

NORTHCROSS SHOPPING CENTER

SPACE AVAILABLE

W. Nolana Ave. & N. 10th St. McAllen, TX 78504



LEASE RATE

\$14.50 - 28.00 SF/yr

LEASE TYPE

NNN

Daniel Galvan, SIOR, CCIM

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Larry Leahy

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

W. NOLANA AVE. & N. 10TH ST.

McAllen, TX 78504



PROPERTY DESCRIPTION

This strip center, strategically positioned at the intersection of Nolana and 10th St., ensures unparalleled visibility and effortless accessibility. Situated within a high-density, affluent area of McAllen, it is enveloped by national retailers and renowned restaurants, promising a prime location with optimal exposure.

PROPERTY HIGHLIGHTS

- High Traffic Intersection
- Proximity to Shopping and Dining
- Excellent Visibility and Access
- Great Tenant Mix

OFFERING SUMMARY

Lease Rate:	\$14.50 - 28.00 SF/yr (NNN)
NNN:	\$7.60
Number of Units:	5
Minimum Divisible:	1,237 SF
Max Contiguous:	8,350 SF
Building Size:	75,065 SF
Submarket:	McAllen
Market:	Rio Grande Valley

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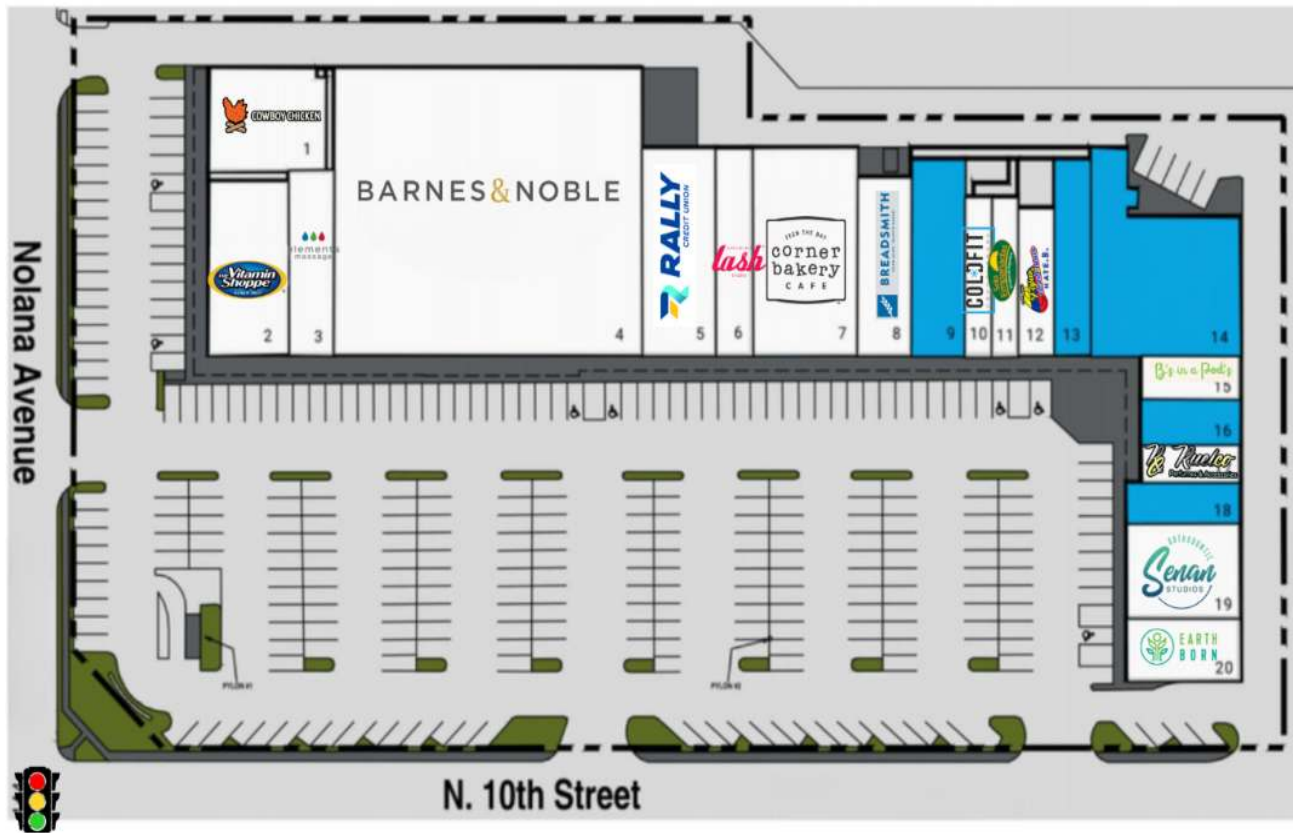


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SITE PLAN

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TENANT	SQFT
1 Cowboy Chicken	3,250
2 The Vitamin Shoppe	4,000
3 Elements Therapeutic Massage	2,427
4 Barnes & Noble	24,864
5 Rally Credit Union	4,000
6 Amazing Lash Studio, LLC	2,000
7 Corner Bakery Cafe	6,248
8 Breadsmith	2,730
9 Available (Former Restaurant)	3,120
10 Cold Fit Cryo Spa	1,200
11 Todo Empanadas	1,200
12 Fajas Colombianas Kate B.	1,500
13 Available	2,100
14 Available	6,250
15 B's in a Pod	1,238
16 Available	1,238
17 Ruelco Perfumes & Accessories	1,100
18 Available	1,300
19 Senan K. Ziadeh, DDS, PLLC	3,000
20 Earth Born Market	2,000

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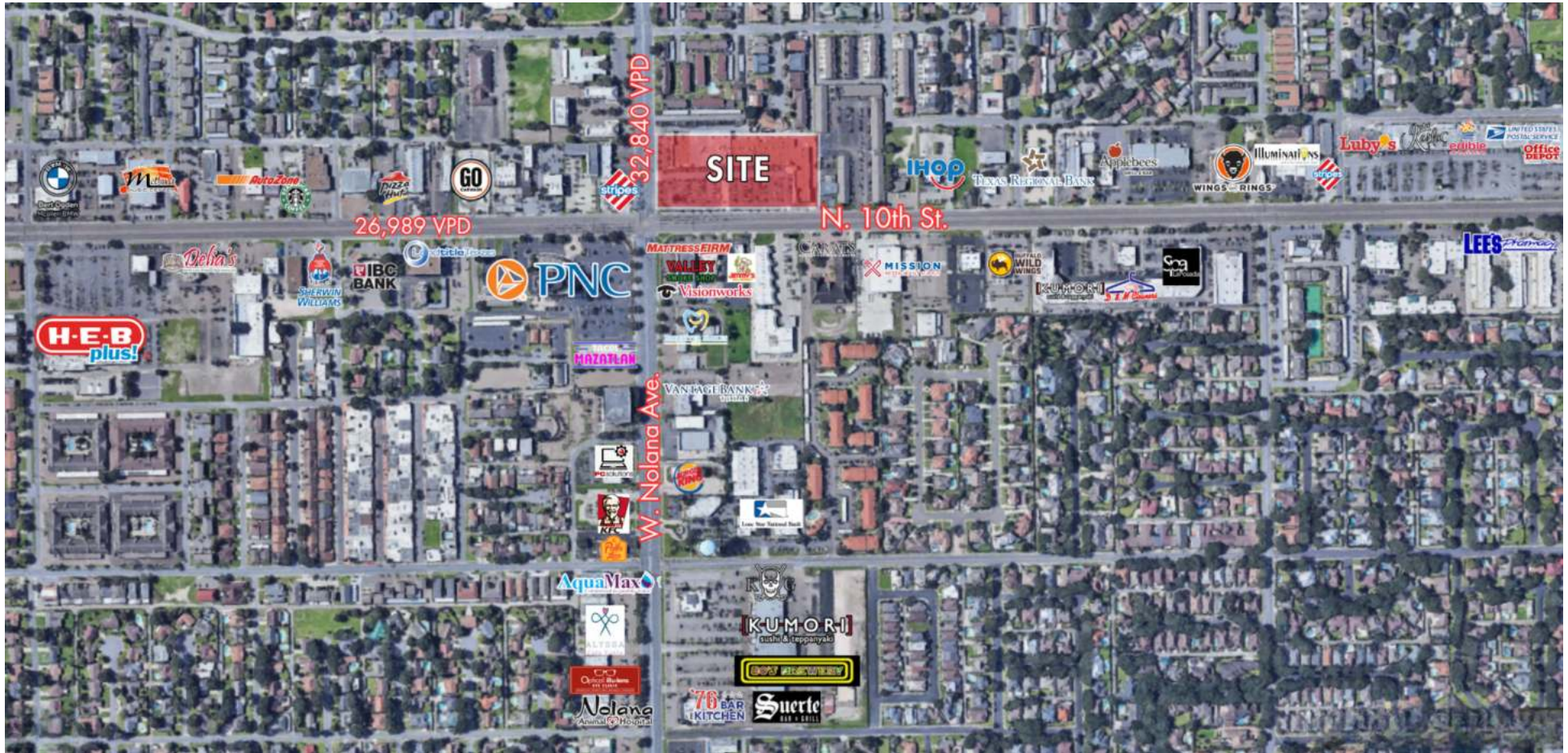


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AERIAL

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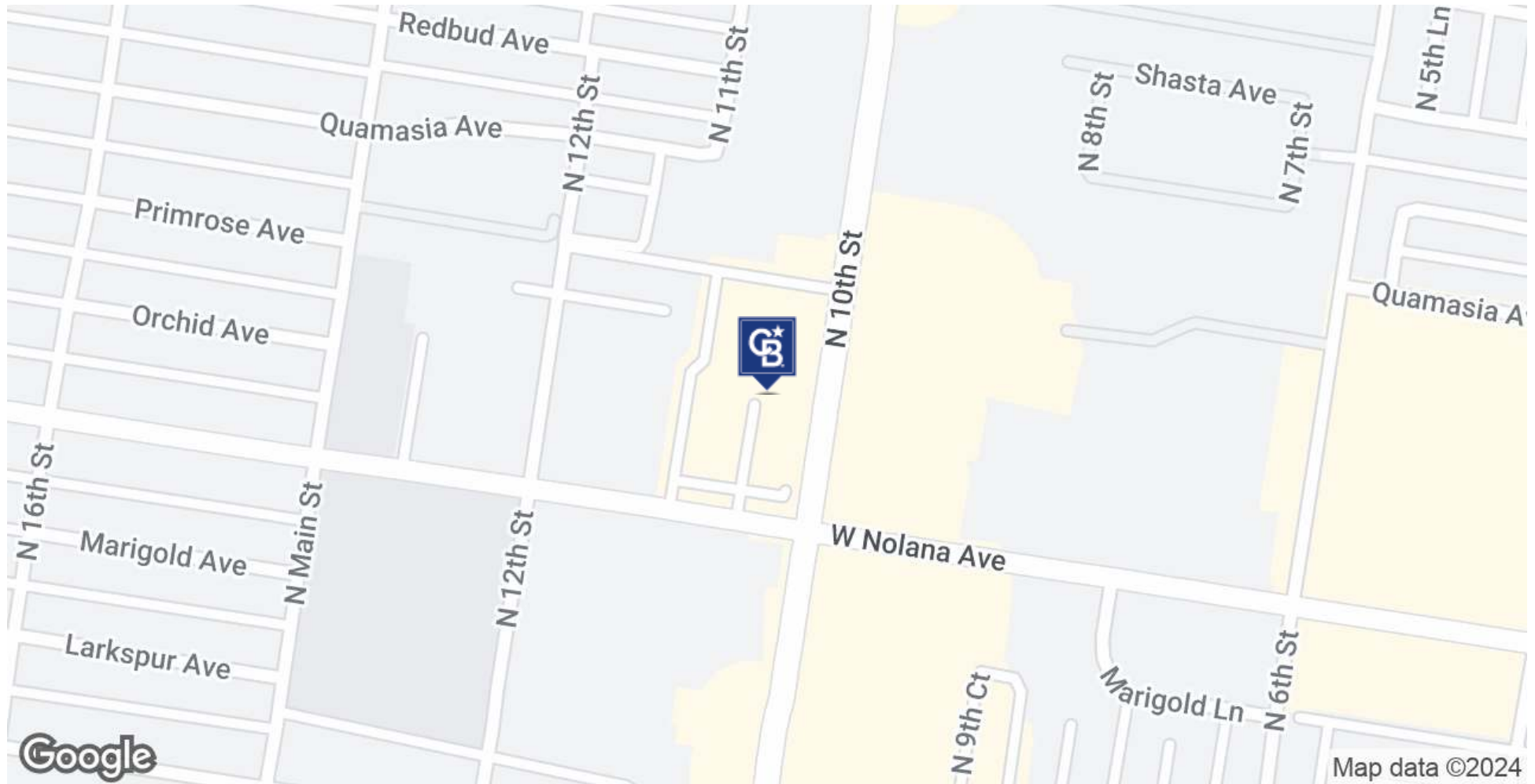


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MAP

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DEMOGRAPHICS

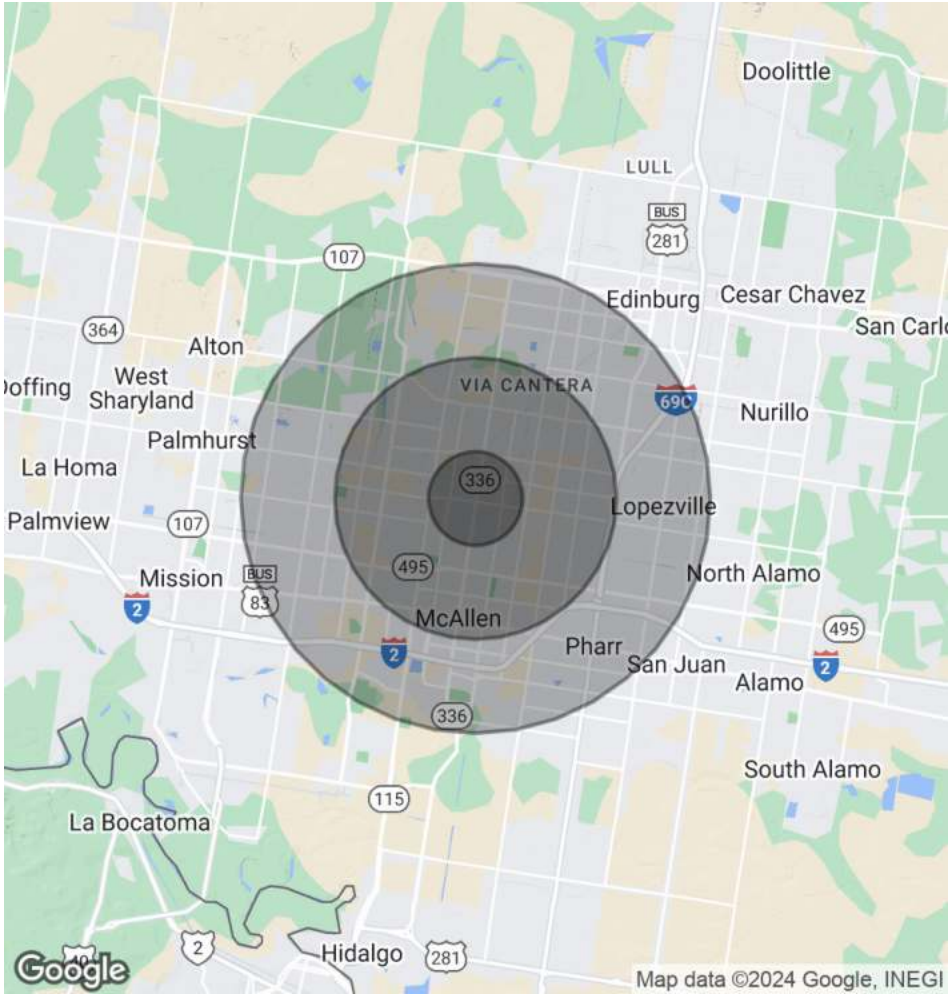
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,672	108,828	242,610
Average Age	34.5	33.6	32.9
Average Age (Male)	31.8	30	30.6
Average Age (Female)	40.3	37	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,922	40,240	86,602
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$70,038	\$64,011	\$62,236
Average House Value	\$171,256	\$135,654	\$133,627

* Demographic data derived from 2020 ACS - US Census



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