

VALLE VISTA MALL

2000 Expressway 83
Harlingen, TX 78552

AVAILABLE SPACE
88,144 SF

FEATURES

- Pad Site Opportunities Available
- Excellent Visibility from Interstate 2 & Interstate 37
- Expressway Frontage



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FOR LEASE

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LEASE



OFFERING SUMMARY

Available SF:	88,144 SF
Lease Rate:	Negotiable
NNN:	\$10 SF/YR
Pad Sites:	Negotiable
Lot Size:	39.36 Acres
Year Built:	1984
Building Size:	653,533 SF
Zoning:	C-3 (General Commercial)

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PROPERTY OVERVIEW

Valle Vista Mall is a regional shopping mall that is conveniently located off the U.S. 77 and 83 interchange at the intersection of Dixieland Road and Tyler Avenue. It is a one-stop destination for shopping, entertainment, and dining. Anchored by Dillards, JCPenny, & Big Lots, Valle Vista Mall is the perfect location for any Retail, Restaurant, or Medical user.

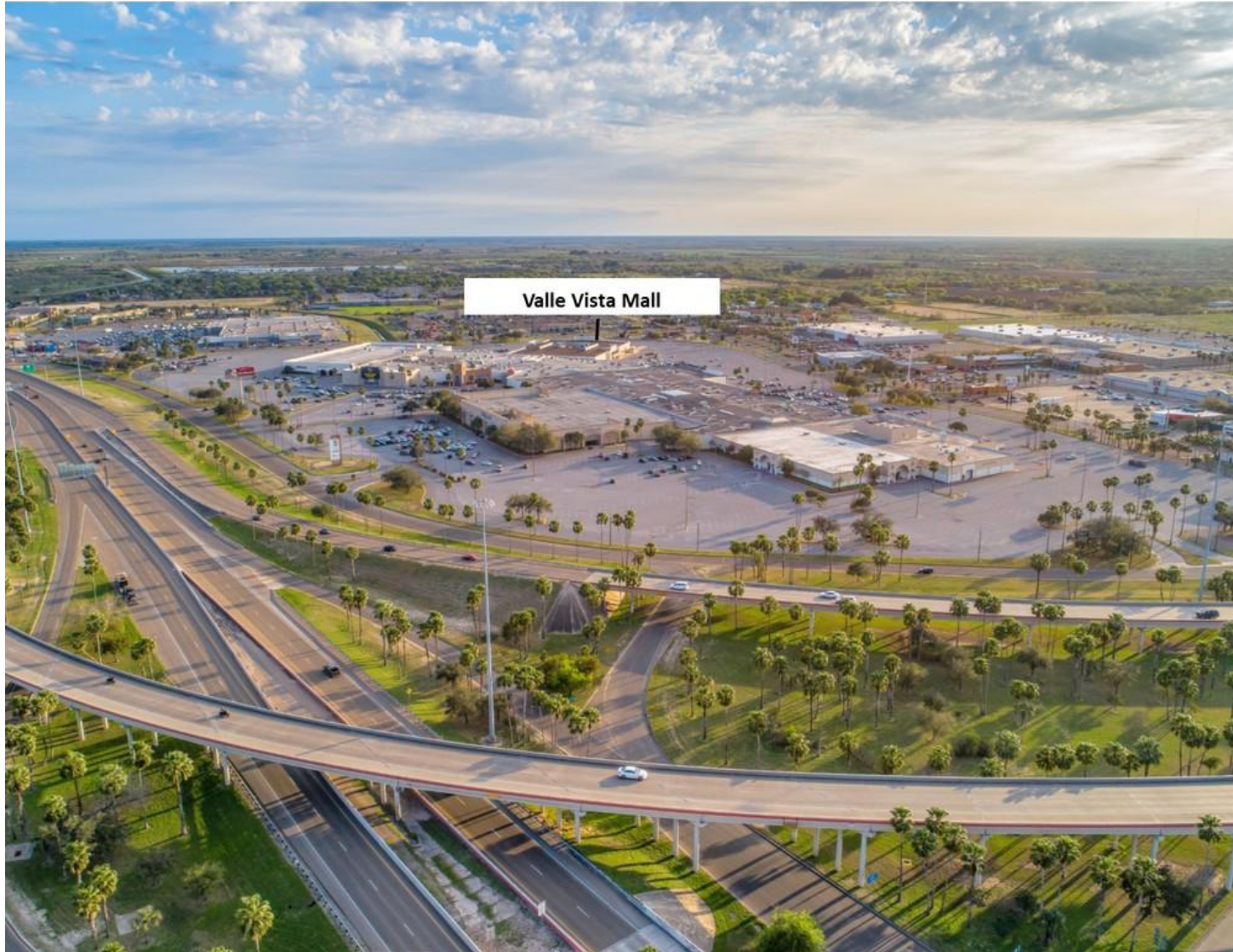
PROPERTY HIGHLIGHTS

- Pad Site Opportunities Available
- Excellent Visibility from Interstate 2 and Interstate 37
- High Traffic Area
- Anchored by Dillards, JCPenny, & Big Lots
- Proximity to Shopping, Entertainment and Dining



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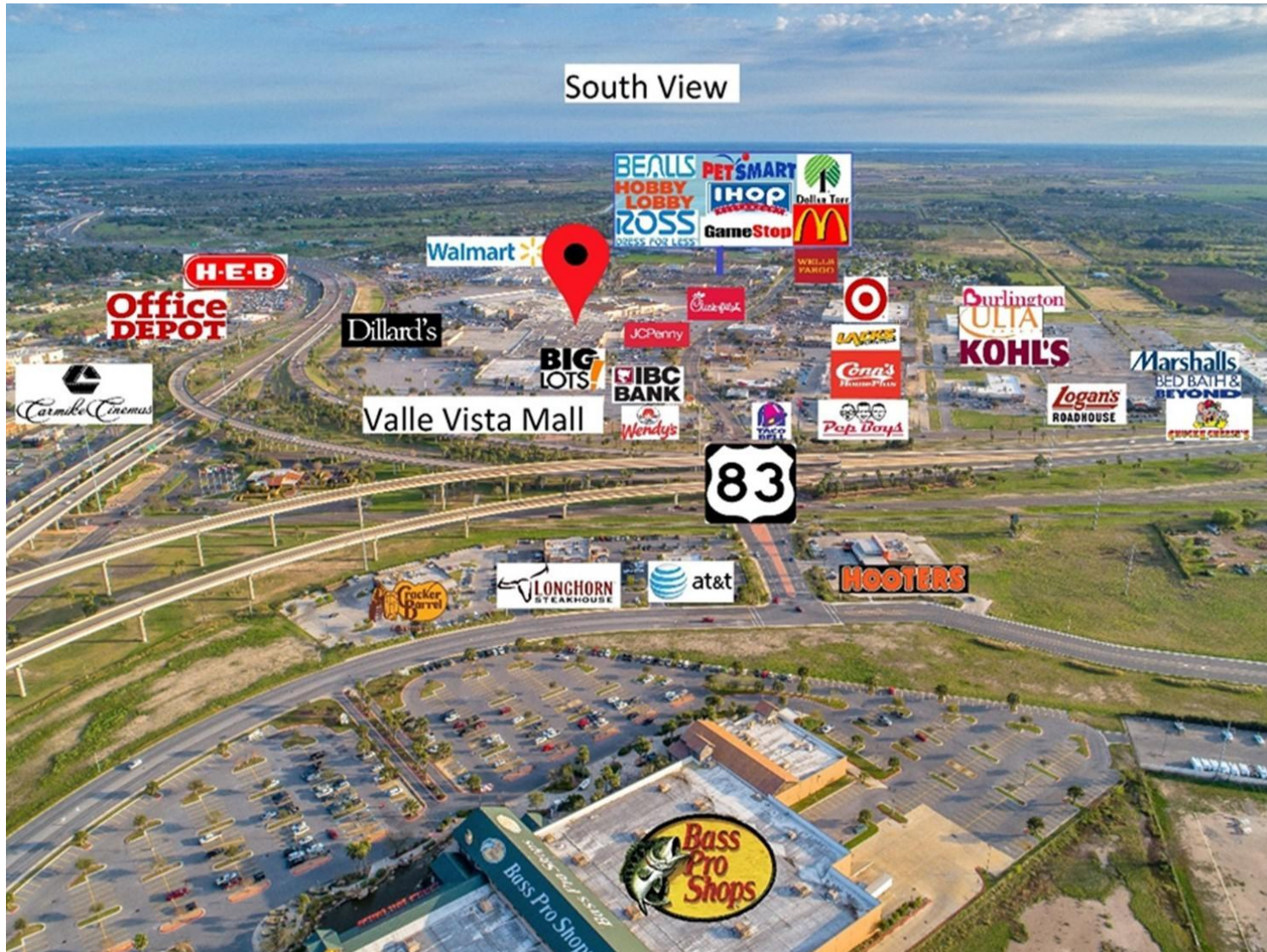
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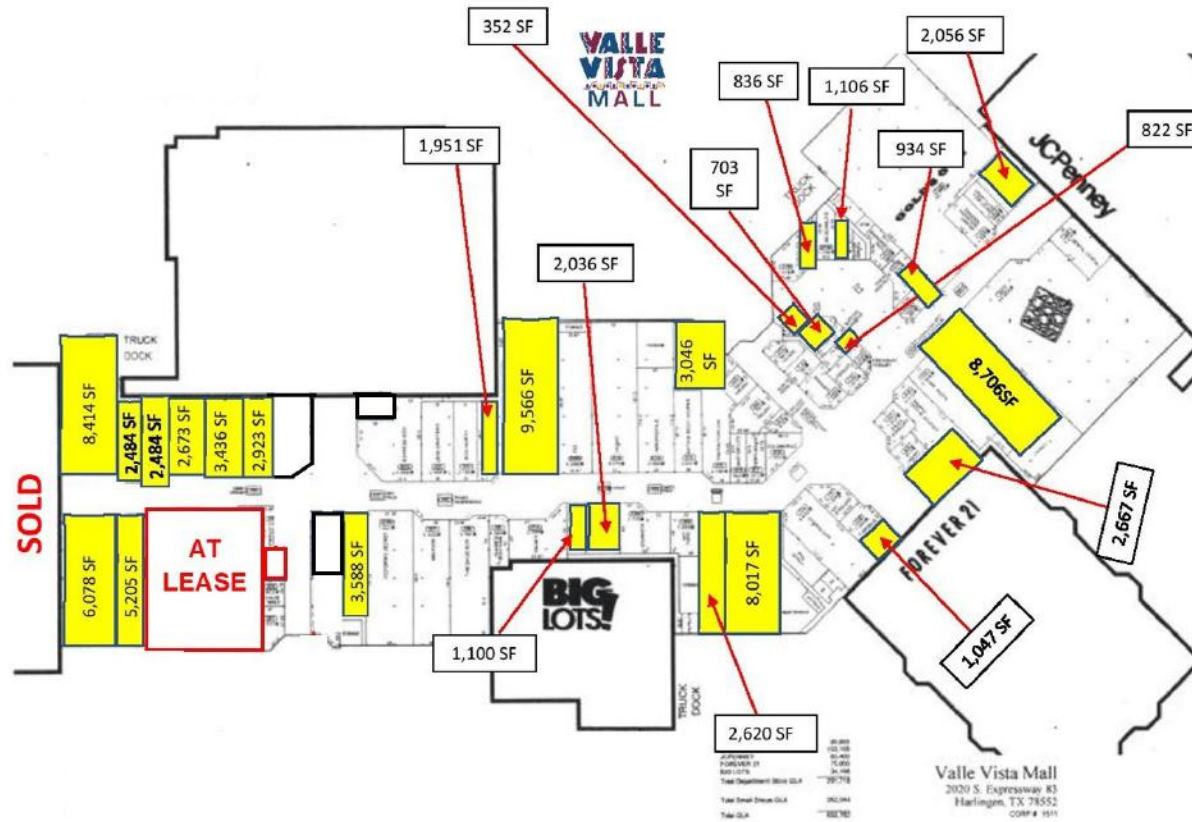




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,100	47,324	81,695
Average age	35.3	35.1	34.3
Average age (Male)	34.5	33.7	32.8
Average age (Female)	36.3	36.9	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,951	15,554	26,766
# of persons per HH	3.1	3.0	3.1
Average HH income	\$42,164	\$45,925	\$50,667
Average house value	\$46,345	\$70,654	\$84,737

* Demographic data derived from 2010 US Census

