

# TWENTY SEVENTEEN SOUTH TENTH PLAZA

RETAIL LEASE SPACE

McAllen, TX 78503



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

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



COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY SUMMARY

**2017 S. 10TH STREET**

2017 S. 10th Street, McAllen, TX 78503



## PROPERTY DESCRIPTION

Twenty Seventeen South 10th Street Plaza is located in one of McAllen, Tx busiest retail districts. This multi-tenant strip center sits directly across from the La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. Proximity to Entertainment, Shopping, and Dining provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Proximity to Shopping, Entertainment, and Dining
- McAllen Miller International Airport

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
NNN:	\$6.75/YR
Available SF:	3,267 SF
Building Size:	22,000 SF
Zoning:	CO

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,607	19,736	54,784
Total Population	4,476	61,971	174,571
Average HH Income	\$51,707	\$46,377	\$51,424

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

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



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# LAYOUT

2017 S. 10TH STREET

McAllen, TX 78503



Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com

Michael Pacheco

956 739 5172

michael.pacheco@cbcworldwide.com



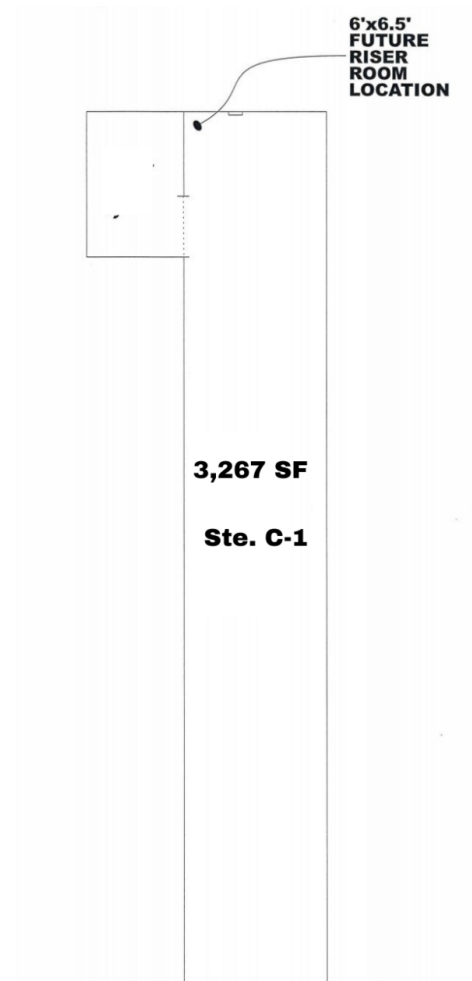
COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY



# FLOOR PLAN

2017 S. 10TH STREET

McAllen, TX 78503



**Daniel Galvan, SIOR, CCIM**

956 451 2983

dgalvan@cbcworldwide.com

**Michael Pacheco**

956 739 5172

michael.pacheco@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# AERIAL

## 2017 S. 10TH STREET

McAllen, TX 78503



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

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

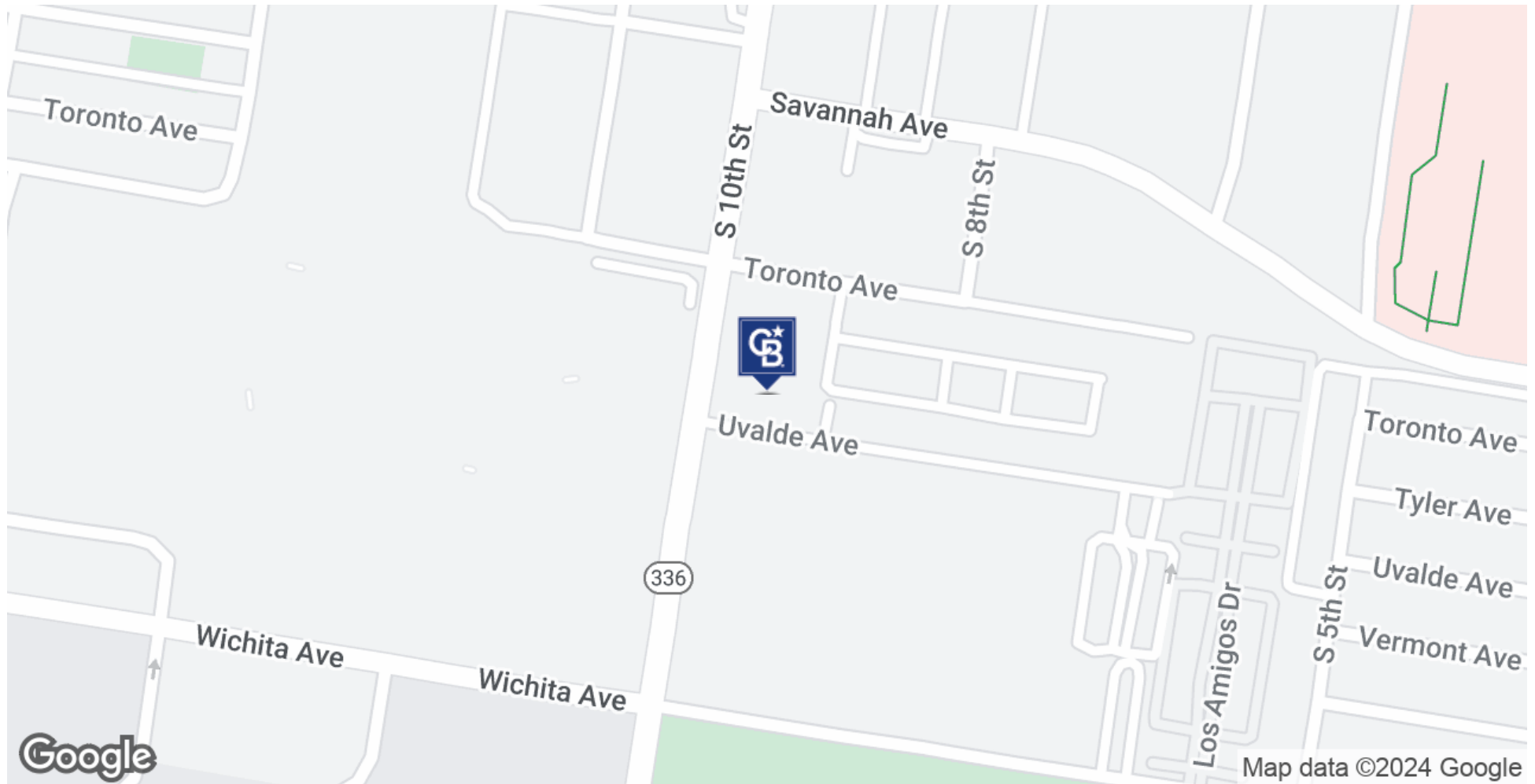


COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY

# LOCATION MAP

**2017 S. 10TH STREET**

McAllen, TX 78503



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

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



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# DEMOGRAPHICS

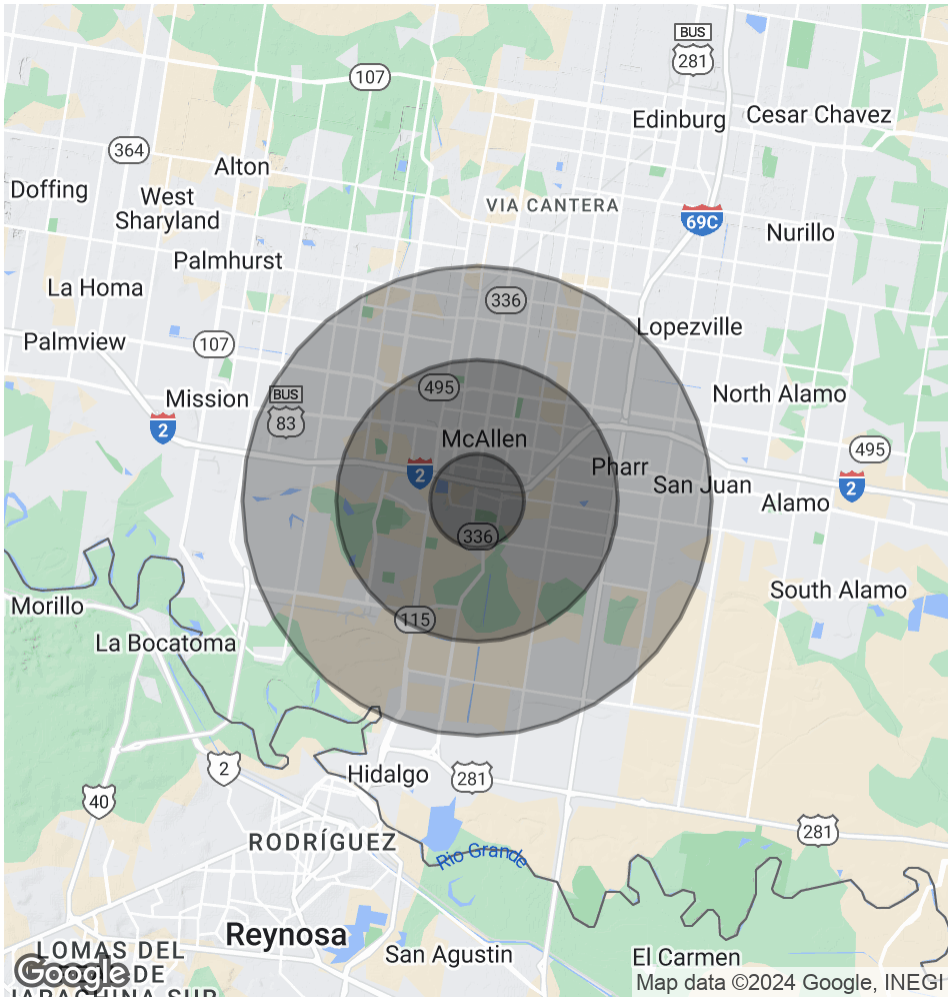
2017 S. 10TH STREET

McAllen, TX 78503

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,476	61,971	174,571
Average Age	36.3	31.8	31.6
Average Age (Male)	35	30.2	29.8
Average Age (Female)	37.5	33.9	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,607	19,736	54,784
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$51,707	\$46,377	\$51,424
Average House Value	\$255,011	\$139,236	\$118,402

\* Demographic data derived from 2020 ACS - US Census



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

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

