



FOR LEASE

Rakefet
(Downtown McAllen)
1512-1520 Beaumont Ave.,
McAllen, TX 78501

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

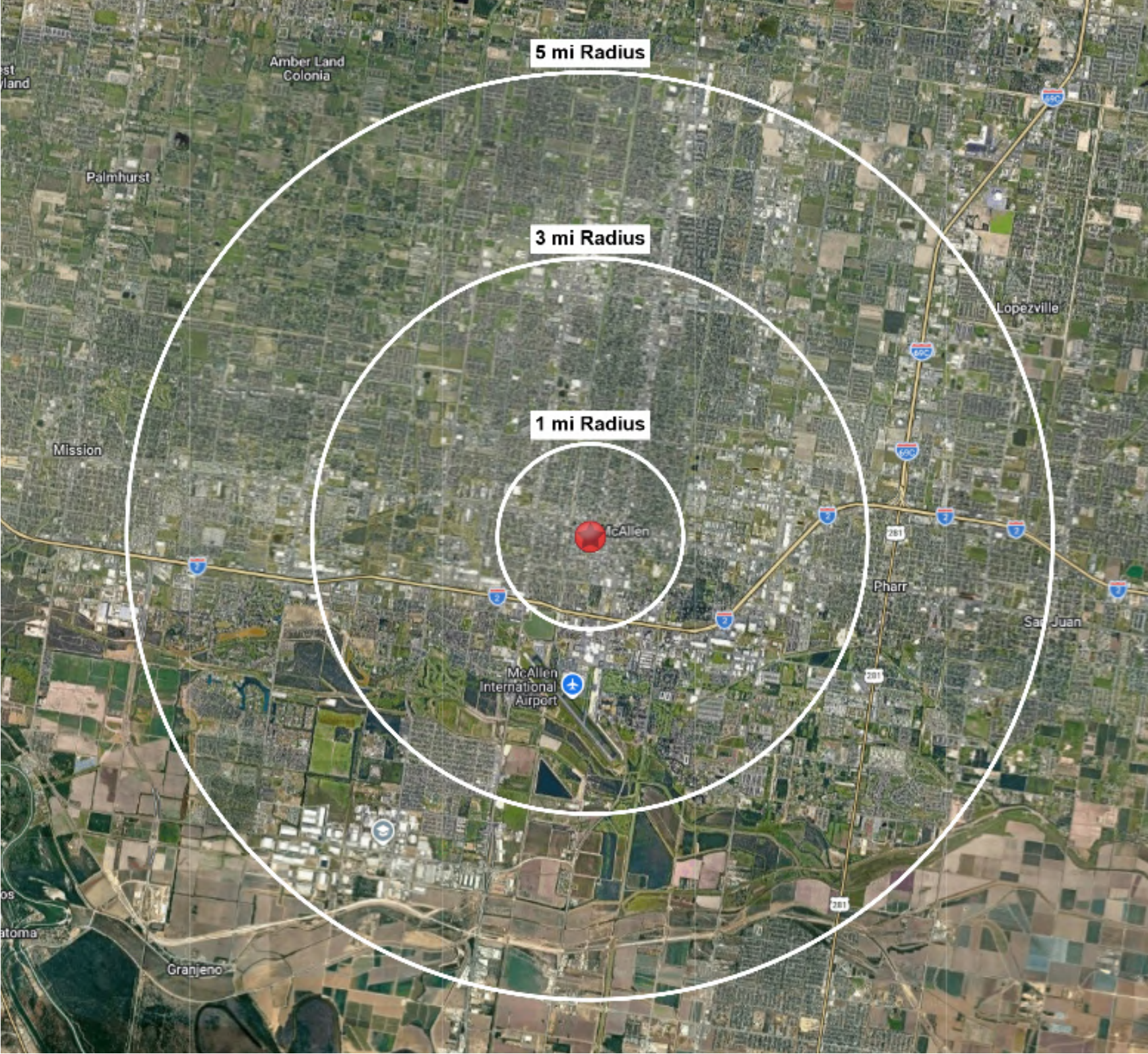
www.cbgcre.com



RAKEFET- Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	13,000	96,000	233,000
Average Household Income	\$54,000	\$77,000	\$91,000
Daytime Employees	14,000	56,000	106,000
Property Size:	+/- 15,350 sf		
Lat/Long	26.2027 -98.2366		
Traffic Counts (VPD)	21,000 – W. US Business 83 18,000 – Bicentennial Blvd.		

©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



(210) 424-8030



Reuben@cbgcre.com



Greg Vasquez

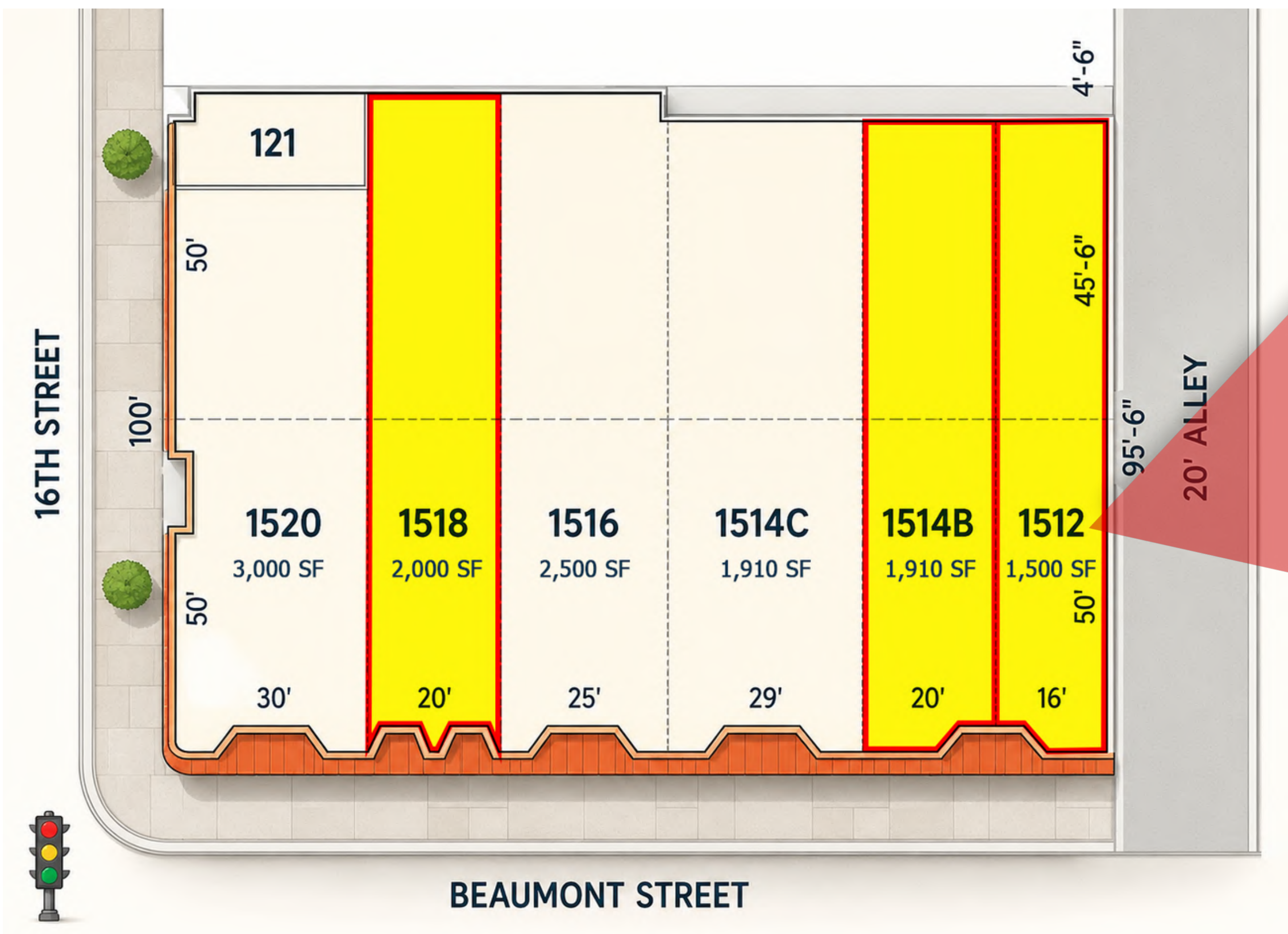


(210) 424-8030



GVasquez@cbgcre.com

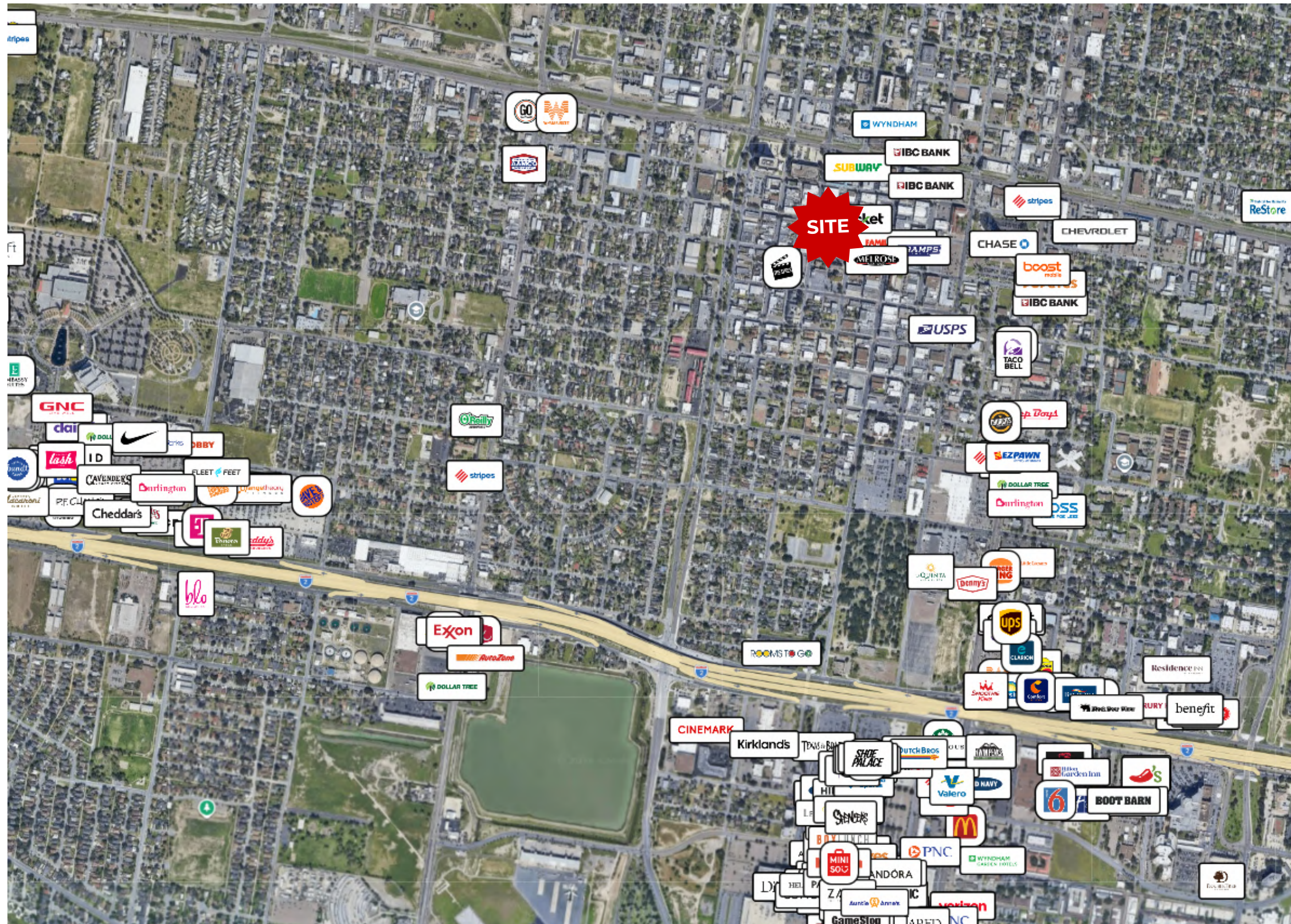
RAKEFET - Site Plan



Reuben Bar-Yadin
📞 (210) 424-8030 ✉️ Reuben@cbgcre.com

Greg Vasquez
📞 (210) 424-8030 ✉️ GVasquez@cbgcre.com

RAKEFET – Merchant Map



Downtown McAllen Infill Location

- Located at 1512–1520 Beaumont Ave. in an established McAllen commercial area.
- Positioned near downtown businesses, neighborhoods, and service-based users.

Nearby Retail & Service Demand

- Surrounded by recognizable users including Subway, IBC Bank, Chase, USPS, Taco Bell, Boost Mobile, and Stripes.
- Nearby restaurants, banks, convenience stores, and service businesses help support daily customer activity.

Central McAllen Access

- Close to major McAllen corridors with nearby access to I-2 / Expressway 83.
- Strong fit for office, service, medical, beauty, food, and convenience-based tenants.



CBG
REAL ESTATE
GROW WITH US



Reuben Bar-Yadin



(210) 424-8030



Reuben@cbgcre.com



Greg Vasquez



(210) 424-8030



GVasquez@cbgcre.com

EXTERIOR PHOTOS



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