

RETAIL PROPERTY FOR LEASE

SHOPS AT VALLE VISTA



902

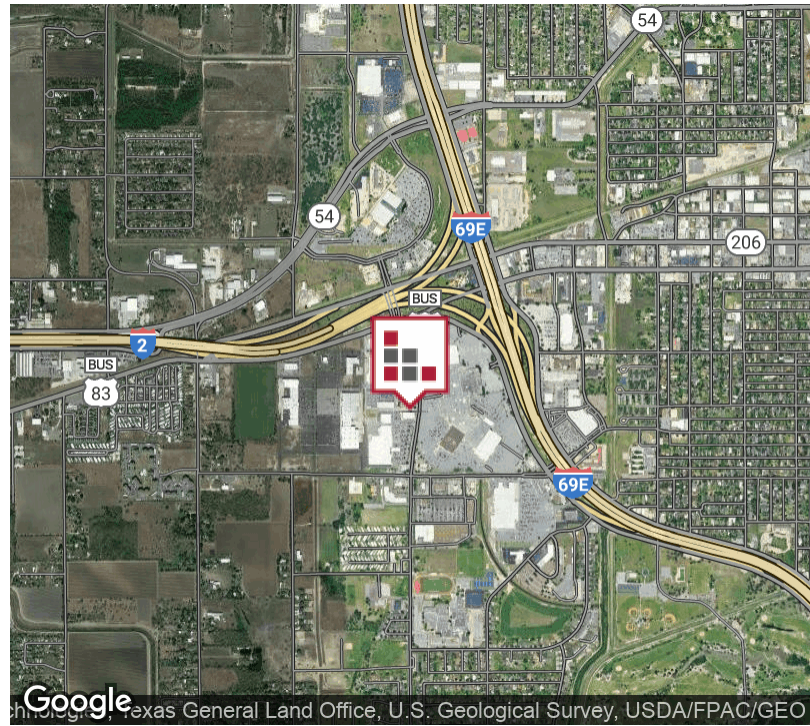
DIXIELAND RD, SUITE A
HARLINGEN, TX

1,300 sf End Cap - Class A location at the Shops at Valle Vista! This unit is move-in ready and formerly utilized as a Title Loan Provider. Ideal location in front of Target, Party City and TJ Maxx with less than 1/2 Mile from Interstate 2. Center co-tenants include European Wax, Freddy's, Vision Works Mariner Finance. Suite is being offered for sublease - master lease expires in 2035. Excellent End Cap unit!



FOR LEASE SHOPS AT VALLE VISTA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Building Size:	13,940 SF
Available SF:	1,316 SF
Number of Units:	1
Year Built:	1985
Renovated:	2020
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

1,300 sf End Cap - Class A location at the Shops at Valle Vista! This unit is move-in ready and formerly utilized as a Title Loan Provider. Ideal location in front of Target, Party City and TJ Maxx with less than 1/2 Mile from Interstate 2. Center co-tenants include European Wax, Freddy's, Vision Works Mariner Finance. Suite is being offered for sublease - master lease expires in 2035. Excellent End Cap unit with Great Visibility on Dixieland Road with large windows and open concept!

PROPERTY HIGHLIGHTS

- High Traffic Corridor
- Proximity to Target, TJMaxx and Party City
- Great End Cap Location

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ADDITIONAL PHOTOS



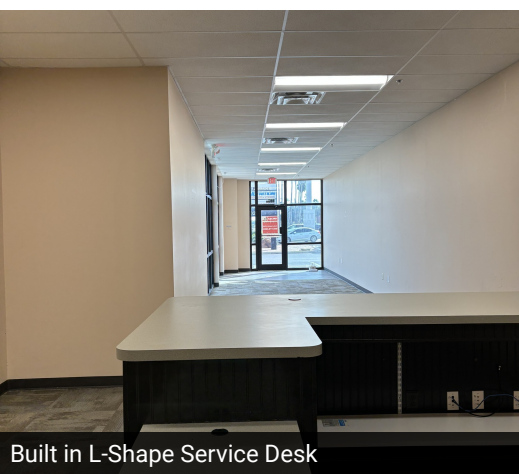
End Cap Location



Open Concept



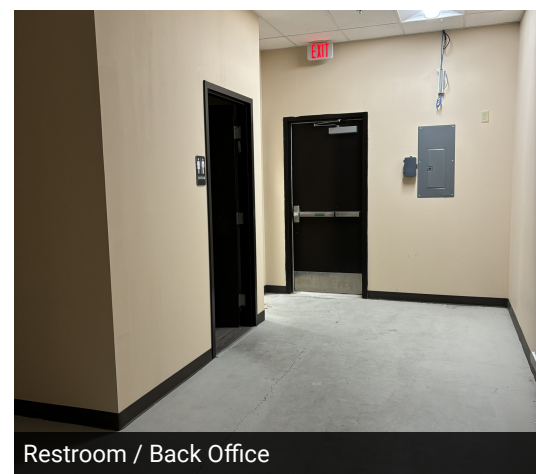
Windows facing Dixieland Road



Built in L-Shape Service Desk



Storage Closet



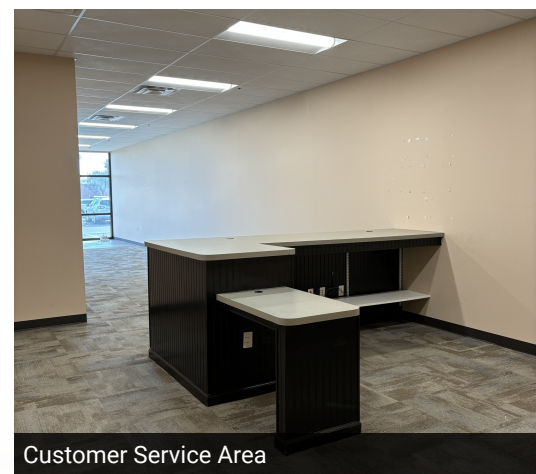
Restroom / Back Office



Open Concept



Manager's Office



Customer Service Area

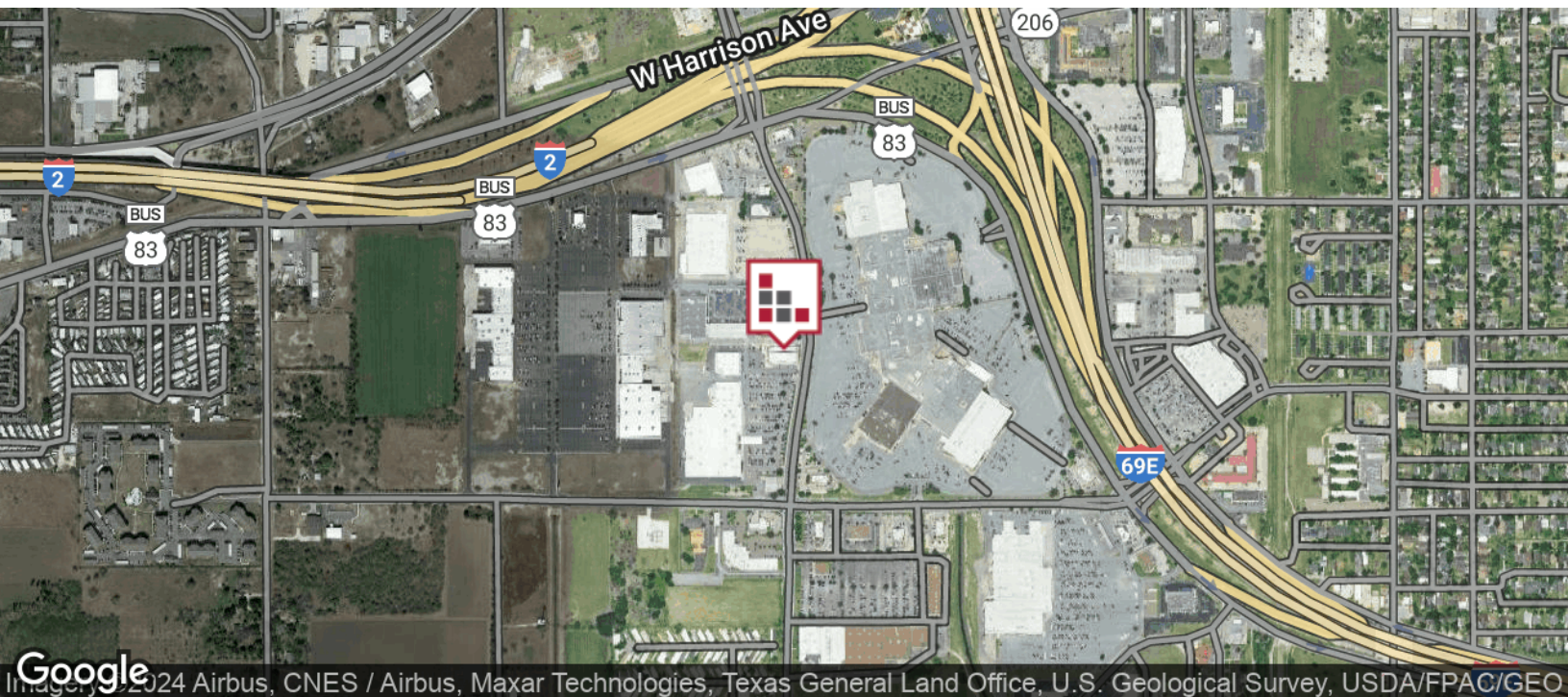
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RETAILER MAP

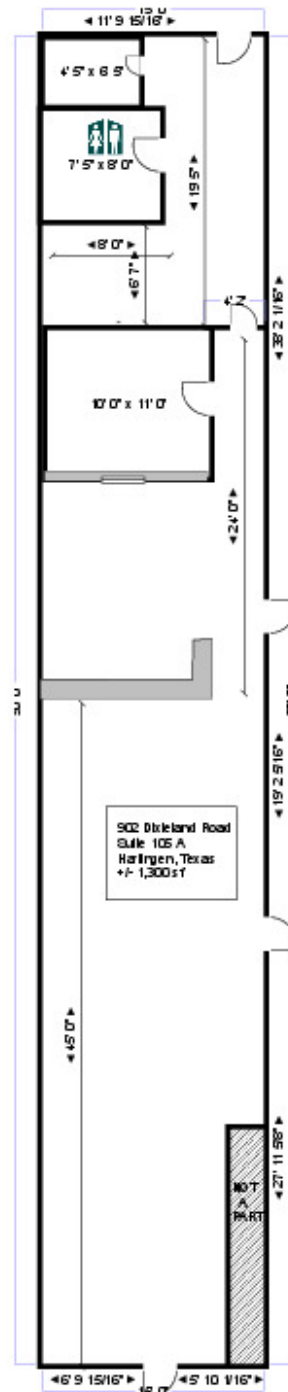


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LOCATION MAP

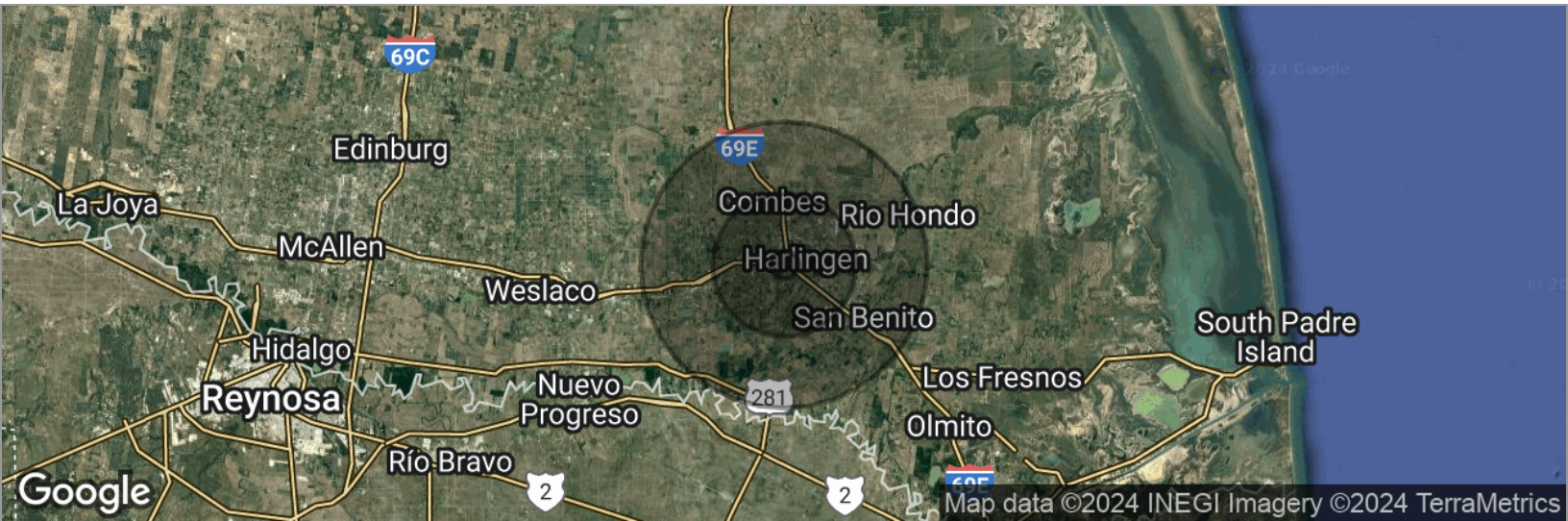


FLOOR PLAN



FOR LEASE SHOPS AT VALLE VISTA

DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	6,069	91,020	154,736
Median age	34.2	33.4	33.3
Median age (Male)	29.0	33.2	32.7
Median age (Female)	38.9	35.3	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,454	35,557	56,852
# of persons per HH	2.5	2.6	2.7
Average HH income	\$39,614	\$50,861	\$48,362
Average house value	\$75,251	\$101,416	\$92,912

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	87.6%	82.4%	86.6%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	89.0%	85.3%	84.3%
Black	1.6%	1.3%	0.8%
Asian	0.9%	1.2%	0.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.0%	0.3%	0.2%
Other	2.7%	5.0%	5.1%

* Demographic data derived from 2020 ACS - US Census