



FOR LEASE

Cris Plaza
3000 N. 23rd Street,
McAllen, TX 78501

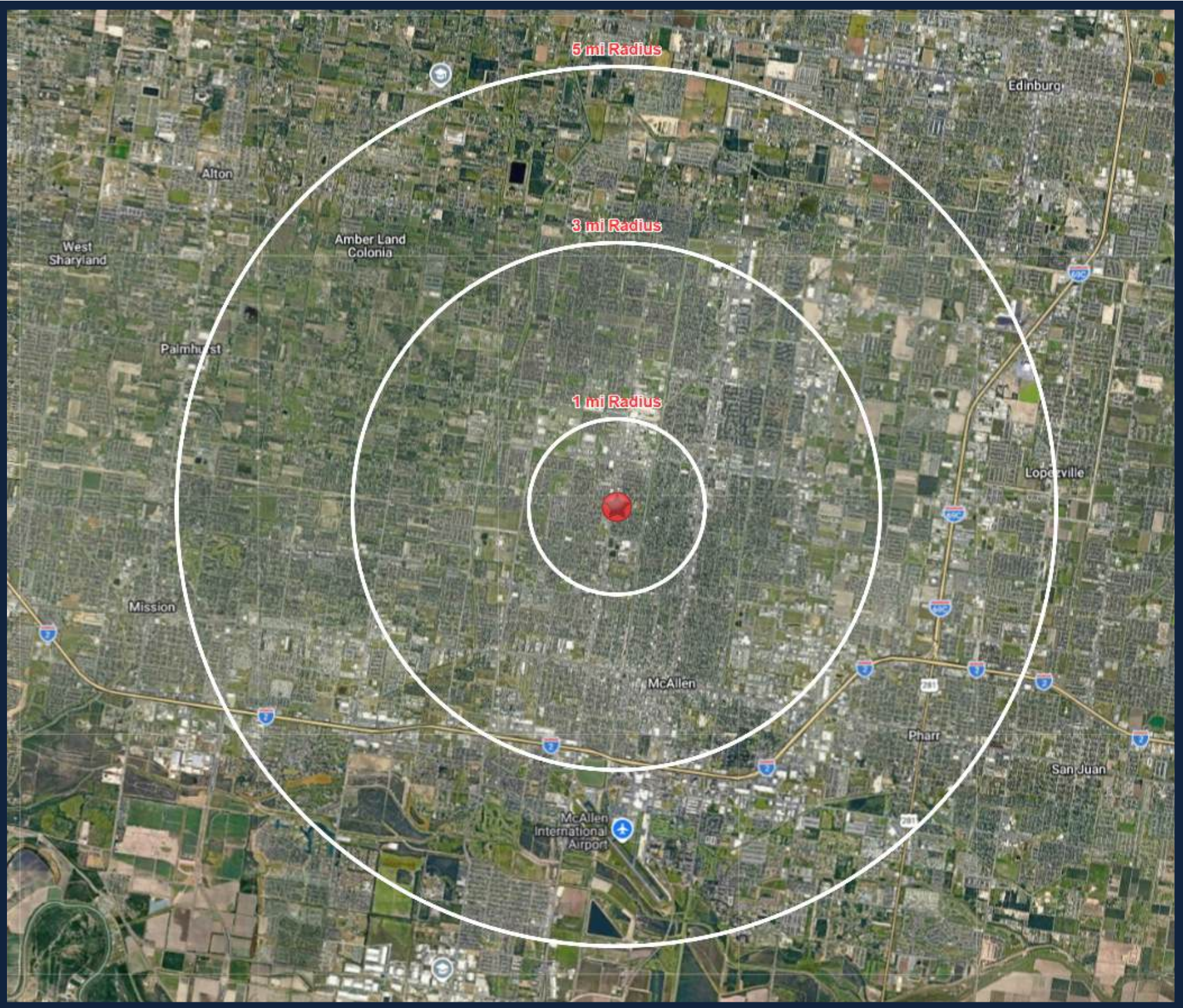
Leasing By:
Greg Vasquez
(210) 424-8030
GVasquez@cbgcre.com

www.cbgcre.com



CRIS PLAZA - Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	18,000	110,000	241,000
Average Household Income	\$76,000	\$93,000	\$93,000
Daytime Employees	8,000	57,000	99,000
Property Size:	+- 8,950 SF		
Lat/Long	26.30191 -98.15831		
Traffic Counts (VPD)	+/-20,000 – N. 23rd St		



©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RF5 02-10-2026 08:15:39 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty



CBG
REAL ESTATE
GROW WITH US



Reuben Bar-Yadin
Chief Executive Officer

Reuben Bar-Yadin



(210) 424-8030



Reuben@cbgcre.com



Gregory Vasquez
Leasing Broker

Greg Vasquez

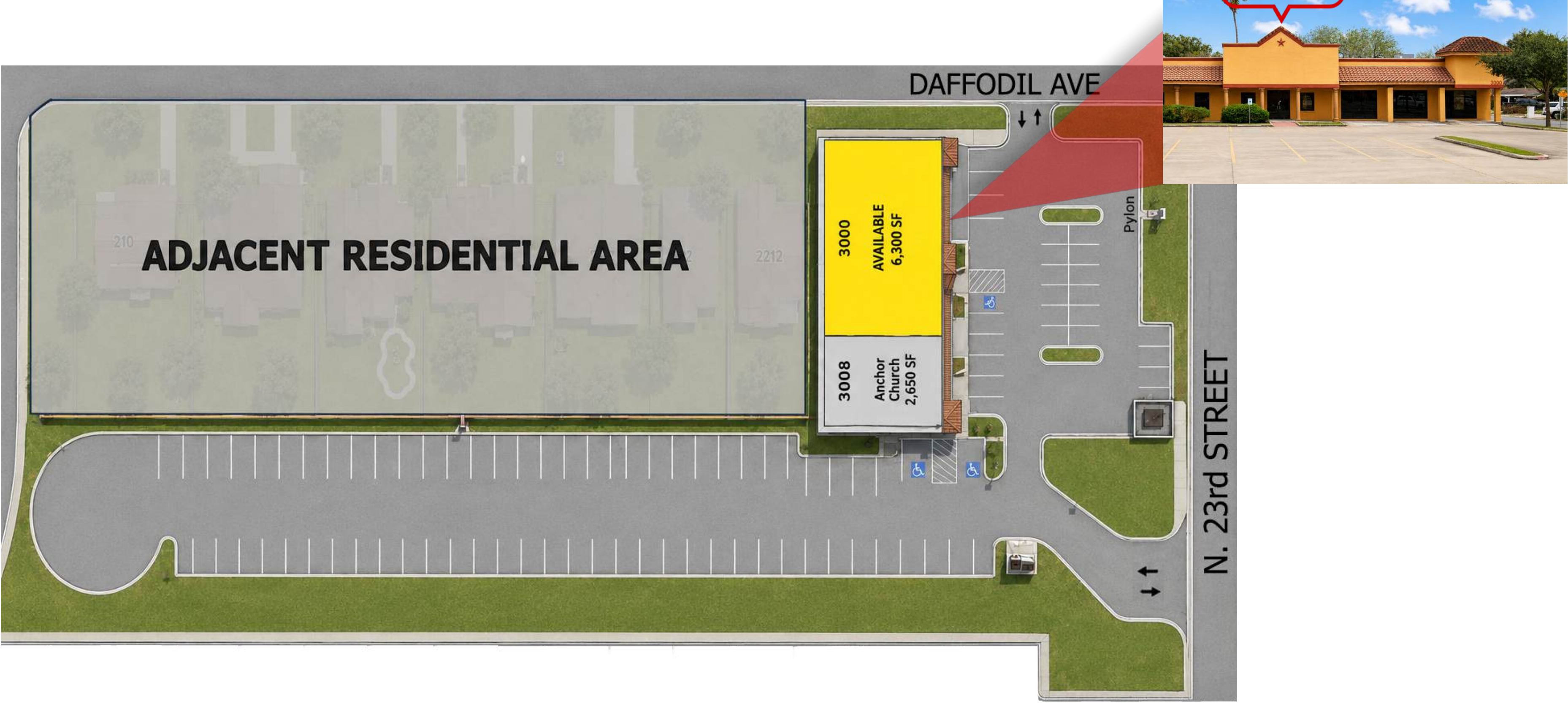


(210) 424-8030



Gvasquez@cbgcre.com

CRIS PLAZA - Site Plan



CBG
REAL ESTATE
GROW WITH US



Reuben Bar-Yadin



(210) 424-8030



Reuben@cbgcre.com

Reuben Bar-Yadin
Chief Executive Officer



Greg Vasquez



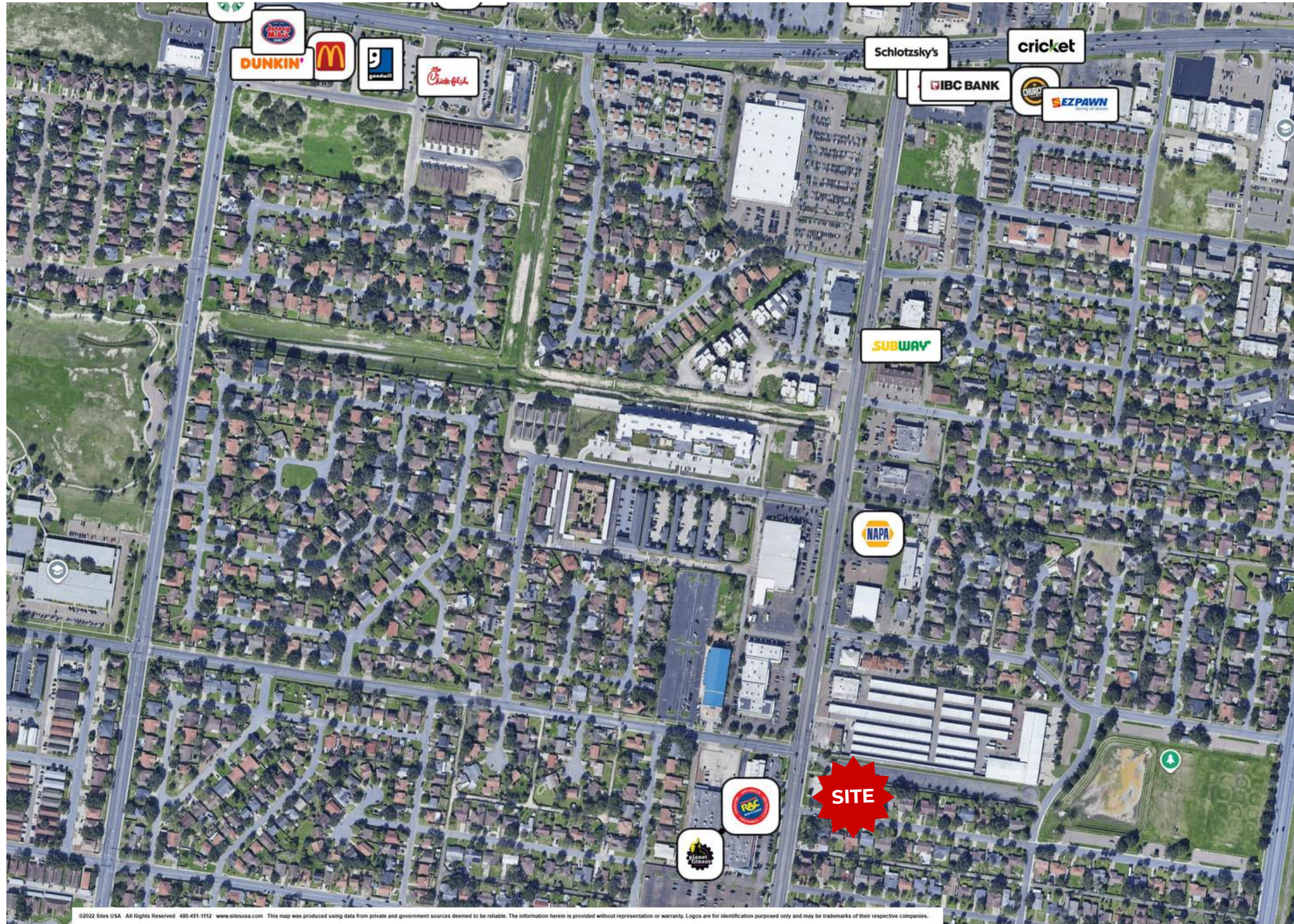
(210) 424-8030



GVasquez@cbgcre.com

Gregory Vasquez
Leasing Broker

CRIS PLAZA - Merchant Map



Strong Retail Corridor

- Located along N. 23rd Street, one of McAllen's active north-south commercial corridors.
- Near recognizable national retailers and restaurants: Chick-fil-A, McDonald's, , and Planet Fitness.

Dense Residential Trade Area

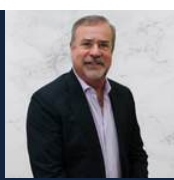
- Good fit for service, fitness, medical, food, beauty, and convenience-based users.
- Positioned near established neighborhoods, giving tenants access to a strong nearby customer base.

Accessible Infill Location

- Easy access from nearby major roads, with close proximity to N. 23rd Street and surrounding commercial intersections.



CBG
REAL ESTATE
GROW WITH US



Reuben Bar-Yadin
Chief Executive Officer

Reuben Bar-Yadin



(210) 424-8030



Reuben@cbgcre.com



Gregory Vasquez
Leasing Broker

Greg Vasquez



(210) 424-8030



GVasquez@cbgcre.com

EXTERIOR PHOTOS



EXTERIOR PHOTOS





About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.



Contact Our Team



Reuben Bar-Yadin
Chief Executive Officer



(210) 424-8030



Reuben@cbgcre.com



www.cbgcre.com



Gregory Vasquez
Leasing Broker



(210) 424-8030



GVasquez@cbgcre.com



www.cbgcre.com