

INTERNATIONAL VILLAGE

FOR LEASE

3855 International Boulevard Brownsville, TX 78521



LEASE RATE \$36/SF/Yr
NNN: \$7.32/SF/Yr
LEASE TYPE: NET

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3855 INTERNATIONAL BOULEVARD

Brownsville, TX 78521



OFFERING SUMMARY

Lease Rate:	\$36/SF/Yr
NNN:	\$7.32/SF/Yr
Lease Type:	Net
Available SF:	1,064 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

International Plaza offers a high-visibility retail opportunity along one of Brownsville's busiest corridors. Located at 3855 International Blvd., this $\pm 1,064$ SF retail unit features dual-street frontage, strong signage exposure, and consistent traffic flow. Surrounded by a mix of national and local tenants that drive steady foot traffic, the space is well suited for retail, food service, or service-oriented businesses.

PROPERTY HIGHLIGHTS

- -High-Visibility Location – Positioned along one of Brownsville's busiest commercial corridors.
- -Dual Street Frontage – Excellent access, signage exposure, and steady traffic flow.

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INTERIOR PHOTOS

3855 INTERNATIONAL BOULEVARD

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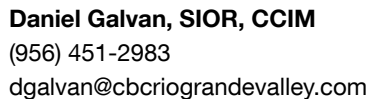


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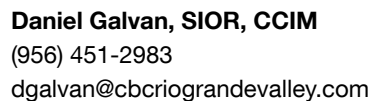
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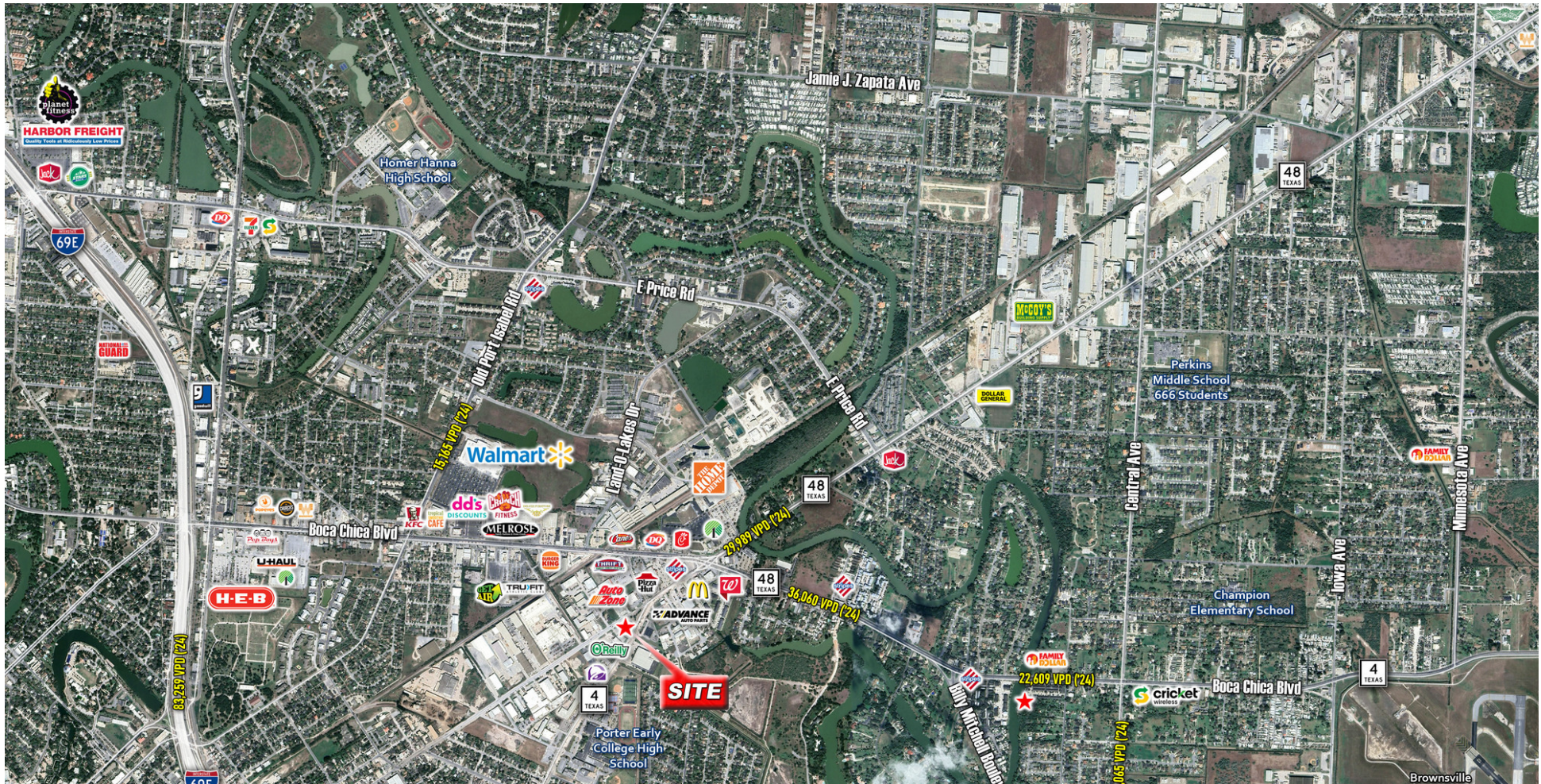
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AERIAL MAP

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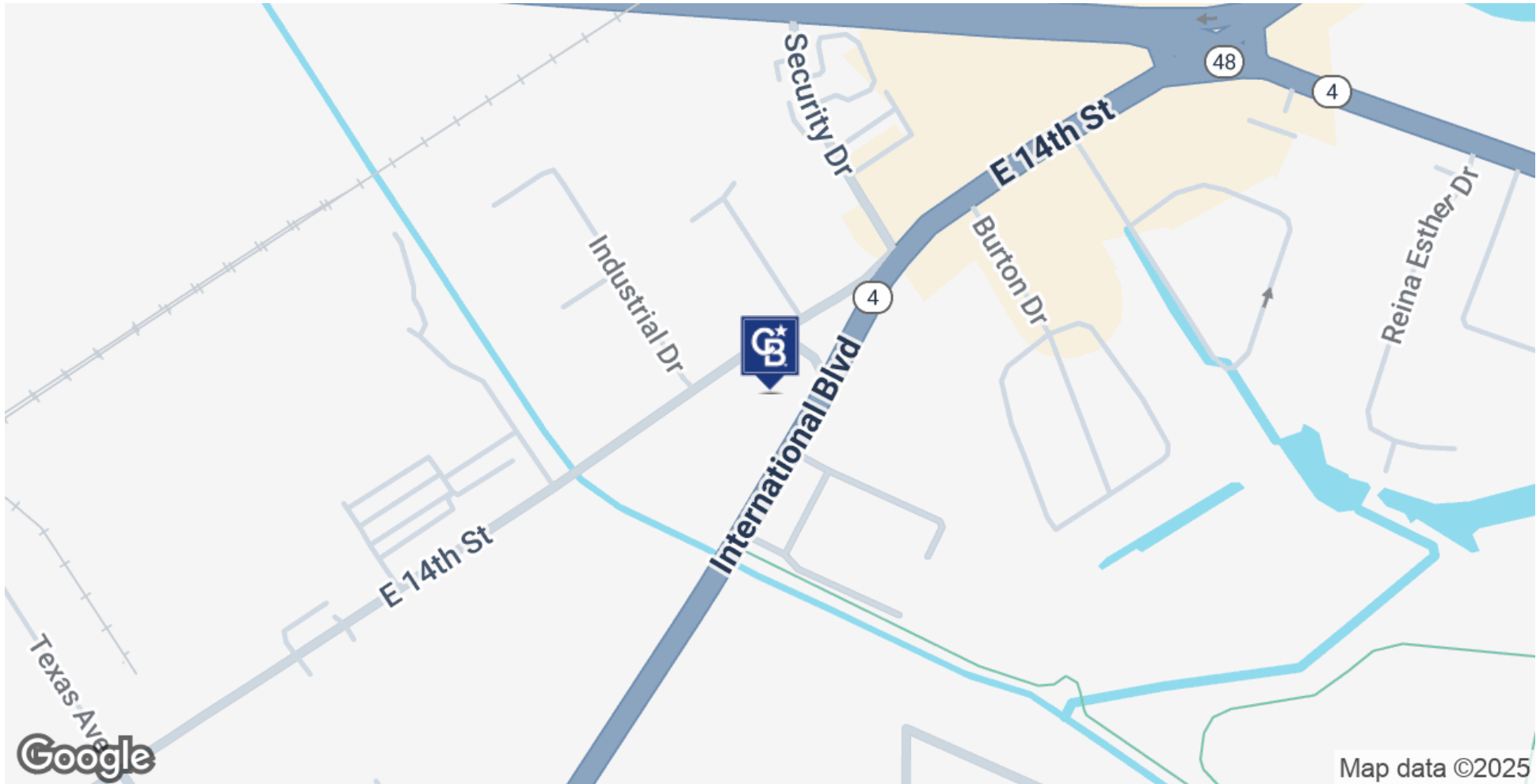


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LOCATION MAP

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DEMOGRAPHICS

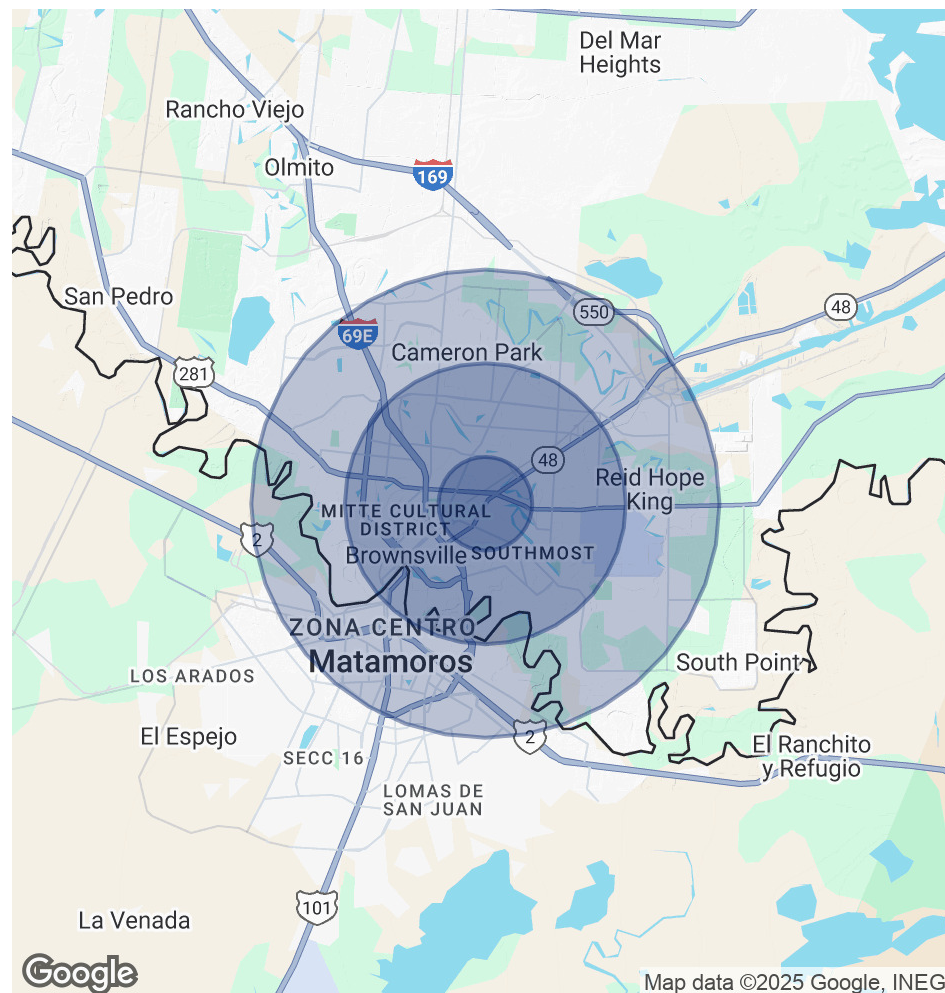
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,347	99,456	174,505
Average Age	37	37	37
Average Age (Male)	35	35	35
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,718	32,890	55,427
# of Persons per HH	3.1	3	3.1
Average HH Income	\$49,540	\$59,055	\$65,495
Average House Value	\$123,696	\$132,084	\$137,393

Demographics data derived from AlphaMap



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