



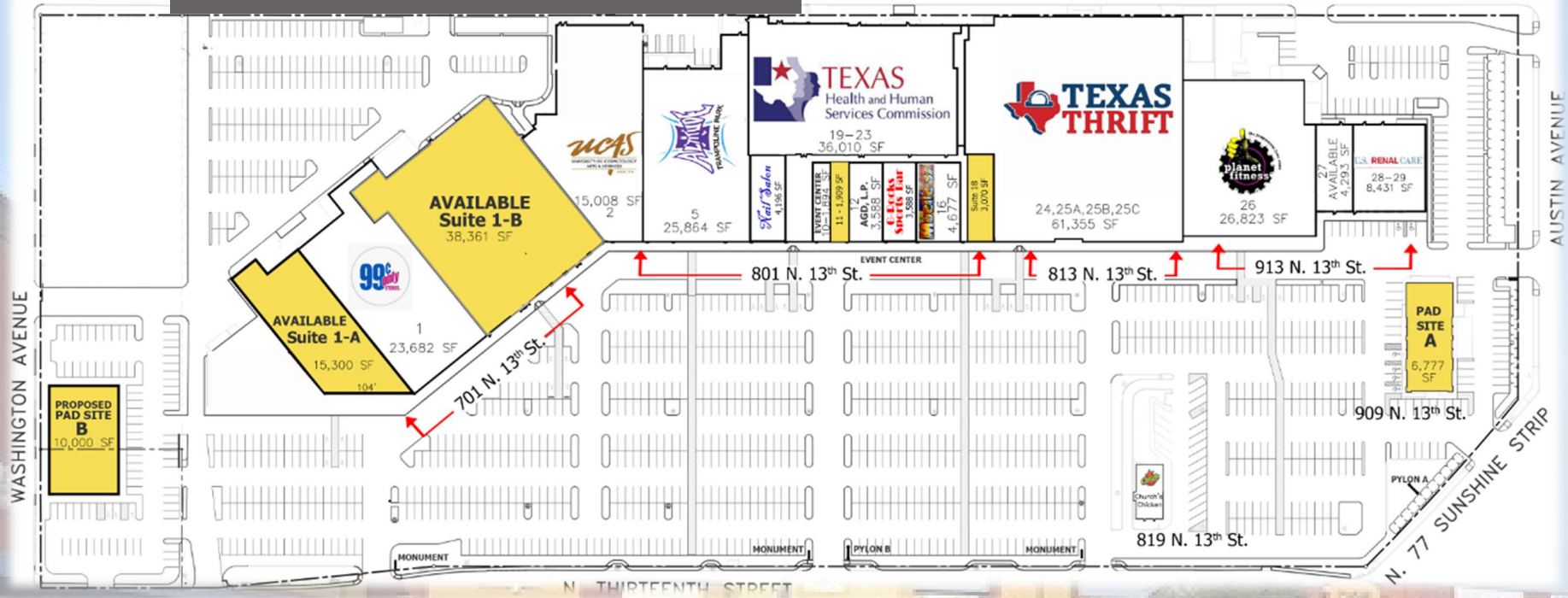
Presenting  
SUN VALLEY  
PLAZA

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Leasing Opportunity

629-913 N. 13<sup>th</sup> Street, Harlingen, Texas 78550

# Site Plan



## TENANT DIRECTORY

Address	Suite	Size	Tenant	Address	Suite	Size	Tenant
629 N. 13 <sup>th</sup> St.		26,197	AVAILABLE	801 N. 13 <sup>th</sup> St.	14	3,588	G Rocks Sports Bar
701 N. 13 <sup>th</sup> St.	1	20,000	99 Cent Only Store	16	4,898	Muelle 37	
	1-A	14,651	AVAILABLE	18	3,070	AVAILABLE	
	1-B	10,000	Melrose	19-23	33,883	TDHS	
	1-C	21,127	AVAILABLE	24	4,945	Texas Thrift	
	1-D	7,092	AVAILABLE	25-A,B	46,752	Texas Thrift	
801 N. 13 <sup>th</sup> St.	2	14,841	UCAS	25-C	9,749	Texas Thrift	
	3	10,000	UCAS	819 N. 13 <sup>th</sup> St.			Church's Chicken
	5	25,657	Altitude	909 N. 13 <sup>th</sup> St.		6,777	AVAILABLE
	8	4,196	Nail Salon	913 N. 13 <sup>th</sup> St.	26	26,716	Planet Fitness
	10	1,894	Celebrations Event Center		27	4,220	AVAILABLE
	11	1,909	AVAILABLE		28-29	8,295	US Renal Care
	12	3,588	AGD, L.P.				(+135 sf build out)

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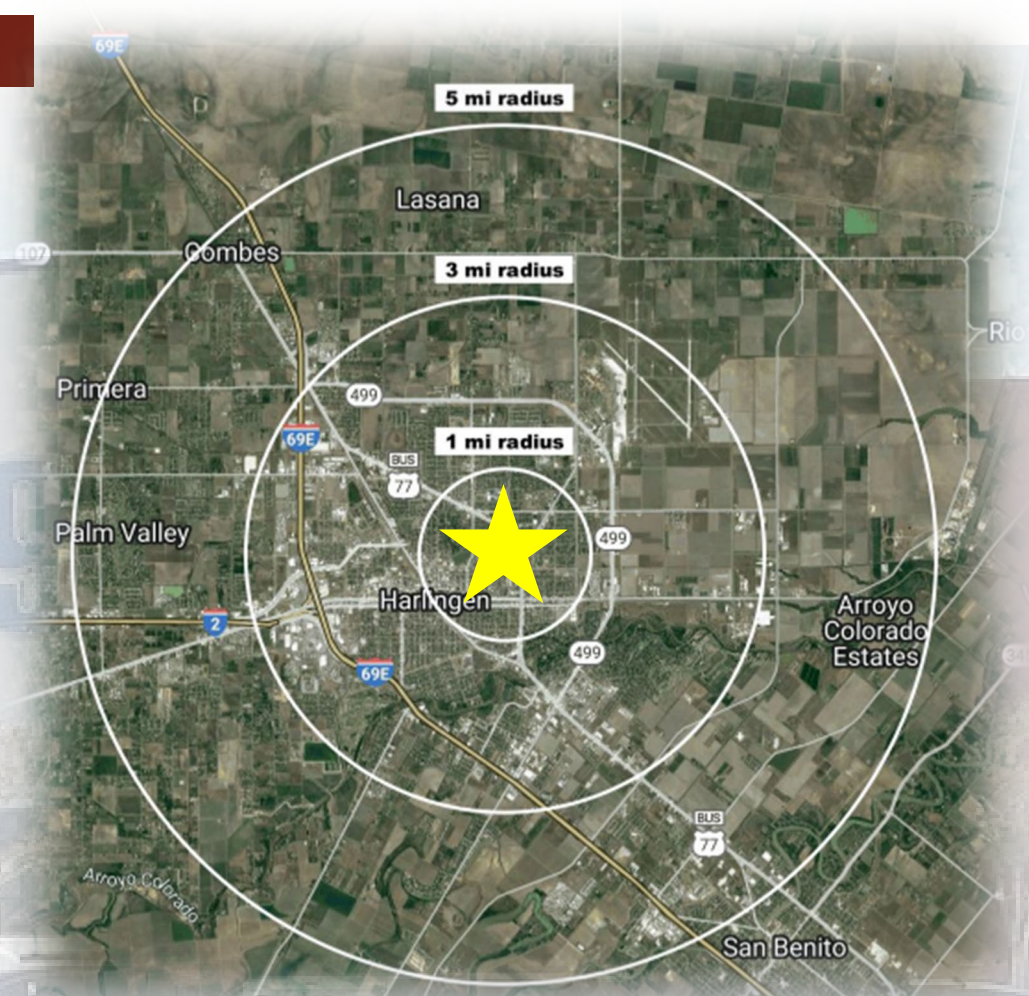


## Shops



629-913 N. 13<sup>th</sup> Street, Harlingen, Texas 78550

	1 Mile	3 Miles	5 Miles
Population	15,000	58,000	90,000
Average Household Income	\$48,000	\$51,000	\$55,000
Daytime Employees	7,000	31,000	37,000
Traffic Count (VPD)	17,000 - N. 13 <sup>th</sup> St./Bsns 77 11,000 - Morgan Blvd.		

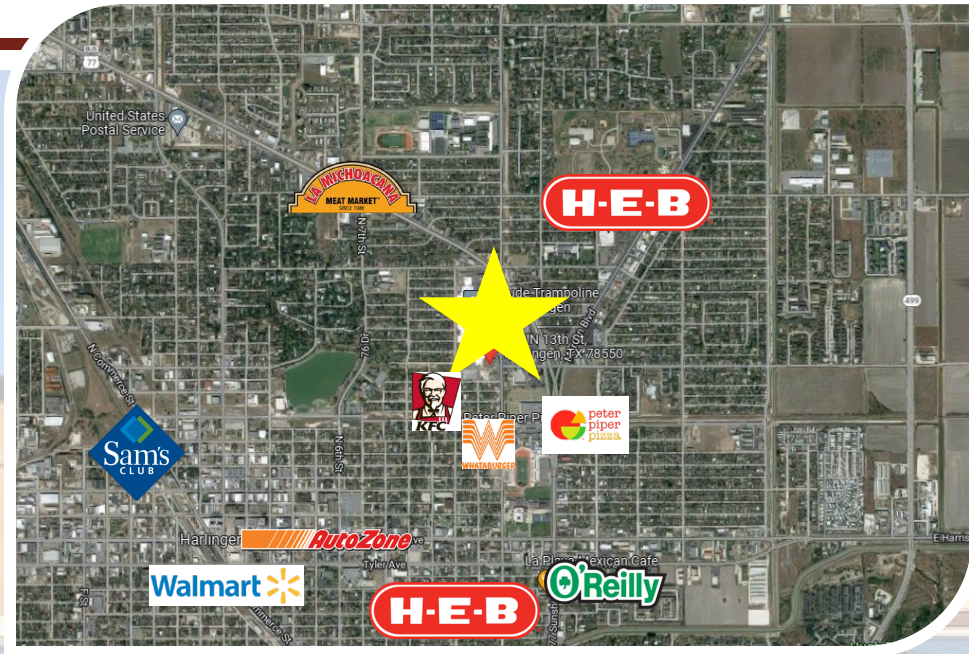


# Area Demographics

629-913 N. 13<sup>th</sup> Street, Harlingen, Texas 78550

✓ Call for Lease Rates




✓ NNNS: \$2.33



# Leasing Information

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# SUN VALLEY PLAZA

 Reuben Bar Yadin  
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 (210) 424-8000

THANK YOU  
for your  
consideration!



[www.cbgcre.com](http://www.cbgcre.com)

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