

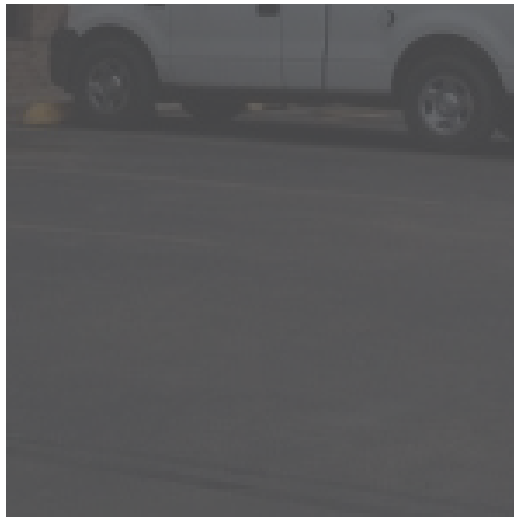
RETAIL PROPERTY FOR LEASE

# CREEKSIDE PLAZA



900

S 77 SUNSHINE STRIP  
HARLINGEN, TX

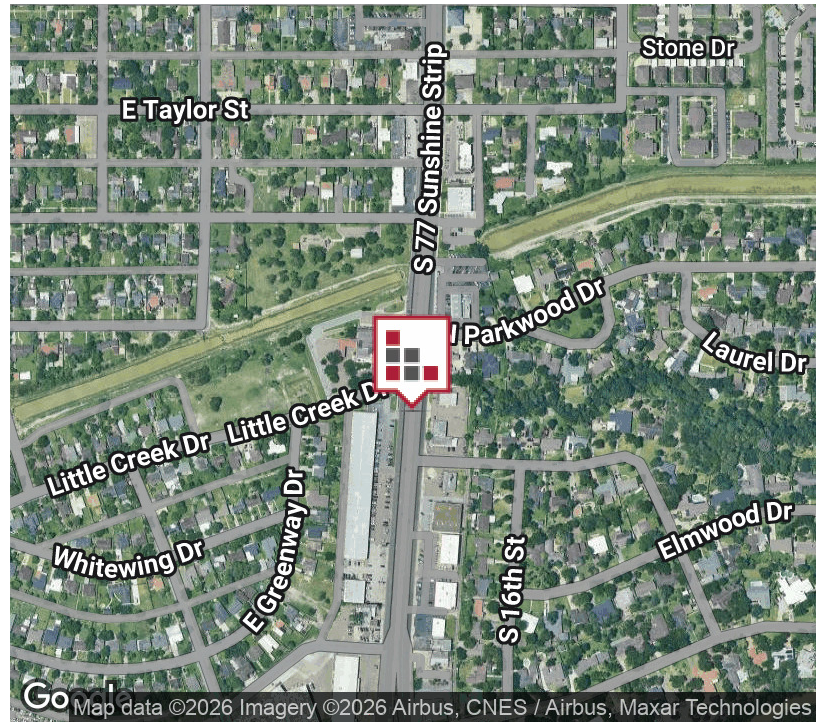


Creekside Plaza is centrally located in Harlingen, Texas, and has proximity to HEB with co-tenants that include Papa Murphy's, Sherwin Williams, Family Dollar, and Ace Cash Express. Excellent location for your growing business!



# FOR LEASE CREEKSIDE PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available SF:  | 1,000 - 2,400 SF                   |
| Lease Rate:    | \$12 - \$ 15 SF/yr<br>[\$4.00 NNN] |
| Year Built:    | 1990                               |
| Building Size: | 45,626 SF                          |
| Zoning:        | Commercial                         |
| Market:        | Rio Grande Valley                  |
| Submarket:     | Harlingen                          |

### PROPERTY OVERVIEW

This strip center is centrally located in the "heart" of Harlingen, a major growth market area of the Rio Grande Valley. Situated on the major thoroughfare of 77 Sunshine Strip, the area is a major retail corridor with heavy daily traffic counts est. +/- 24,320 CPD. The site provides easy access from any direction and pylon signs to advertise your business. Area retailers include HEB Grocery, Payless Shoes, O'Reilly Auto Parts, restaurant, banks and many more. Retail & office suite from 1,000 s.f. up to 8,500+ s.f. With 120 well placed and well spaced parking spots, there is plenty of room for tenants and their customers to park. The property is less than 1 minute away from the two medical center and Regional Academic Center For Health & Science, and less than 10 minutes away from Valley Intl. Airport.

### PROPERTY HIGHLIGHTS

- Great retail strip center with proximity to other retailers
- Proximity to HEB Shopping Center
- Highly trafficked retail corridor (32,000 CPD on FM 499/N Ed Carey Dr)
- Recently renovated
- National tenants
- Four pylons signs on site
- Easy access from all directions



FOR LEASE  
CREEKSIDE PLAZA

PROPERTY PHOTOS



One of Four Pillar Signs on Site



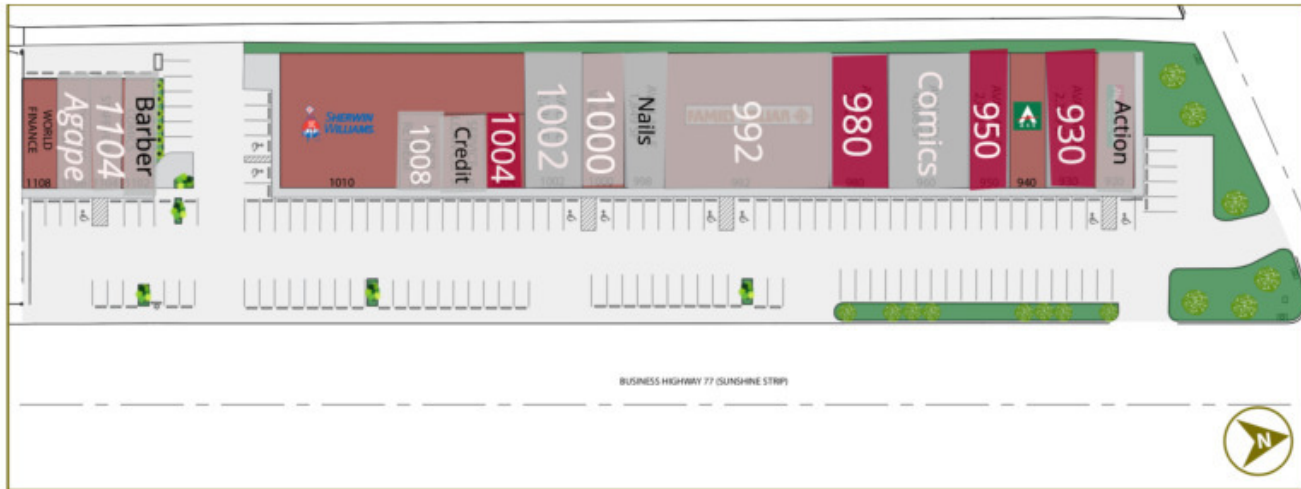
National Tenant - Sherwin-Williams Paints



National Tenant - Family Dollar

# FOR LEASE CREEKSIDE PLAZA

## LEASE SPACES



### LEASE INFORMATION

|              |                  |             |                   |
|--------------|------------------|-------------|-------------------|
| Lease Type:  | \$4.00 NNN]      | Lease Term: | 36 months         |
| Total Space: | 1,000 - 2,400 SF | Lease Rate: | \$12 - \$15 SF/yr |

### AVAILABLE SPACES

| SUITE      | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    | DESCRIPTION                    |
|------------|-----------|-----------|--------------|---------------|--------------------------------|
| Suite 930  | Available | 2,400 SF  | [\$4.00 NNN] | \$12.00 SF/yr | Cold Shell Space               |
| Suite 950  | Available | 2,023 SF  | [\$4.00 NNN] | \$12.00 SF/yr | Cold Shell space               |
| Suite 980  | Available | 2,400 SF  | [\$4.00 NNN] | \$12.00 SF/yr | Second Generation Retail Space |
| Suite 1004 | Available | 1,000 SF  | [\$4.00 NNN] | \$15.00 SF/yr | -                              |



FOR LEASE  
CREEKSIDE PLAZA

RETAILER MAP



SHERWIN-WILLIAMS PART

**CINDY HOPKINS REAL ESTATE**

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# FOR LEASE CREEKSIDE PLAZA

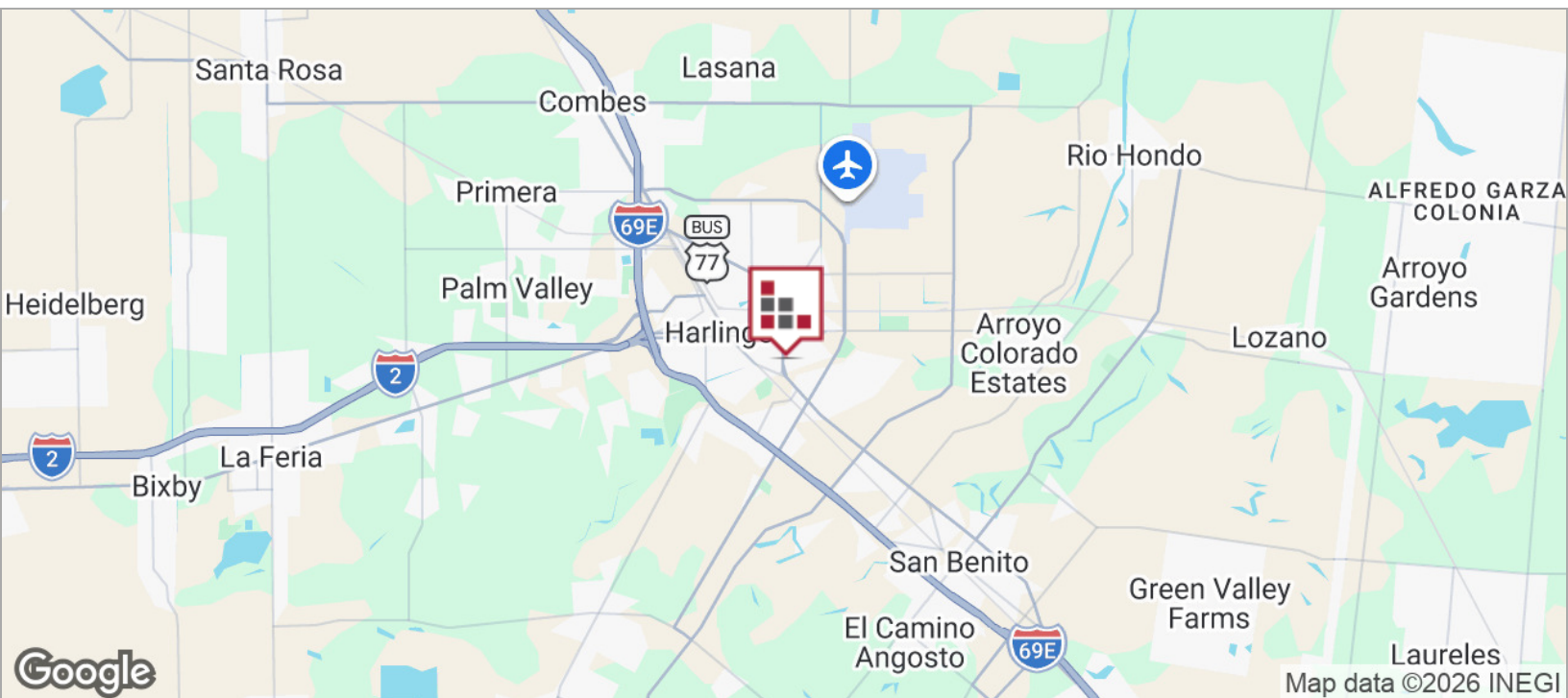
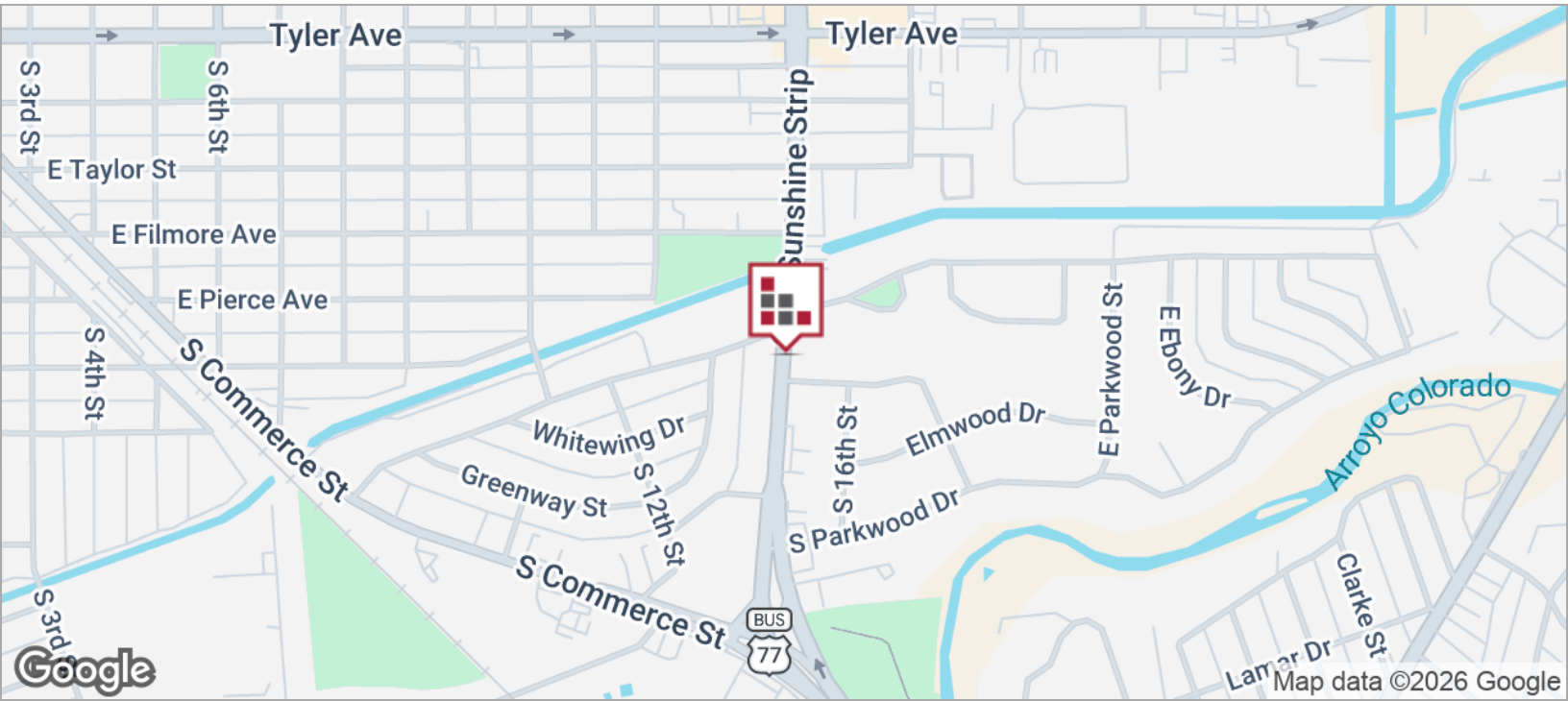
## RETAILER MAP





FOR LEASE  
CREEKSIDE PLAZA

LOCATION MAPS



# FOR LEASE CREEKSIDE PLAZA

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                     |        |        |         |
|---------------------|--------|--------|---------|
| Total population    | 52,006 | 86,244 | 144,328 |
| Median age          | 33.1   | 33.5   | 33.1    |
| Median age (Male)   | 32.2   | 32.1   | 31.5    |
| Median age (Female) | 34.5   | 35.1   | 35.0    |

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                     |          |          |          |
|---------------------|----------|----------|----------|
| Total households    | 17,148   | 28,111   | 45,205   |
| # of persons per HH | 3.0      | 3.1      | 3.2      |
| Average HH income   | \$46,362 | \$48,668 | \$48,093 |
| Average house value | \$77,534 | \$84,202 | \$83,818 |

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

|          |       |       |       |
|----------|-------|-------|-------|
| Hispanic | 81.0% | 80.3% | 82.1% |
|----------|-------|-------|-------|

### RACE (%)

|                 |       |       |       |
|-----------------|-------|-------|-------|
| White           | 88.2% | 88.5% | 87.9% |
| Black           | 0.9%  | 0.9%  | 0.6%  |
| Asian           | 1.6%  | 1.3%  | 1.0%  |
| Hawaiian        | 0.0%  | 0.0%  | 0.0%  |
| American Indian | 0.3%  | 0.3%  | 0.2%  |
| Other           | 7.6%  | 7.6%  | 9.0%  |

\* Demographic data derived from 2020 ACS - US Census