



**CBG**  
REAL ESTATE  
GROW WITH US

### TENANT DIRECTORY

Address	Suite	Size	Tenant	Address	Suite	Size	Tenant
621 N. 13 <sup>th</sup> St.		10,000	Proposed Pad Site	801 N. 13 <sup>th</sup> St.	14	3,588	AVAILABLE
629 N. 13 <sup>th</sup> St.		7,090	Proposed Shop Space	801 N. 13 <sup>th</sup> St.	16	4,898	Muelle 37
701 N. 13 <sup>th</sup> St.	1	20,000	AVAILABLE	801 N. 13 <sup>th</sup> St.	18	3,070	AVAILABLE
	1-A	14,651	AVAILABLE	801 N. 13 <sup>th</sup> St.	19-23	33,883	TDHS
	1-B	10,000	Melrose	801 N. 13 <sup>th</sup> St.	24	4,945	Texas Thrift
	1-C	21,127	AVAILABLE	801 N. 13 <sup>th</sup> St.	25-A,B	46,752	Texas Thrift
	1-D	7,092	AVAILABLE	801 N. 13 <sup>th</sup> St.	25-C	9,749	Texas Thrift
801 N. 13 <sup>th</sup> St.	2	14,841	UCAS	813 N. 13 <sup>th</sup> St.		5,000	Proposed Pad Site
	3	10,000	UCAS	819 N. 13 <sup>th</sup> St.			Church's Chicken
	5	25,657	Get Air	909 N. 13 <sup>th</sup> St.	PAD-C	6,777	AVAILABLE
	8	4,196	Nail Salon	913 N. 13 <sup>th</sup> St.	26	26,716	Planet Fitness
	10	1,894	Celebrations Event Center		27	4,220	AVAILABLE
	11	1,909	Lendmark Financial		28-29	8,295	US Renal Care (+135 sf build out)
	12	3,588	Vexus Fiber				

Measurements are calculated by the following standard:  
Center of wall to center of wall on demising walls, and exterior face to exterior face on front and rear walls as well as any wall not shared by an adjacent tenant. Measurements are approximated based on information available at a given time and are subject to change.

Tenant list as shown on this document is subject to change without notice and is not a representation of actual current tenants in the shopping center.



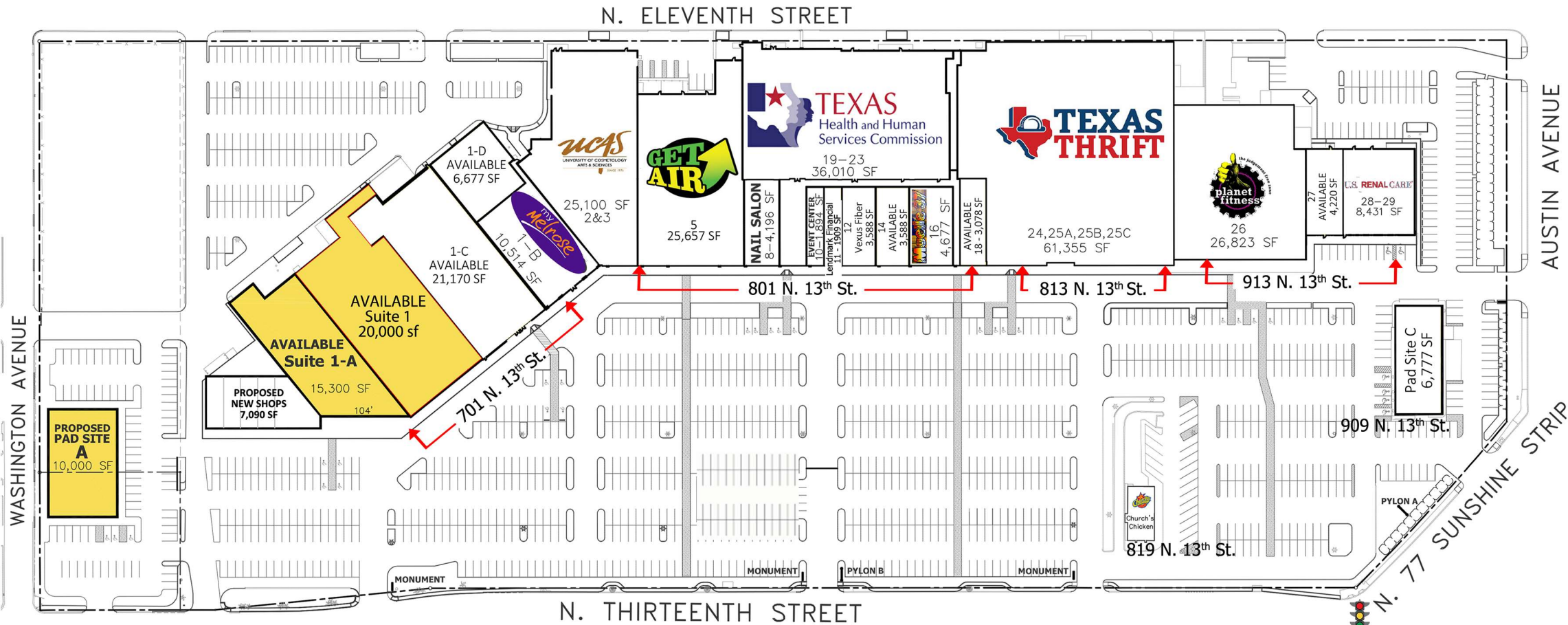
Monument



Pylon A



PYLON B



05.31.2024

# SUN VALLEY PLAZA

621-913 N. 13<sup>th</sup> Street  
Harlingen, Texas 78550