

# CONCORD PLAZA

**LEASE SPACE AVAILABLE**

1601 W. Trenton Road Edinburg, TX 78539



**LEASE RATE**

\$18.00 - 24.00 SF/YR

**NNN:**

\$7.00 PSF/YR

**Daniel Galvan, SIOR, CCIM**

956 631 1322

dgalvan@cbcworldwide.com

**Rosie Martinez**

956 631 1322

rosie.martinez@cbcworldwide.com

**Benny Dominguez**

956 607 2300

benny.dominguez@cbcworldwide.com



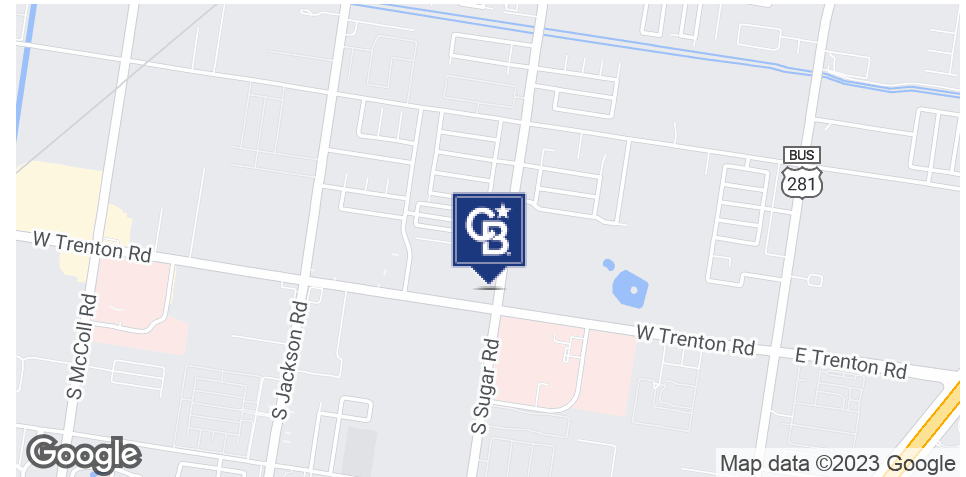
**COLDWELL BANKER  
COMMERCIAL**

RIO  
GRANDE VALLEY

# CONCORD PLAZA

## LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539



### OFFERING SUMMARY

Lease Rate:	\$18.00 - 24.00 SF/yr
NNN:	\$7.00 PSF/yr
Available Space:	900-2,786 SF
Building Size:	48,194 SF
Traffic Counts:	23,000 +/- VPD
Lot Size:	4.37 Acres
Market:	Rio Grande Valley
Submarket:	Edinburg

### PROPERTY OVERVIEW

The retail center is situated on the hard corner of Trenton Rd. and Sugar Rd in Edinburg, TX. Strong retail corridor with heavy traffic and great visibility. This trade area benefits from a high concentration of major hospitals and medical offices in the area, which creates a strong daytime population.

### PROPERTY HIGHLIGHTS

- Signalized hard corner with great visibility
- High traffic counts
- Great tenant mix
- Multiple major hospitals in the area
- Strong daytime population
- Large shared digital sign

**Daniel Galvan, SIOR, CCIM**  
956 631 1322  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 631 1322  
rosie.martinez@cbcworldwide.com

**Benny Dominguez**  
956 607 2300  
benny.dominguez@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY



# CONCORD PLAZA

**LEASE SPACE AVAILABLE**

1601 W. Trenton Road Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**  
956 631 1322  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 631 1322  
rosie.martinez@cbcworldwide.com

**Benny Dominguez**  
956 607 2300  
benny.dominguez@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY



# CONCORD PLAZA

## LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539



**Daniel Galvan, SIOR, CCIM**  
956 631 1322  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 631 1322  
rosie.martinez@cbcworldwide.com

**Benny Dominguez**  
956 607 2300  
benny.dominguez@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY



# CONCORD PLAZA

## LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
1601 W. Trenton Rd Ste G	Available	1,887 SF	Available
4113 S. Sugar Road Ste 6	Available	900 SF	Available
4113 N. Sugar Road Ste 8	Available	900 SF	Available
4113 S. Sugar Road Ste 18	Available	800 SF	Available
Business Office Suites	Available	66 - 144 SF	Available

**Daniel Galvan, SIOR, CCIM**  
956 631 1322  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 631 1322  
rosie.martinez@cbcworldwide.com

**Benny Dominguez**  
956 607 2300  
benny.dominguez@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY

# CONCORD PLAZA

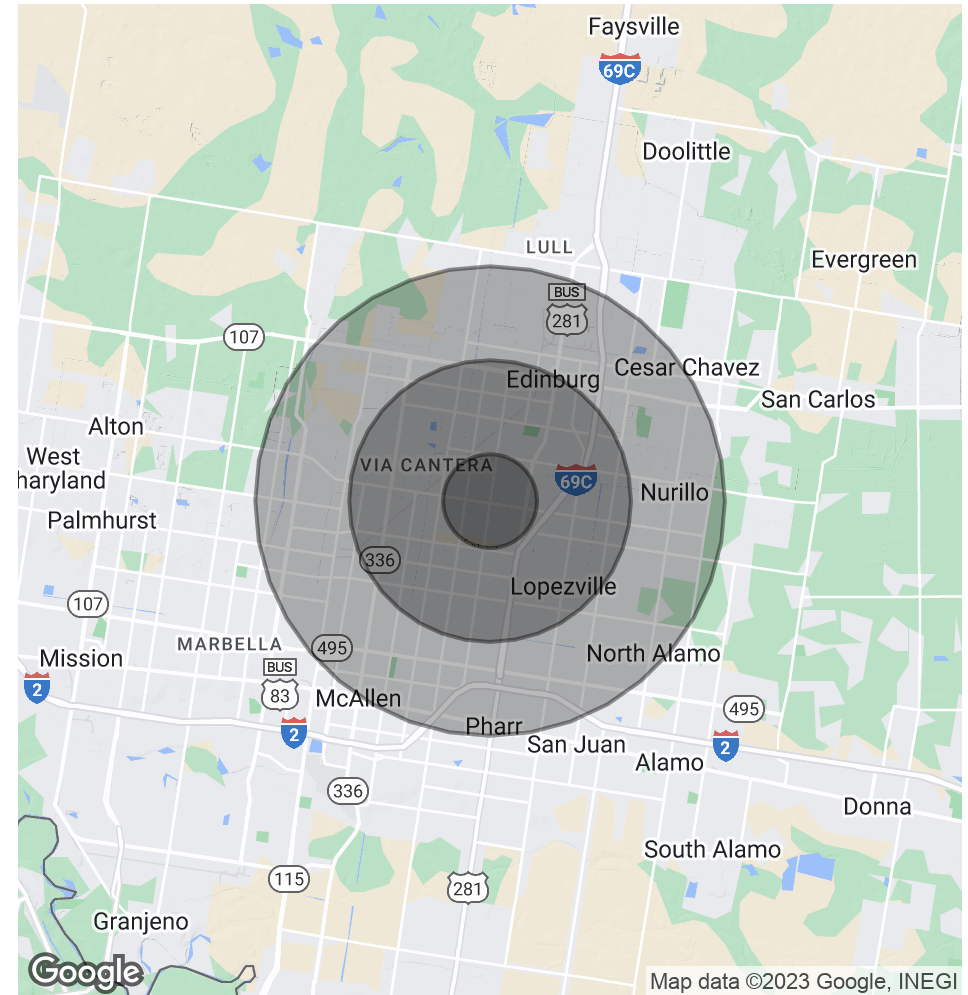
## LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,271	87,377	241,374
Average Age	37.4	31.8	31.2
Average Age (Male)	33.7	30.2	29.4
Average Age (Female)	39.8	34.4	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,294	31,582	83,532
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$85,046	\$73,134	\$61,259
Average House Value	\$165,945	\$151,676	\$123,817

\* Demographic data derived from 2020 ACS - US Census



**Daniel Galvan, SIOR, CCIM**  
956 631 1322  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 631 1322  
rosie.martinez@cbcworldwide.com

**Benny Dominguez**  
956 607 2300  
benny.dominguez@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY