	\$84,662	\$97,686	\$83,573

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