

MEDICAL OFFICE CONDO FOR LEASE

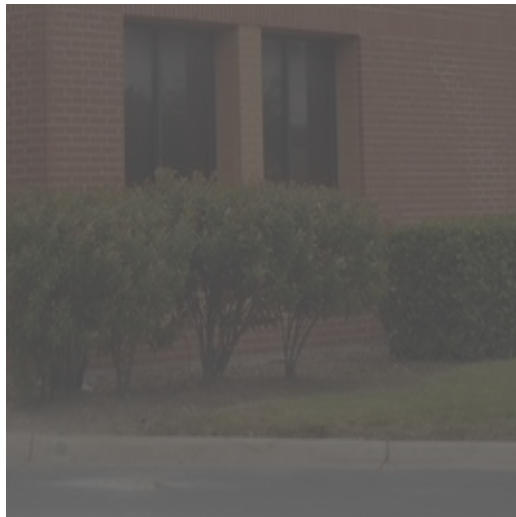
TREASURE HILLS MEDICAL BLDG UNIT 2C



1713

TREASURE HILLS BLVD, UNIT 2C

HARLINGEN, TX



In close proximity to Valley Baptist Hospital in the Hospital District of Harlingen. 1.5 miles from expressway 77 and only a block away from S 77 Sunshine Strip.

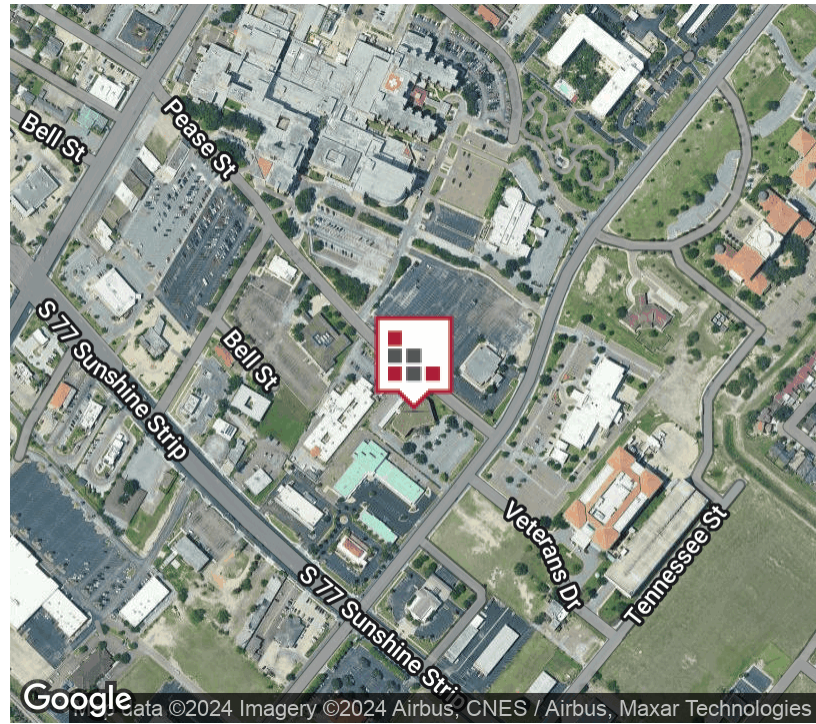


Commercial Real Estate in the Rio Grande Valley

FOR LEASE

1713 TREASURE HILLS BLVD. UNIT 2C

EXECUTIVE SUMMARY



OFFERING SUMMARY

MONTHLY RENT: **\$1,635.00**

Available SF: **1,260 SF**

Year Built: **1993**

Building Size: **24,000 SF**

Zoning: **Commercial**

Market: **Rio Grande Valley**

Submarket: **Harlingen**

PROPERTY OVERVIEW

1,260 SF medical office condo unit located in 24,000 SF, two story medical office building in proximity to Valley Baptist Hospital in the Hospital District of Harlingen. This unit features four exam rooms, a doctors office, a reception area, and a patient restroom in the common area. Cotenants include: CPL; Internal Medicine Clinic, Dr. McKenna Asthma Clinic; OBGYN Clinic.

PROPERTY HIGHLIGHTS

- **1,260 SF medical office condo**
- **Hospital District of Harlingen**
- **Medical co-tenants**
- **4 exam rooms**
- **1 doctor's office**
- **1 common area**

FOR LEASE

1713 TREASURE HILLS BLVD. UNIT 2C

ADDITIONAL PHOTOS



Monument Sign



Exterior



Physician/Employee Parking

FOR LEASE

1713 TREASURE HILLS BLVD. UNIT 2C

ADDITIONAL PHOTOS



Second Floor Hallway



2C Entrance



Second Floor Hallway/Waiting



First Floor Entry

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ADDITIONAL PHOTOS



Large Patient Room



Nurses Station



Patient Room



Patient Room



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CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

FOR LEASE

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FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

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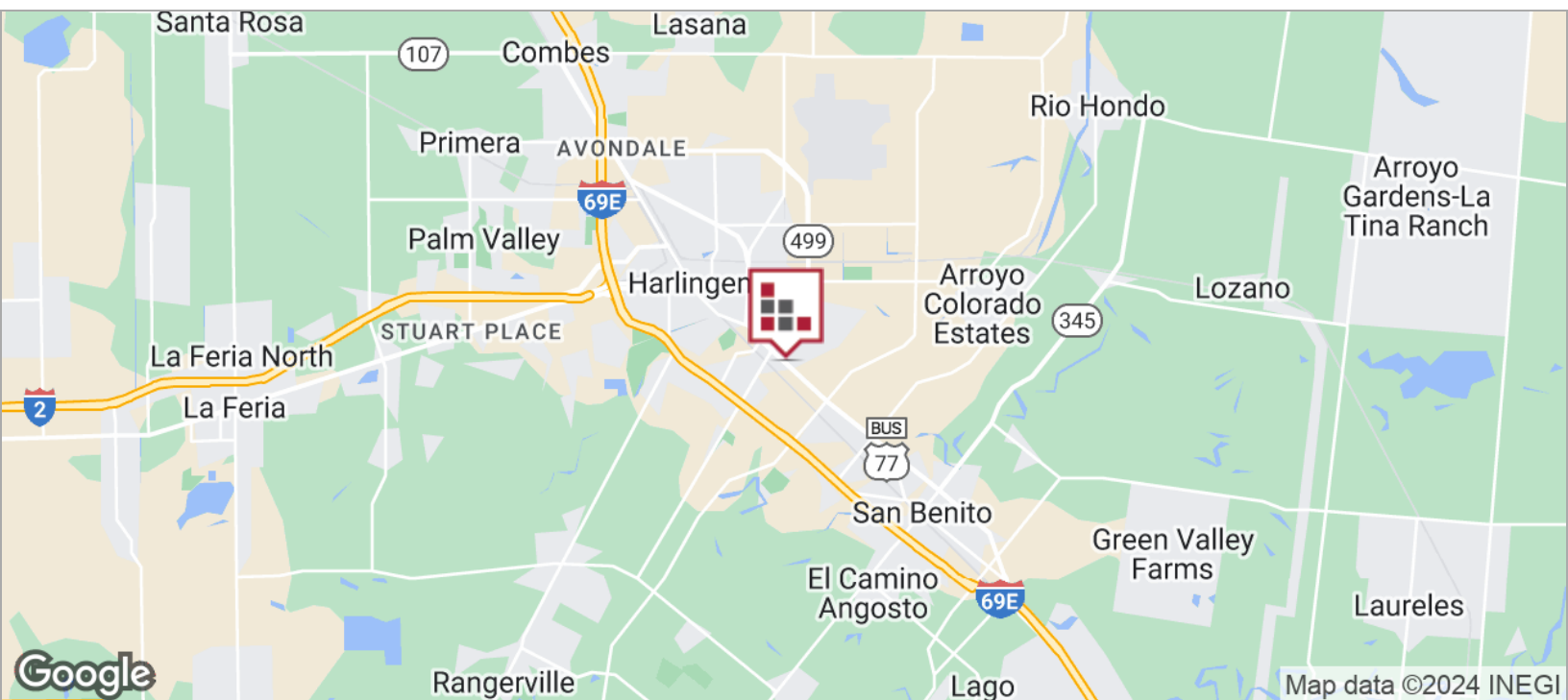
RETAILER MAP



FOR LEASE

1713 TREASURE HILLS BLVD. UNIT 2C

LOCATION MAPS



FOR LEASE

1713 TREASURE HILLS BLVD. UNIT 2C

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	47,680	88,941	154,641
Median age	31.6	32.2	33.3
Median age (Male)	30.6	31.6	33.3
Median age (Female)	33.9	34.7	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	18,622	33,330	56,947
# of persons per HH	2.6	2.7	2.7
Average HH income	\$43,504	\$44,985	\$49,062
Average house value	\$84,550	\$89,041	\$94,605

* Demographic data derived from 2020 ACS - US Census