



# San Juan Shops

1500 E. Expressway 83, San Juan, TX



Rio Grande Valley



## San Juan Shops

1500 E. Expressway 83  
San Juan, TX 78589

**Coldwell Banker Commercial**  
Rio Grande Valley

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# San Juan Shops

## Property Overview

Rio Grande Valley

**San Juan Shops**  
**1500 E. Expressway 83**  
**San Juan, TX 78589**

## Property Specifications

Property Type: Retail / Professional Service  
Sub-Type: Medical  
Land: 2.00 Acres +/-

## Sale/Lease Information

Pad Site A: Sale, Lease, or Built-to-Suit  
Pad Site B: Sale, Lease, or Built-to-Suit  
Lease Type: Net

## Site Specifications

Cross Street: Expressway 83 & Cesar Chavez Rd  
Traffic Counts: 127,000 +/- vpd  
Zoning: C-3 (General Commercial)  
Submarket: Rio Grande Valley  
County: Hidalgo

## Pad Sites Available

Pad Site A: .45 AC +/-  
Pad Site B: .99 AC +/-



# San Juan Shops

## Property Overview

Rio Grande Valley

**San Juan Shops**  
**1500 E. Expressway 83**  
**San Juan, TX 78589**

## Property Specifications

Property Type:	Retail / Professional Service
Sub-Type:	Medical
Class:	A
Building Size:	32,850 square feet
Land:	5.76 Acres
Number of stories:	1
Year Built:	New Construction - Proposed
Typical Floor Size:	1,400 square feet +/-
Parking Ratio:	4/1,000

## Lease Information

Lease Type:	Net
Lease Term:	36 Month's (minimum)

## Site Specifications

Cross Street:	Expressway 83
Traffic Counts:	127,000 +/- vpd
Zoning:	C-3 (General Commercial)
Submarket:	Rio Grande Valley
County:	Hidalgo

## Space Information

Total Available Space:	32,850 square feet
Minimum Divisible:	1,400 square feet
Max Contiguous:	32,850 square feet
Annual Rent:	\$18-\$24 per square foot
NNN:	\$3.95 per square foot

## Basic Demographics (5-Mile Radius)

Total Population:	163,030
Average HH Income:	\$51,022
Traffic Counts:	119,480 +/-

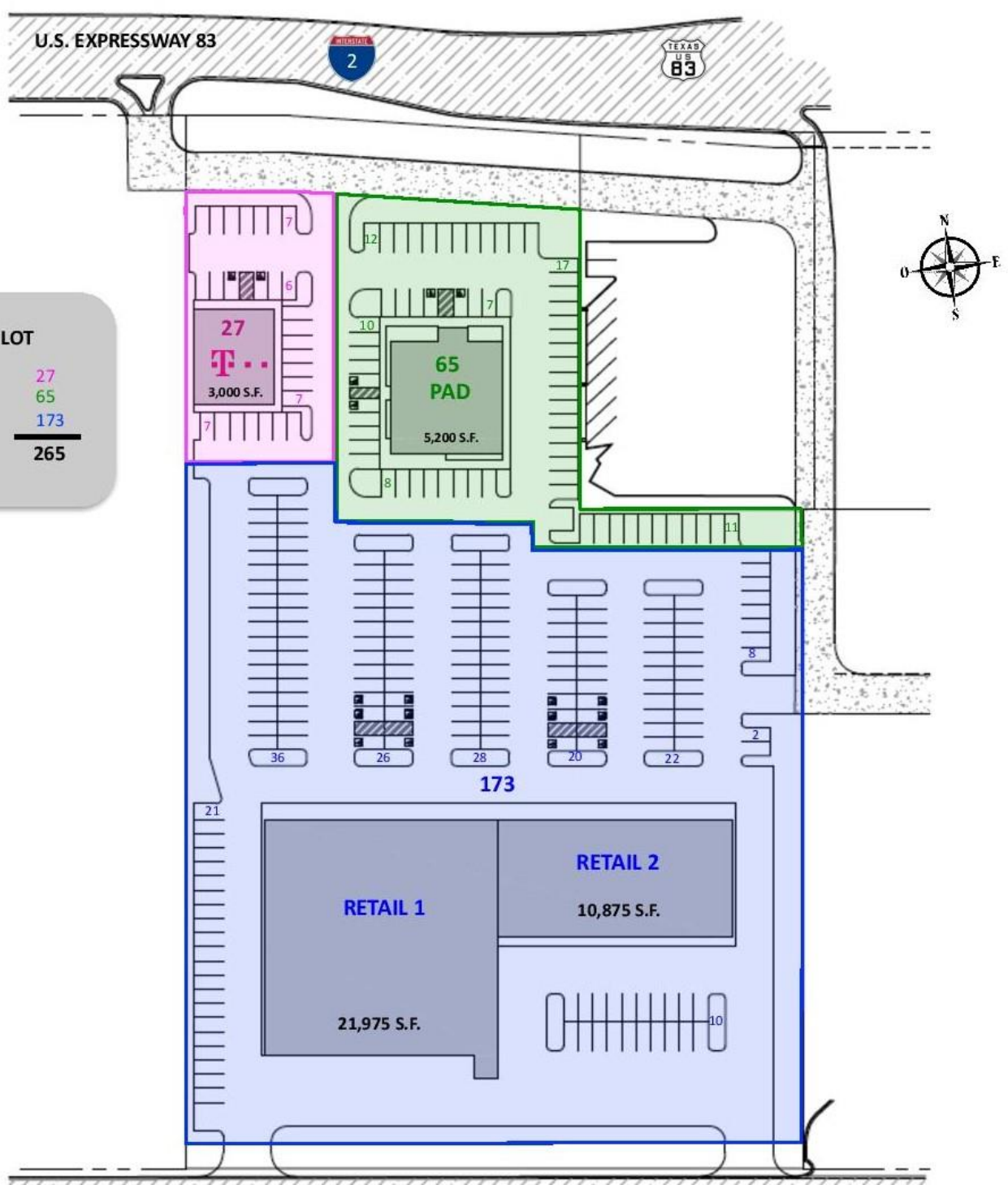


# San Juan Shops

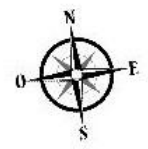
## Proposed Building Layout

Rio Grande Valley

### San Juan Shops | For Lease



PARKING LOT	
• T-Mobile	27
• PAD	65
• Retail Area	173
<b>Total</b>	<b>265</b>



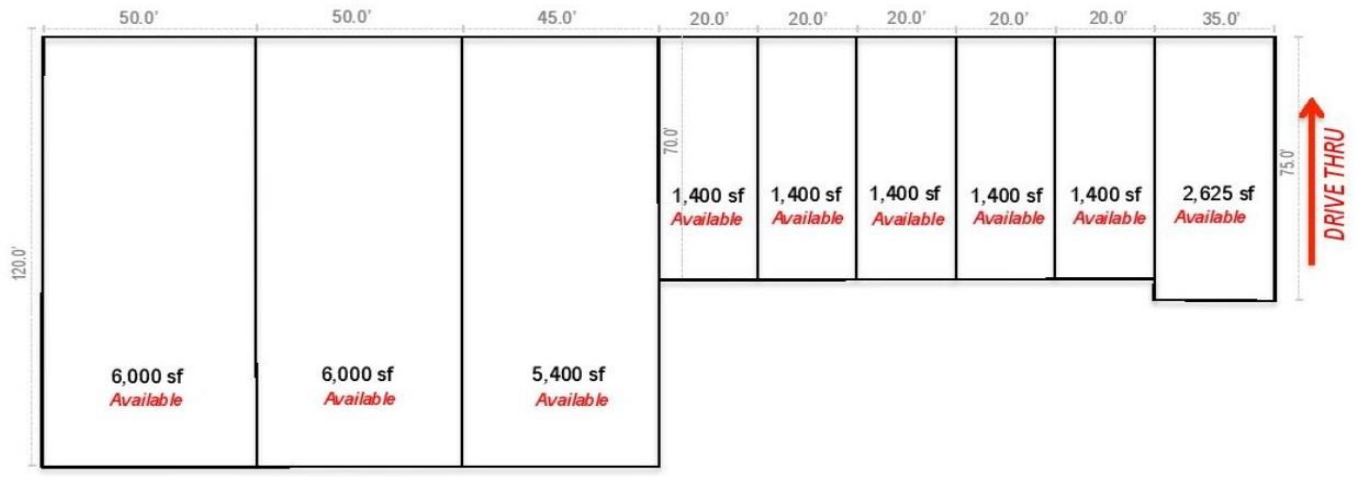


Rio Grande Valley

# San Juan Shops

## Additional Building Layout

San Juan Shops | For Lease





# San Juan Shops

## Pad site Aerial



Rio Grande Valley





# San Juan Shops

## Executive Summary



Rio Grande Valley

The San Juan Shops are a new-construction development in San Juan, TX. The Development enjoys excellent visibility from Expressway 83 and has easy access from all sides of The Rio Grande Valley. The San Juan Shoppes are an ideal location for any retail or professional service users and has build to suit opportunities available.

Pad Sites and Lease Space Available

### AREA RETAILERS



For more information, please contact:

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