



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

PLAZA DEL SOL

3400 N. McColl Road
McAllen, TX 78501

AVAILABLE SPACE
1,981 SF

FEATURES

- Excellent Location in Central McAllen
- Tenant Improvement Allowances Available
- Executive Offices Available
- Pylon Signage Available
- High Traffic Location



RETAIL - OFFICE

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

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

Julissa Trevino
956 631 1322
jtrevino@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

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PLAZA DEL SOL

3400 N. McColl Road , McAllen, TX 78501

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OFFERING SUMMARY

Available SF:	1,981 SF
Min Divisible:	184 SF
Max Contiguous:	1,576 SF
Lease Rate:	\$15.00 (Gross)
T.I. Allowance:	Negotiable
Lot Size:	2.03 Acres
Traffic Counts:	35,000 +/- VPD
Building Size:	44,071 SF

PROPERTY OVERVIEW

This beautiful Plaza is ideally located in The Heart of McAllen, Texas. The Plaza enjoys, beautiful, contemporary architecture and landscaping, proximity to major hospitals, dining, and more. Plaza Del Sol, is tremendous mixed- use center, and is perfect for any retail, office, or professional service user. The Plaza has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2.

PROPERTY HIGHLIGHTS

- Excellent Location in Central McAllen
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WEST SIDE

EAST SIDE



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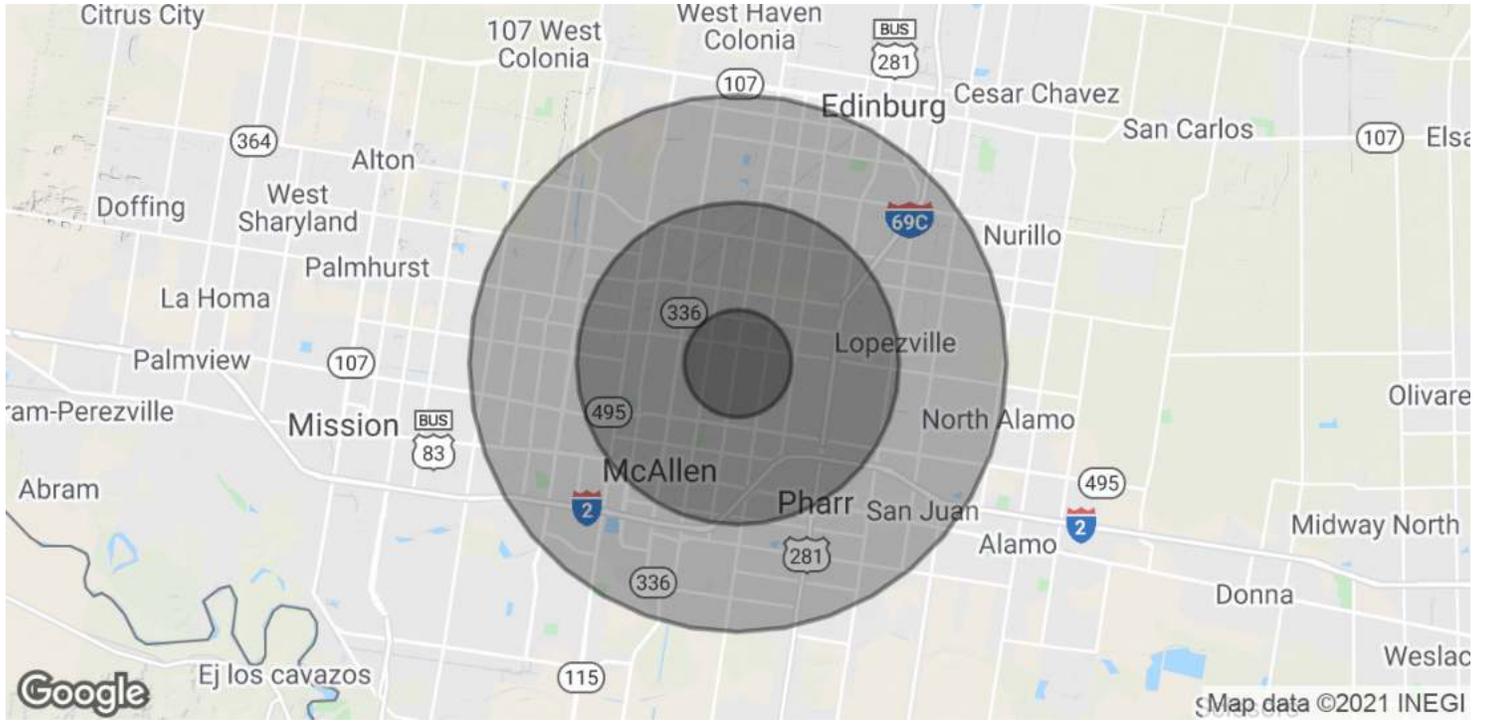
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,472	93,537	219,556
Average age	33.6	31.4	30.5
Average age (Male)	30.8	29.6	28.9
Average age (Female)	37.5	33.5	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,067	30,279	67,415
# of persons per HH	2.6	3.1	3.3
Average HH income	\$68,299	\$55,948	\$55,442
Average house value	\$125,928	\$112,897	\$111,953

* Demographic data derived from 2010 US Census

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