



TENANT MIX

San Juan Corners shopping center benefits from being on the southwest quadrant of very highly trafficked IH-2 and Cesar Chavez Road. Nearby San Juan Basilica, which averages more than 1,000,000 visitors a year (20,000 per weekend), is one of the most visited shrines in the United States. With a mix of national retailers, San Juan Corners provides retail and service industry users the opportunity to cater to a very dense population. Tenants include:

- Sprint
- Just a Cut
- The Cash Store
- Agua Dental
- Allure Nails & Spa
- Antojitos Mexicanos

PROPERTY OVERVIEW

Rental Rates: Negotiable
 NNN's: \$4.37 PSF
 Available Space: Fully Leased

TRAFFIC COUNTS

- I-2: +/- 97,000 vehicles per day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	9,445	79,467	155,055
Average Income:	\$44,448	\$55,160	\$61,018

TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF
1	Agua Dental		6	Antojitos Mexicanos	1,460
2	Agua Dental	6,424	7	Allure Nails	1,555
3	Agua Dental		8	Dona Tota	1,505
4	Agua Dental		9	Just-A-Cut	1,333
5	Cash Store	1,555	10	Sprint	3,561

SITE PLAN

- AVAILABLE RETAIL
- LEASED

