



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## NORTH PARK VILLAGE

\$21.00 - 31.00 SF/yr (NNN)

8001 N.10th St.  
McAllen, TX 78504

AVAILABLE SPACE  
1,300 - 8,164 SF

### FEATURES

- Shadow Anchored Location
- Hard Corner, High Traffic Intersection
- Excellent Visibility & Easy Access



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### RETAIL

Daniel Galvan, CCIM  
956.451.2983  
dgalvan@cbcworldwide.com  
TX #0561680

Julissa Trevino  
956.638.0027  
jtrevino@cbcworldwide.com  
TX #649078

COLDWELL BANKER COMMERCIAL  
RIO GRANDE VALLEY  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322

FOR LEASE

CBCWORLDWIDE.COM



# NORTH PARK VILLAGE

8001 N.10th St., McAllen, TX 78504

LEASE



## OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| Available SF:  | 1,300 - 5,394 SF               |
| Lease Rate:    | \$21.00 - 31.00 SF/yr<br>(NNN) |
| Lot Size:      | 13.0 Acres                     |
| Year Built:    | 2018                           |
| Building Size: | 30,000 SF                      |
| Zoning:        | C-3                            |
| Submarket:     | Rio Grande Valley              |
| Traffic Count: | 35,000                         |

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## PROPERTY OVERVIEW

North Park Village is a unique, Commercial development located in The Heart of North McAllen's busiest Retail District. The site is surrounded by anchored shopping centers and some of McAllen's healthiest demographics. The project offers a unique tenant mix, creating a synergistic effect for all its Tenants, all while maintaining easy access from the newly expanded Auburn Drive in North McAllen.

## PROPERTY HIGHLIGHTS

- Shadow Anchored by Sam's, Target, HEB, Best Buy and Many More
- High Traffic Intersection
- Excellent Visibility From Trenton and Tenth Street
- Hard Corner Intersection
- Easy Access
- Co-Tenancy Includes Allstate, Capital Title, Kumori, & Metro PCS





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# South View



Trenton Rd

N 10th St

SHOE CARNIVAL  
KOHL'S

BEST BUY

OLD NAVY

PET SMART

HOBBY LOBBY

Marshall's  
rue 21

DOLLAR TREE

Target

THE HOME DEPOT

H-E-B

McDonald's

Chick-fil-e

GameStop

Bank of America

LEGOS ROADHOUSE

Foot Locker

Olive Garden

SECURITY SERVICE  
FEDERAL CREDIT UNION

First Community Bank

Wallbangers

STARBUCKS COFFEE

Walmart

at&t

LONGHORN

FIVE GUYS

Red Lobster

Sam's CLUB

Conn's





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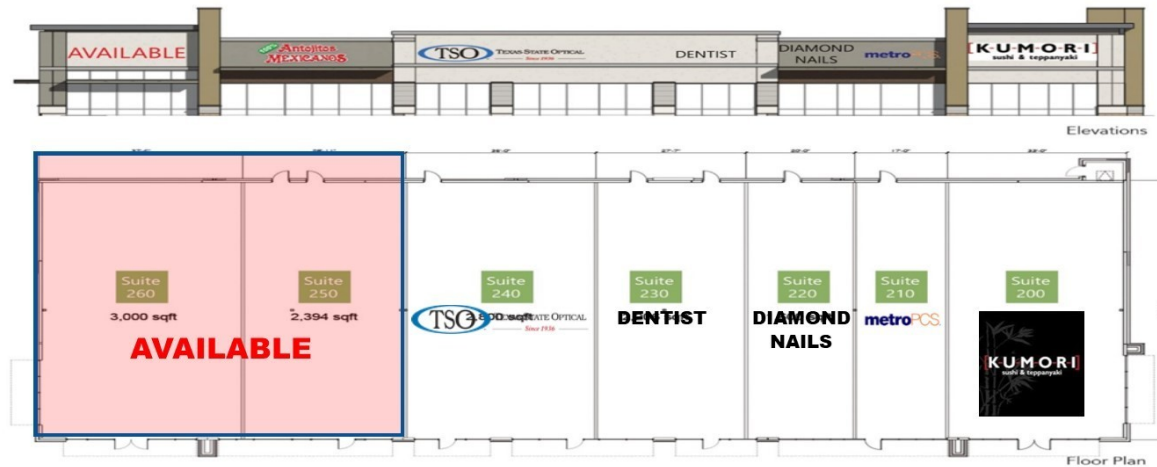
TENANT MAP | 8001 N. 10TH ST. McALLEN, TEXAS 78504

**BUILDING A**  
14,000 Total Sq. Ft.



TENANT MAP | 8001 N. 10TH ST. McALLEN, TEXAS 78504

**BUILDING B**  
16,000 Total Sq. Ft.



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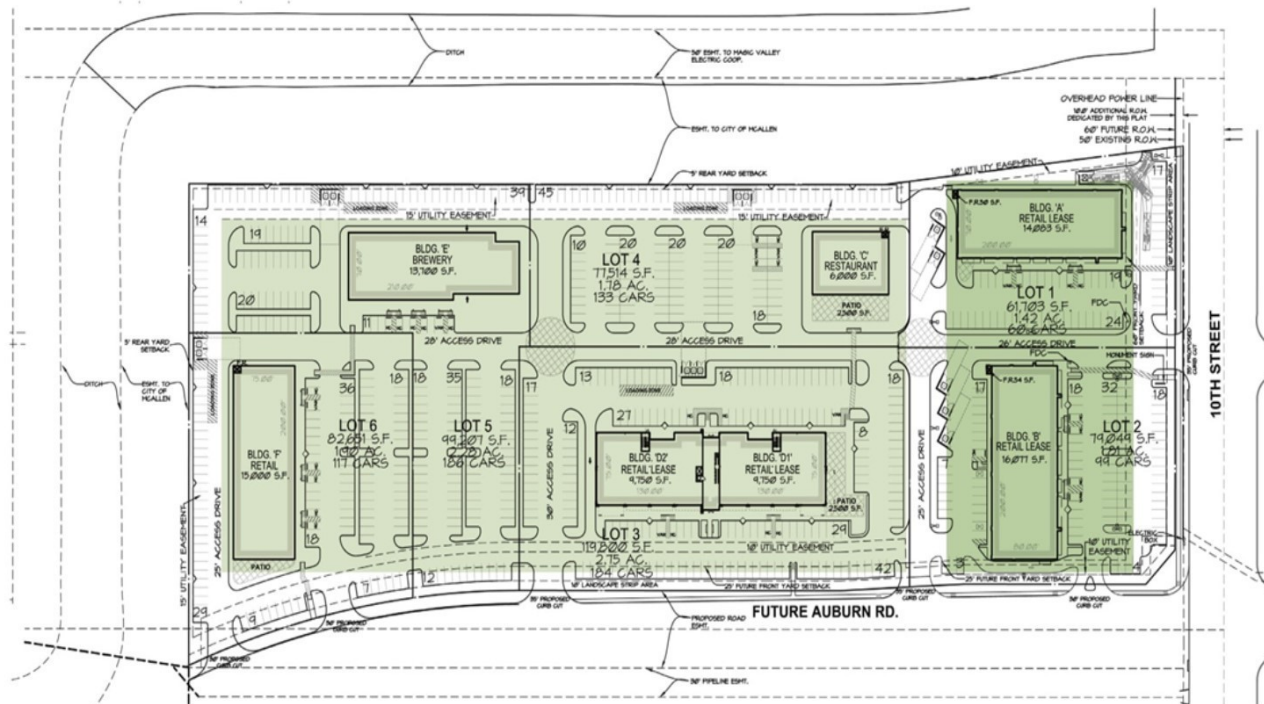


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## TENANT MAP | 8001 N. 10TH ST. McALLEN, TEXAS 78504



PHASE II

PHASE I  
Under Construction

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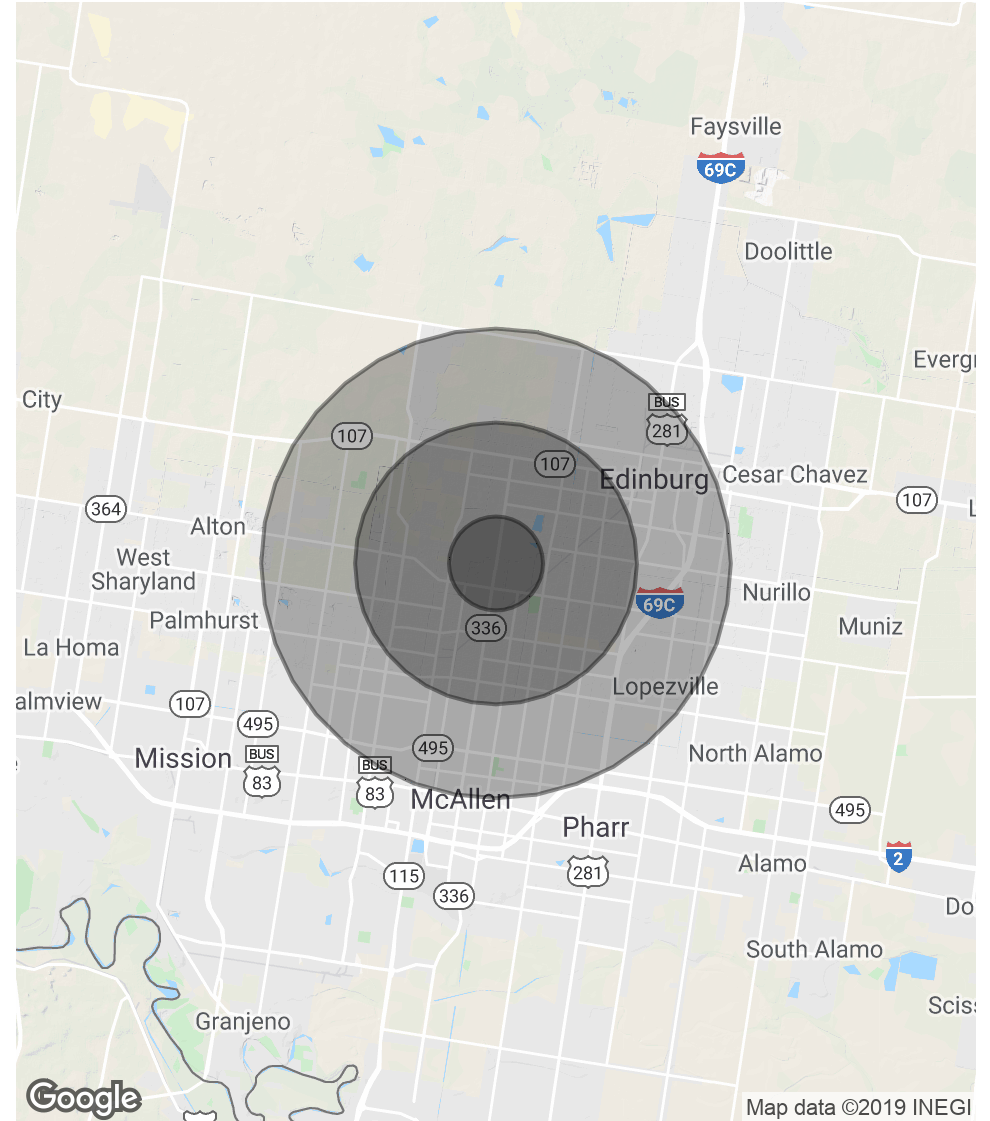
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| POPULATION          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population    | 7,647  | 69,322  | 184,621 |
| Median age          | 32.4   | 31.3    | 29.8    |
| Median age (Male)   | 30.7   | 30.1    | 28.1    |
| Median age (Female) | 33.7   | 32.7    | 31.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,415     | 22,644    | 57,463    |
| # of persons per HH | 3.2       | 3.1       | 3.2       |
| Average HH income   | \$99,602  | \$74,501  | \$58,773  |
| Average house value | \$184,486 | \$167,698 | \$126,590 |

\* Demographic data derived from 2010 US Census



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