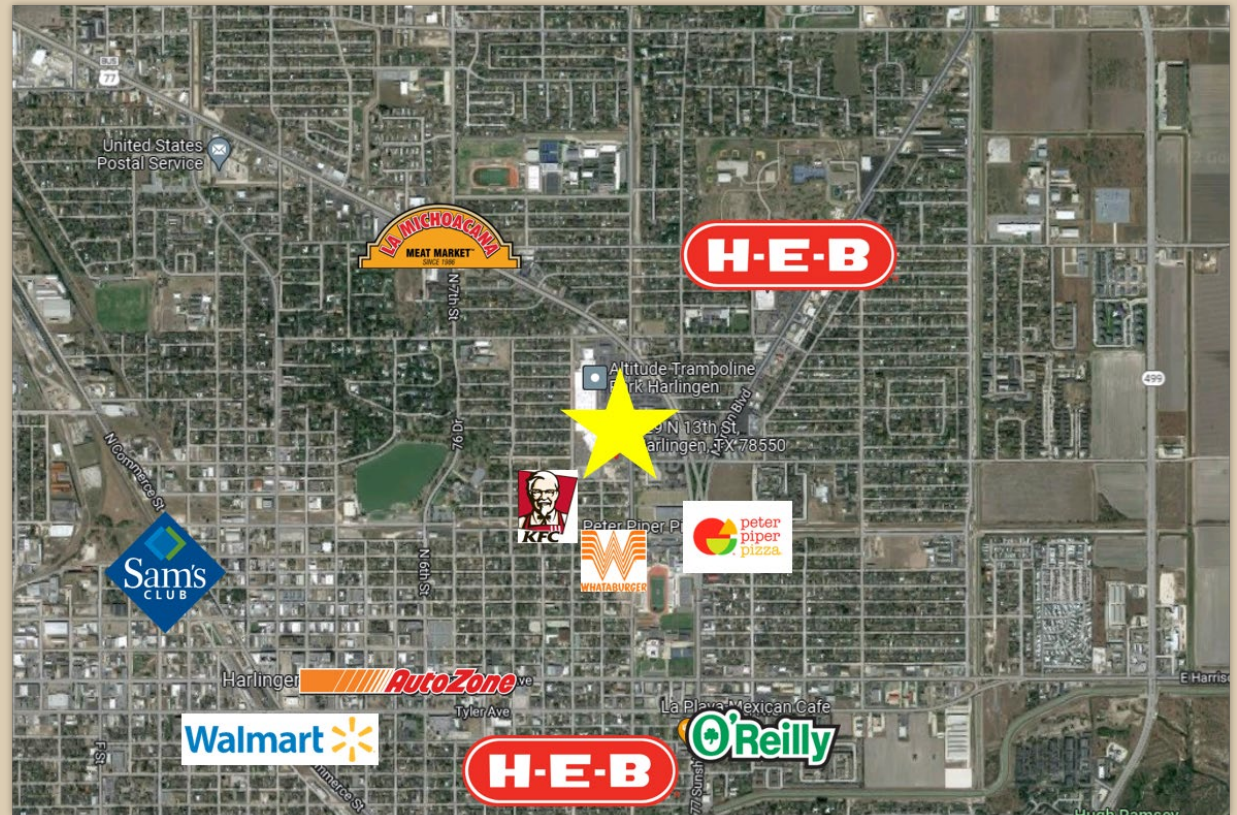


SUN VALLEY PLAZA

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

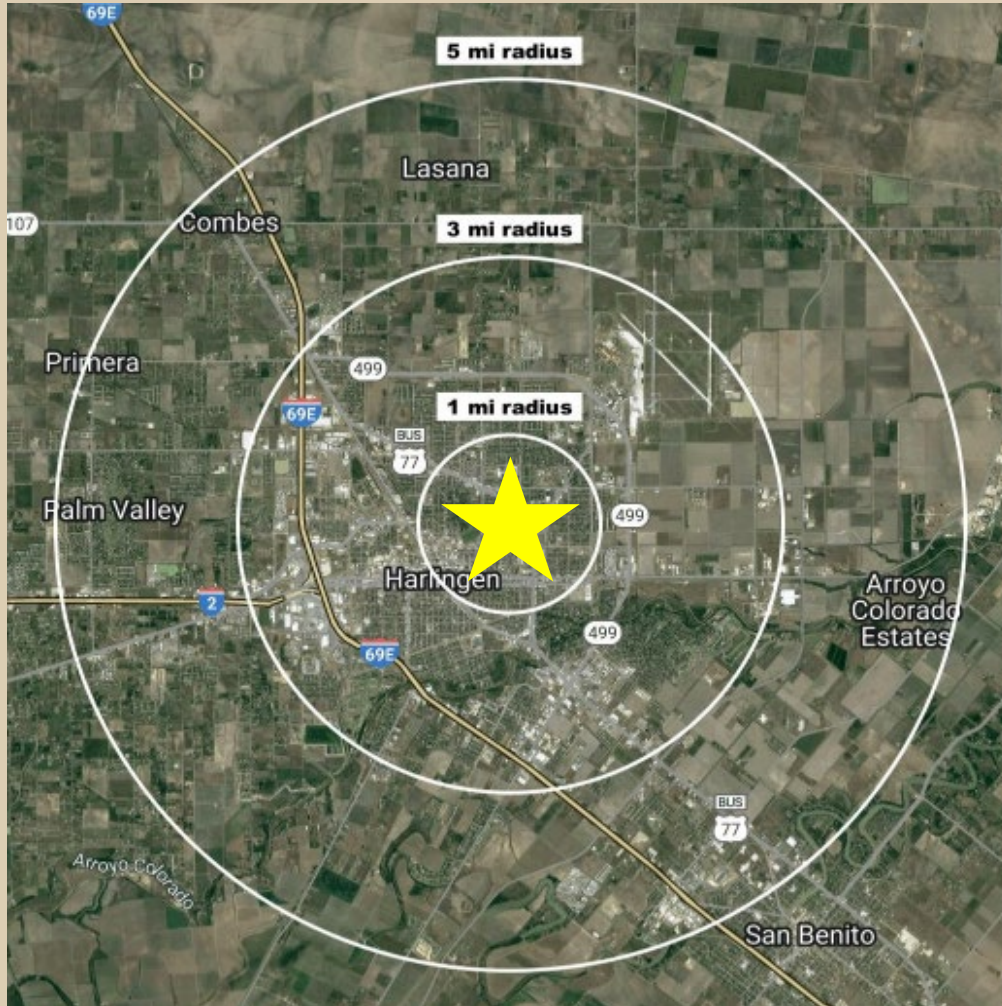
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

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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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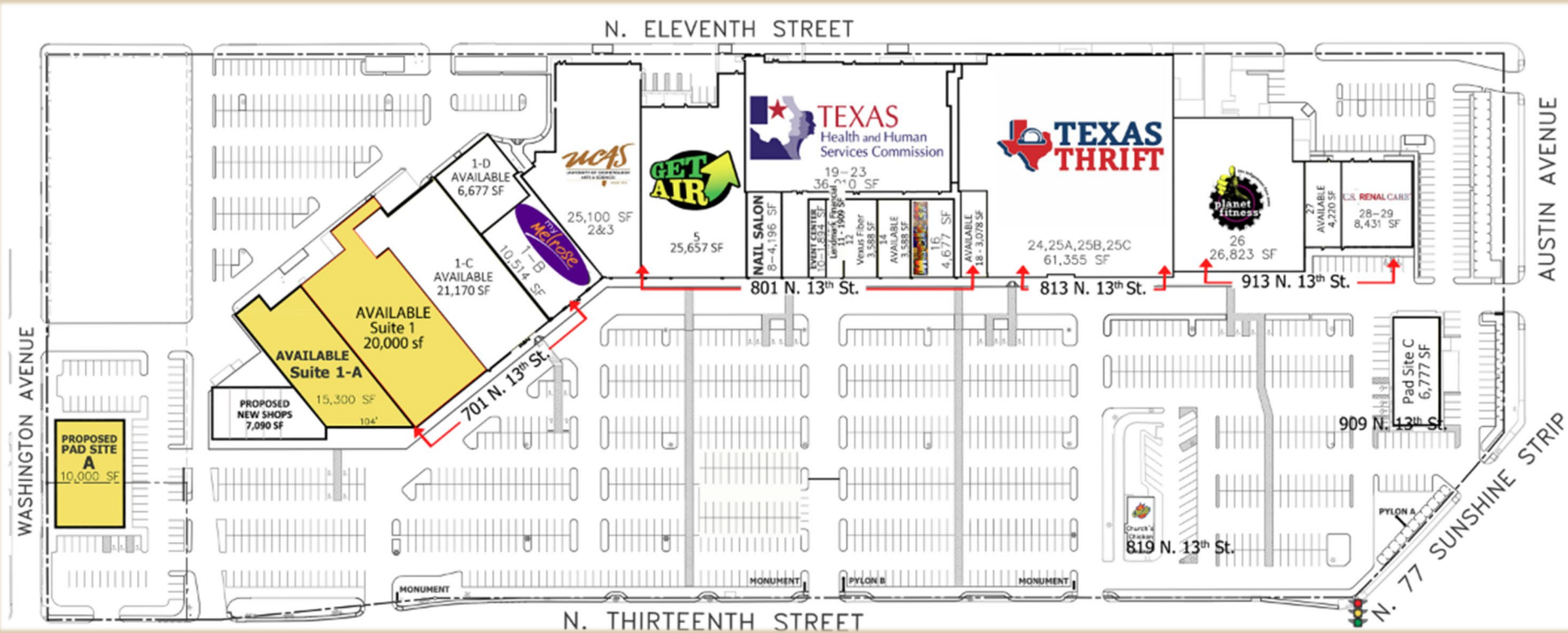
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☑ Call for Lease Rates

☑ 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
Spring 2025

 Call for Pricing

