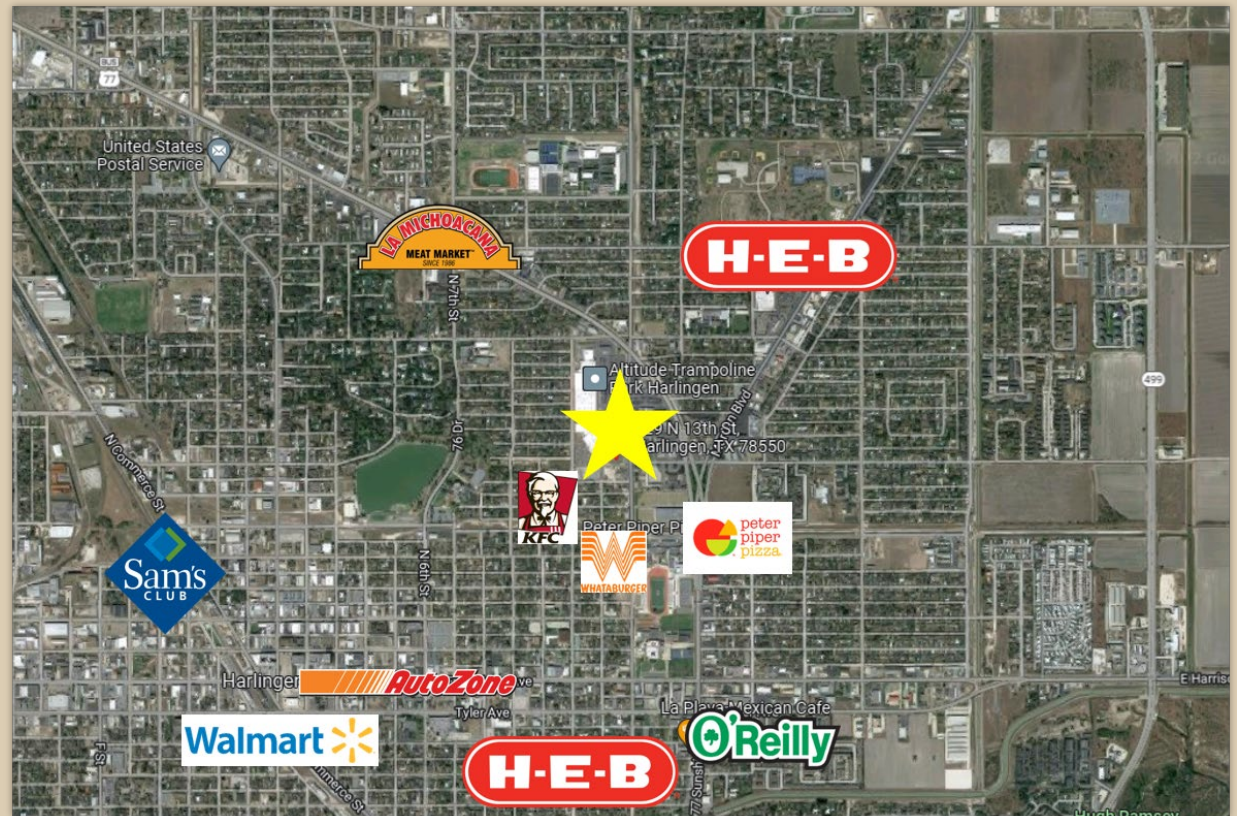


SUN VALLEY PLAZA

621-913 N. 13th Street, Harlingen, Texas 78550



- Excellent visibility with national, regional and local tenants.
- Pad sites available for ground lease

Reuben Bar Yadin
Reuben@cbgcre.com • (210) 424-8000

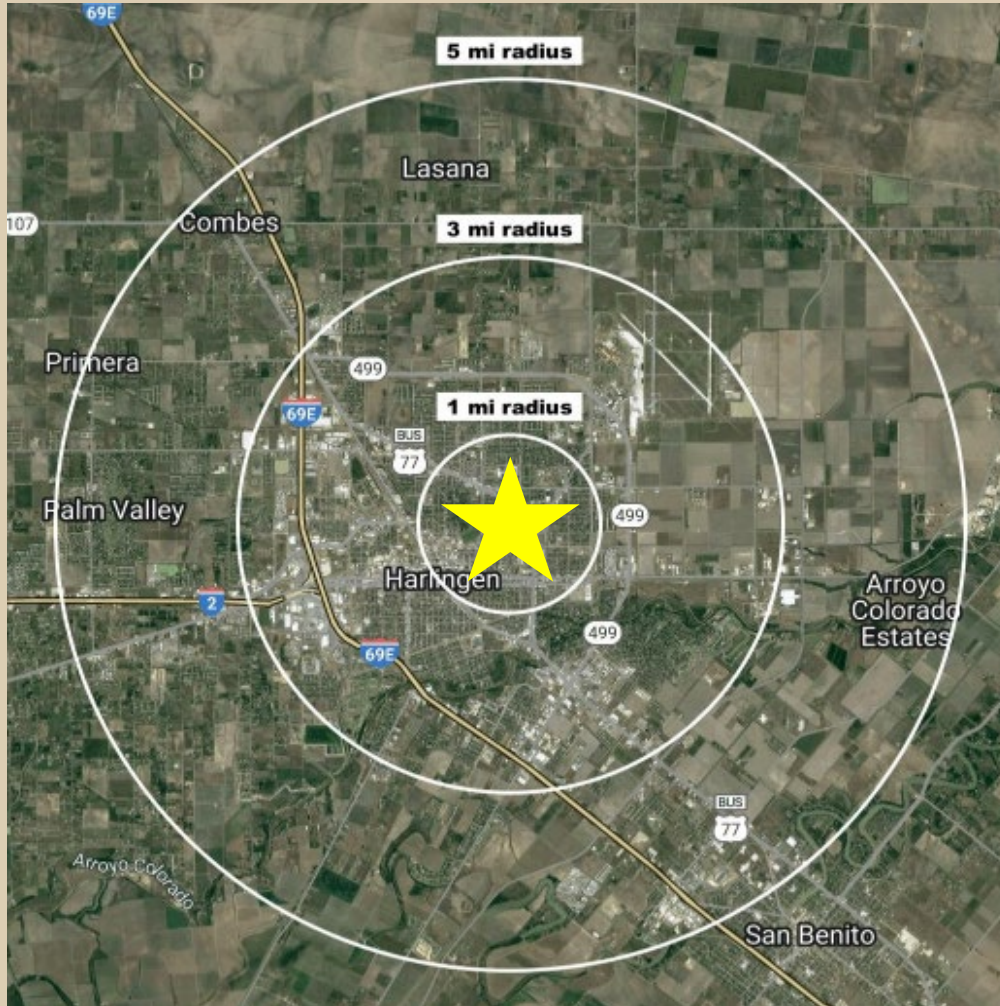
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

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Demographic Highlights

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--|----------|----------|
| Population | 12,000 | 60,000 | 90,000 |
| Average Household Income | \$76,000 | \$75,000 | \$80,000 |
| Daytime Employees | 6,000 | 27,000 | 33,000 |
| Property Size: | +- 287,900 sf | | |
| Lat/Long | 26.19965 -97.68406 | | |
| Traffic Counts (VPD) | 14,000 – N. 13 th St./Bsns 77 | | |



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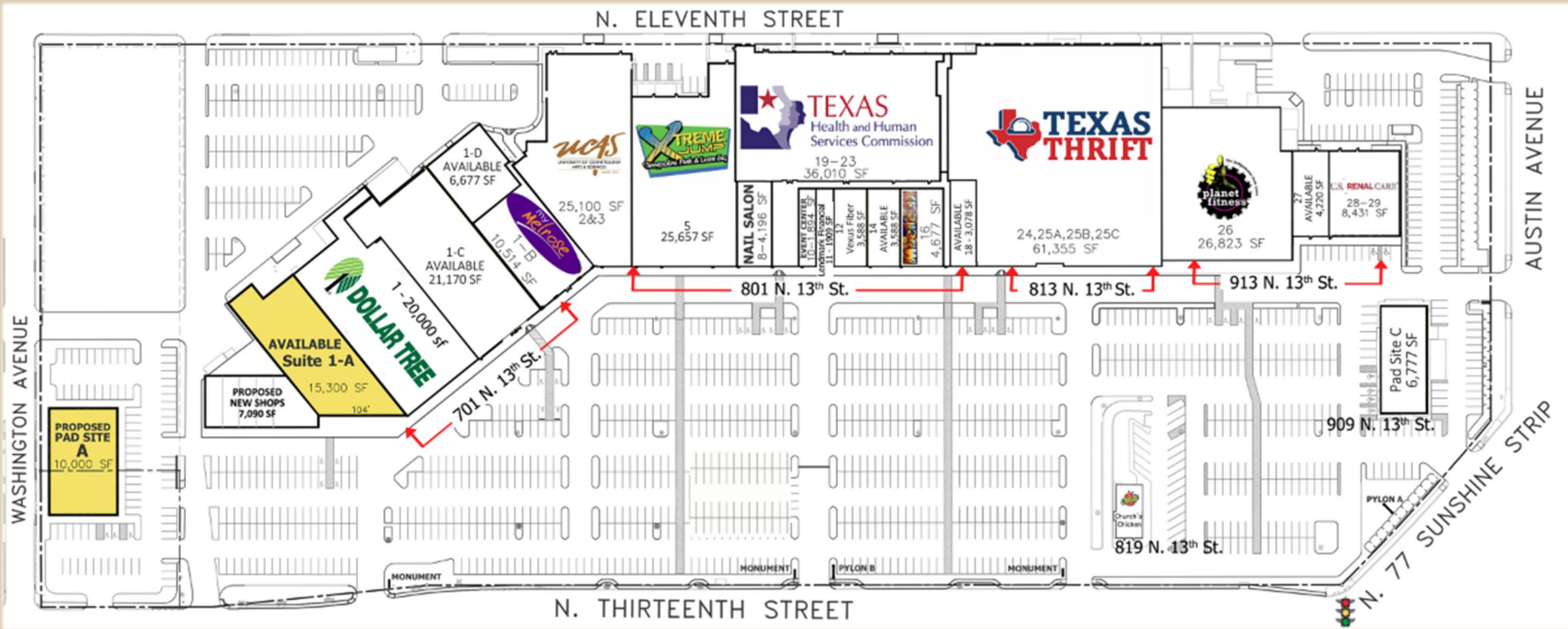
SUN VALLEY PLAZA

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☑ Call for Lease Rates

☑ NNNs: \$2.12 psf

3,070 – 21,170 sf
AVAILABLE
for Lease



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Coming Soon

New Retail Shops
1,200 – 7,090 sf
Fall 2025

 Call for Pricing

