



CBG
REAL ESTATE
GROW WITH US

TENANT DIRECTORY

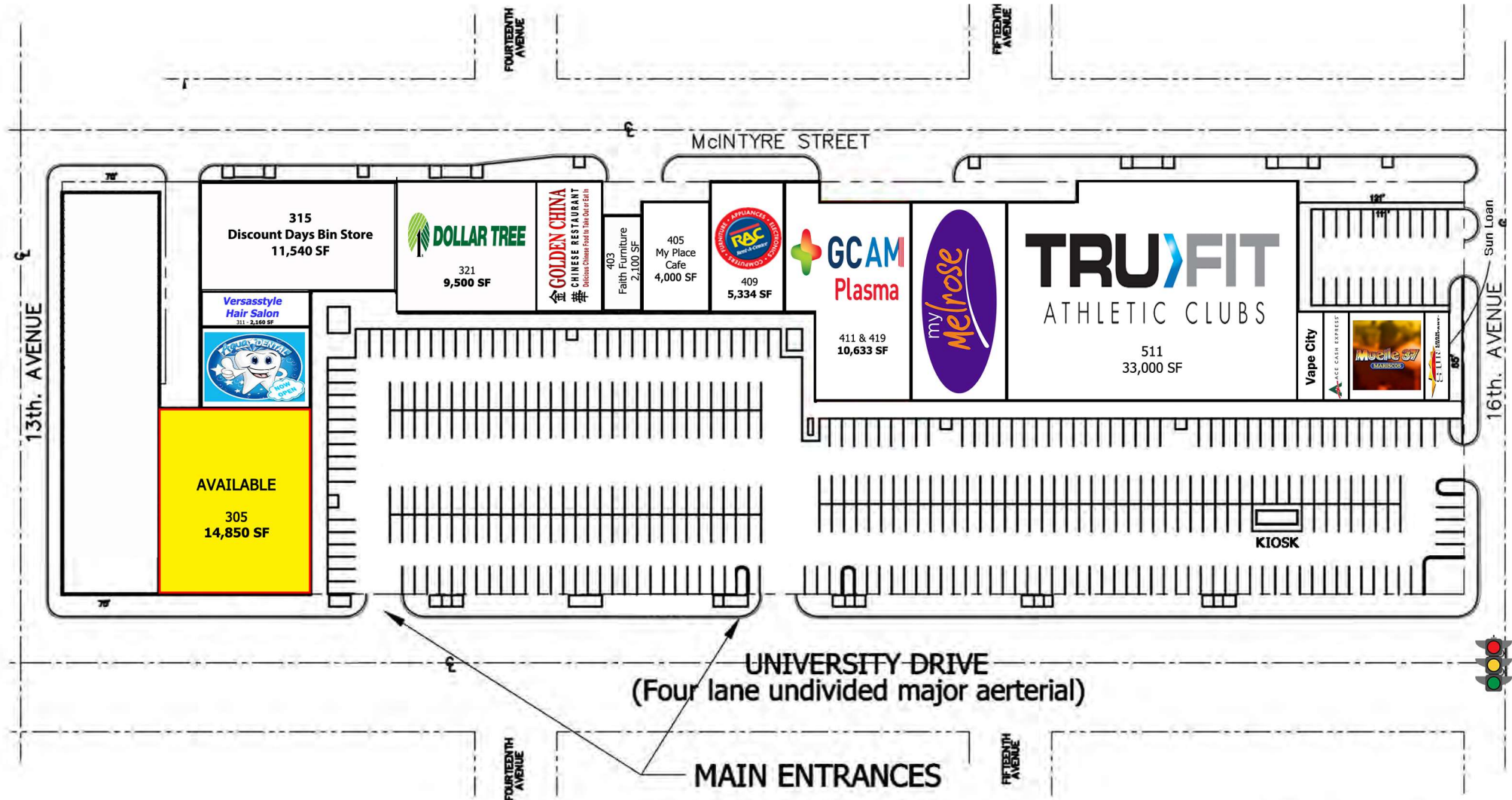
Address	Size	Tenant
E. University Drive (byeding)		
305	14,850	AVAILABLE
307	4,640	Agua Dental
311	2,160	Verastyle
315	11,540	Discount Days Bin Store
321	9,500	Dollar Tree
401	4,275	Golden China Restaurant
403	2,100	Faith Furniture
405	4,000	My Place Cafe
409	5,334	Rent-A-Center
411 & 419	10,633	GCAM
421	10,800	Melrose #58
511	33,000	TruFit
513	1,172	Vape City
515	1,170	ACE Cash Express
517	3,600	Mariscos El Muelle
523	1,192	Sun Loan
Total Area	119,966	

Outlying Pad Sites:

521 E. University (edpklot1)	
KIOSK	352 Guardian Insurance

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.



09.30.25

UNIVERSITY PLAZA

305-523 E. University Drive
Edinburg, Texas 78539