



FAMILY-ORIENTED TENANT MIX

Plaza Center is a multi-tenant shopping center located directly across from the University of Texas-RGV Campus, which boasts a current enrollment of +/- 30,000 students. It is shadow anchored by a Walmart Supercenter and several other area retailers. The property has excellent visibility and accessibility from University Drive. It has a family-oriented tenant mix including:

- Metro PCS
- Boost Mobile
- Oportun
- Gorditas Doña Tota
- Supercuts
- Subway

PROPERTY OVERVIEW

Rental Rates: Negotiable
 NNN: \$5.83 psf
 Available Space: Fully Leased

TRAFFIC COUNTS

W. University Blvd : 31,600 Cars Per Day
 Sugar Road : 16,990 Cars Per Day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	11,330	77,248	146,425
Average HH Income:	\$39,947	\$58,871	\$59,461

TENANT ROSTER - GROUND FLOOR

SUITE	TENANT	SF	SUITE	TENANT	SF
1661	Maki Sushi Bar	1,625	1641	Supercuts	1,105
1657	Kahlo Threading	780	1639	Paris Nails & Spa	972
1653	Oportun Inc.	1,202	1637	Subway	1,528
1649	Metro PCS	1,203	1633	Gorditas Doña Tota	1,202
1645	Smart Phone Medic	1,203	1629	Boost Mobile	1,202

SITE PLAN

- AVAILABLE RETAIL
- LEASED

