

PLAZA DEL SOL

FOR LEASE

3400 N Mccoll Rd McAllen, TX 78504



RETAIL - OFFICE

LEASE RATE

\$21.00 SF/yr

LEASE TYPE

Full Service - NNN

Daniel Galvan, SIOR, CCIM
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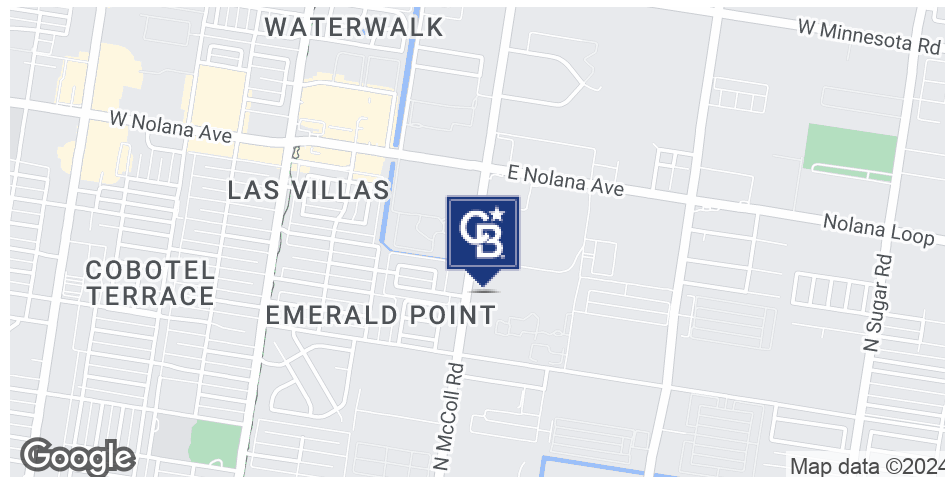


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3400 N. MCCOLL ROAD

McAllen, TX 78504



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr
NNN:	\$4.60 SF/yr
Building Size:	16,315 SF
Available SF:	150 - 1,440 SF
Lot Size:	88,425 SF
Number of Units:	45
Year Built:	2007
Zoning:	Commercial
Market:	Rio Grande Valley

PROPERTY OVERVIEW

This beautiful Plaza is ideally located in The Heart of McAllen, Texas. The Plaza enjoys beautiful, contemporary architecture and landscaping, proximity to major hospitals, dining, and more. Plaza Del Sol is a tremendous mixed-use center perfect for any retail, office, or professional service user. The Plaza has proximity to major arterial roads allows easy access to I-69C and I-2.

PROPERTY HIGHLIGHTS

- High traffic counts
- Great tenant mix
- Strong daytime population

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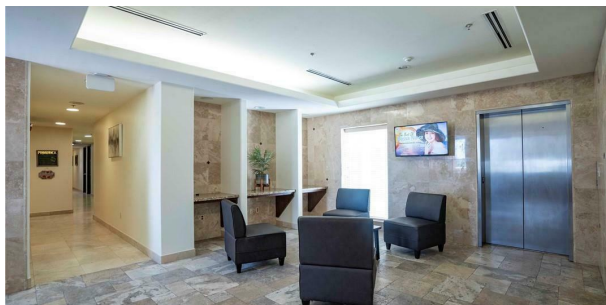
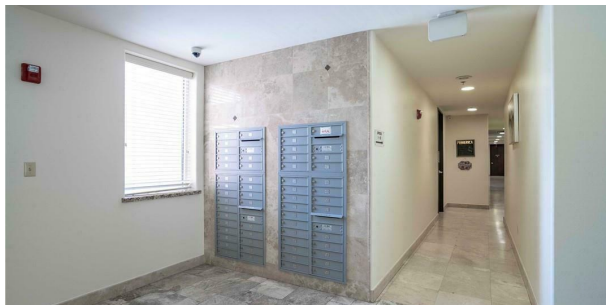
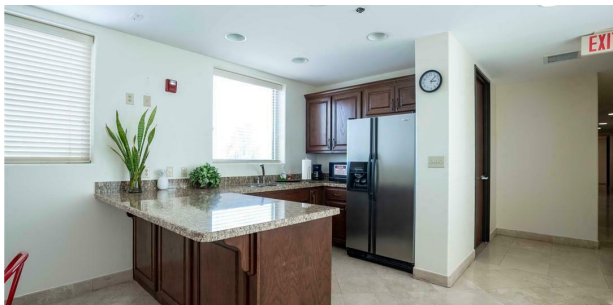


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INTERIOR PHOTOS

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SPACES AVAILABLE

3400 N. MCCOLL ROAD
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LEASE INFORMATION

Lease Type:	Full Service - NNN	Lease Term:	Negotiable
Total Space:	150 - 1,440 SF	Lease Rate:	\$550.00 - \$2,520.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3400 N Mccoll Rd. #3	Available	150 SF	Full Service	\$550 per month
3400 N. McColl Road #9	Available	150 SF	Full Service	\$550 per month
3400 N. McColl Road #10	Available	150 SF	Full Service	\$550 per month
3400 N Mccoll Rd. #14	Available	150 SF	Full Service	\$550 per month
3400 N Mccoll Rd. #19	Available	150 SF	Full Service	\$550 per month
3400 N Mccoll Rd. #36	Available	150 SF	Full Service	\$550 per month
3400 N McColl Road #J	Available	1,440 SF	\$4.60 NNN	\$21.00 SF/yr

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DEMOGRAPHICS

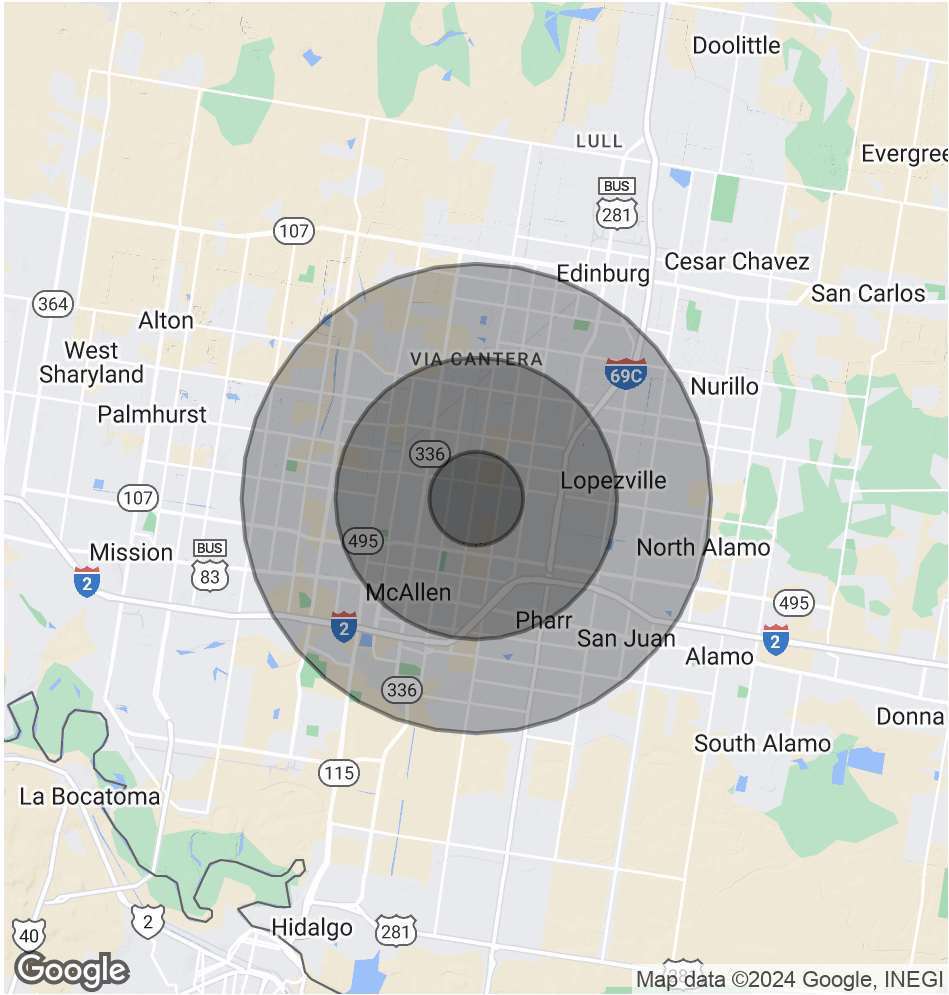
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,451	106,428	255,718
Average Age	32.2	33.6	32.6
Average Age (Male)	29.6	30.4	30.6
Average Age (Female)	38	36.7	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,107	40,736	90,176
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$60,143	\$59,178	\$59,926
Average House Value	\$135,840	\$127,245	\$127,024

* Demographic data derived from 2020 ACS - US Census



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