



Tenant Mix

Sugar Plaza is cross positioned directly from the University of Texas-RGV Campus, with a current enrollment of +/- 30,000 students. It is shadow anchored by a Walmart Supercenter and several other area retailers including:

- Staples
- Walmart Supercenter
- Jack-in-the-Box
- Jason's Deli
- Wells Fargo
- GameStop
- GNC
- Sally's Beauty Supply
- Advance America

Property Overview

Rental Rates: \$32.00 PSF
 Available Retail Space: Suite 1614 - 1,090 SF
 Suite 1620 - 2,380 SF
 Triple NNN: \$3.63 PSF

TRAFFIC COUNTS

University Avenue: +/- 25,000 Cars Per Day
 Sugar Road: +/- 15,000 Cars Per Day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	16,113	67,767	137,116
Daytime Population:	24,789	77,898	138,489
Total Households:	5,784	21,520	41,722
Average HH Income:	\$44,448	\$55,160	\$61,018

Tenant Roster

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1602	Jack-in-the-Box	2,440	1612	Sally's Beauty Supply	1,459	1624	Advance America	1,190
1604	Jason's Deli	4,673	1613	Las Quesadillas	1,524	1626	GameStop	1,190
1606	Staples	23,942	1614	AVAILABLE	1,090	1628	Wells Fargo	2,800
1608	KB Furniture	4,136	1620	AVAILABLE	2,380			
1610	GNC	1,005						

Site Plan

