

LAS PALMAS RETAIL CENTER

1701 DOVE AVENUE

McAllen, TX 78504



LEASE RATE

\$17.00 SF/yr

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com

Michael Pacheco

956 739 5172

michael.pacheco@cbcworldwide.com



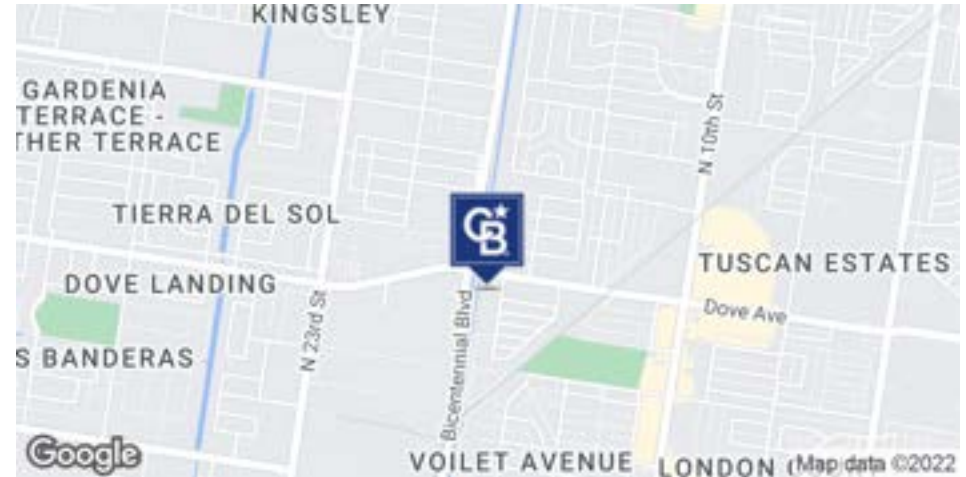
**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

Las Palmas Retail Center is situated at a high traffic intersection and offers great visibility and access from Dove Avenue. Located adjacent to Gold's Gym and in close proximity to Lowe's, Sprouts, Tru Fit and Wal-Mart Neighborhood Market. This 2nd generation space is an ideal fit for any retail, office or professional service user.

PROPERTY HIGHLIGHTS

- High traffic intersection with over 38k VPD between Dove Avenue & Bicentennial Blvd
- Excellent visibility and access from Dove
- Surrounded by rooftops and located in close proximity to several national brands such as Lowe's, Sprouts, Tru Fit and Walmart Neighborhood Market

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN:	\$3.60/YR
Available SF:	1,890 SF
Building Size:	23,040 SF
Zoning:	C
APN:	N6600-02-04A-0000-00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,844	36,036	83,419
Total Population	15,714	101,180	232,721

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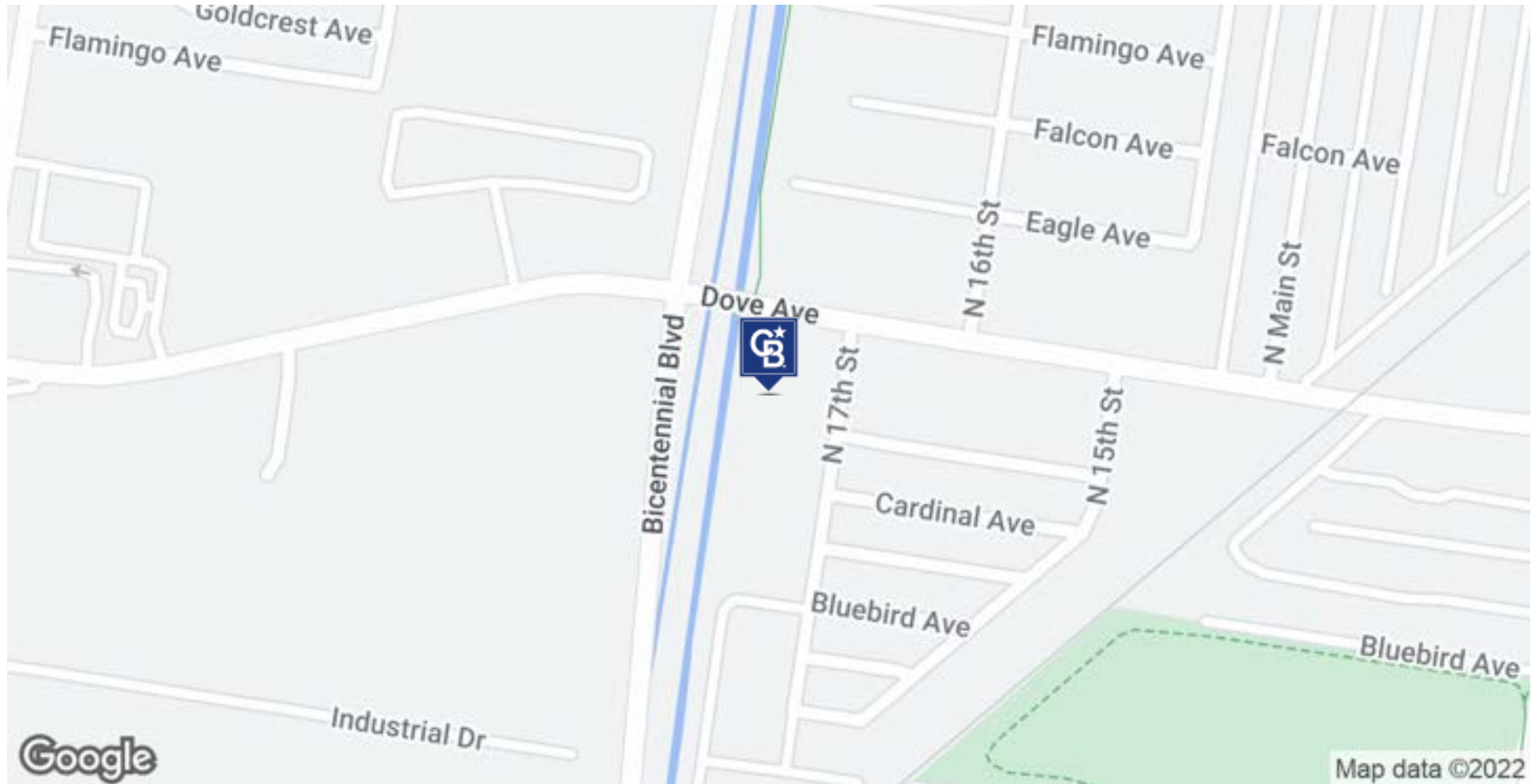
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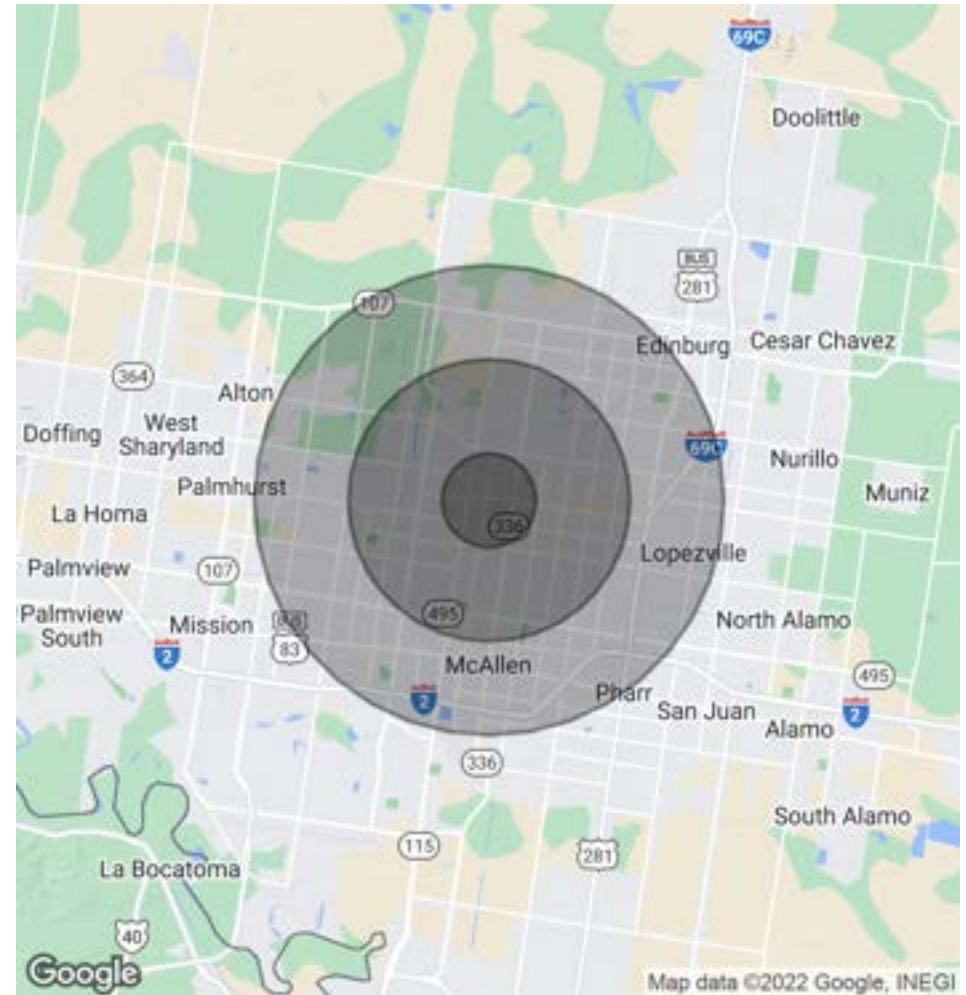
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,714	101,180	232,721
Average Age	33.3	32.9	32.7
Average Age (Male)	28.4	29.5	30.7
Average Age (Female)	35.4	36.5	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,844	36,036	83,419
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$73,462	\$70,826	\$63,676
Average House Value	\$161,860	\$148,074	\$134,321

** Demographic data derived from 2020 ACS - US Census*



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