

COLONNADE OF MCALLEN

SPACE AVAILABLE

6500 N. 10th St Mcallen, TX 78504



LEASE RATE \$24.00/SF/YR

LEASE TYPE: Net

NNN: \$6.00/SF/YR

Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

6500 N. 10TH ST
McAllen, TX 78504



PROPERTY DESCRIPTION

The Colonnade of McAllen Plaza is strategically located along highly traveled 10th Street, offering exceptional visibility and accessibility. This plaza features a diverse mix of retail, office, and service-oriented tenants, creating a dynamic destination that attracts consistent customer traffic. Surrounded by national retailers, restaurants, and established neighborhoods, the property is just minutes from H-E-B and Trenton Crossing Shopping Center, making it an ideal location for businesses looking to establish or expand their presence.

PROPERTY HIGHLIGHTS

- Prime location along high-traffic 10th Street with excellent visibility
- Diverse mix of retail, office, and service-oriented tenants
- Conveniently located near H-E-B and Trenton Crossing Shopping Center

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
LeaseType:	Net
NNN:	\$6.00/SF/YR
Number of Units:	20
Available SF:	1,607 SF
Building Size:	41,037 SF
Market:	Rio Grande Valley
Submarket:	McAllen

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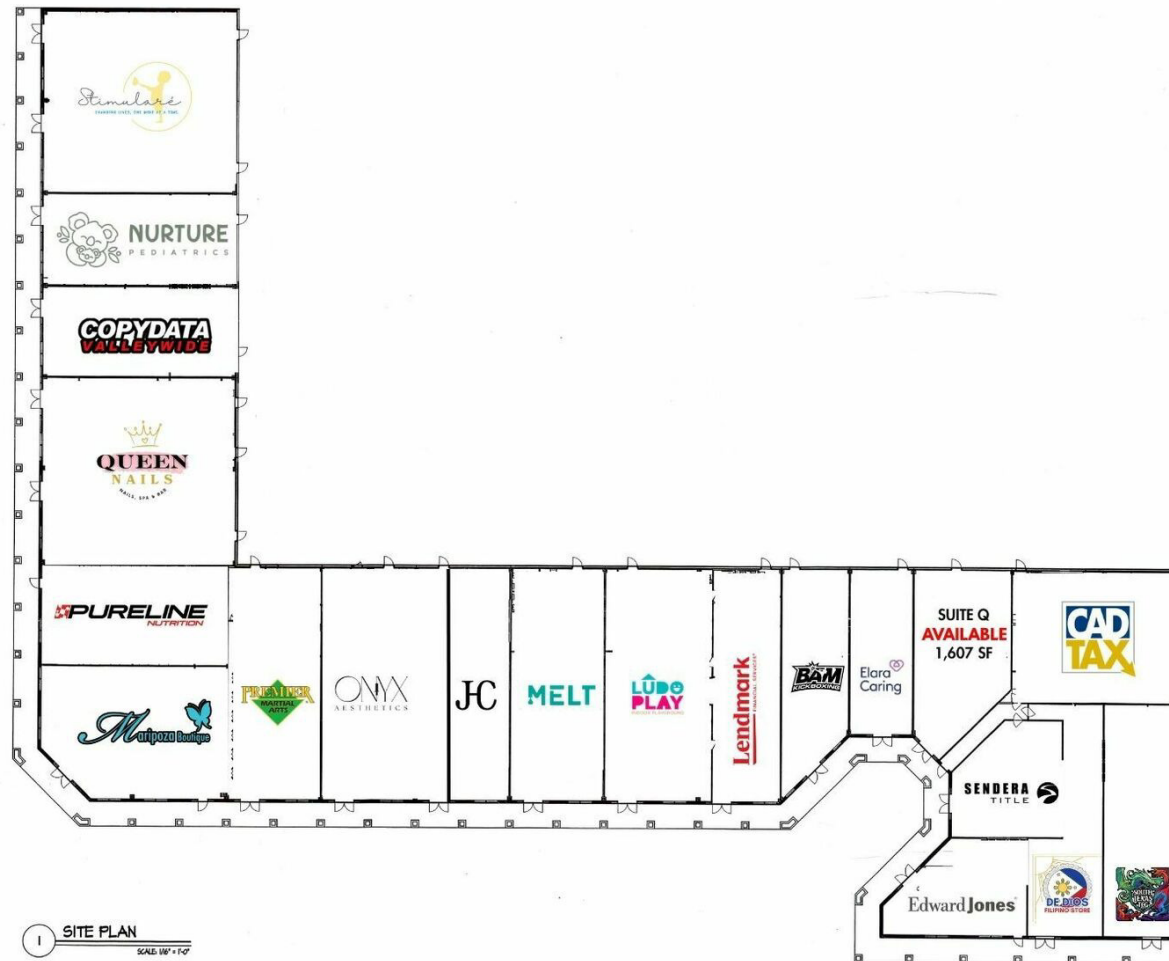
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SITE PLAN

6500 N. 10TH ST
McAllen, TX



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SOUTH AERIAL MAP

6500 N. 10TH ST

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NORTH FACING AERIAL

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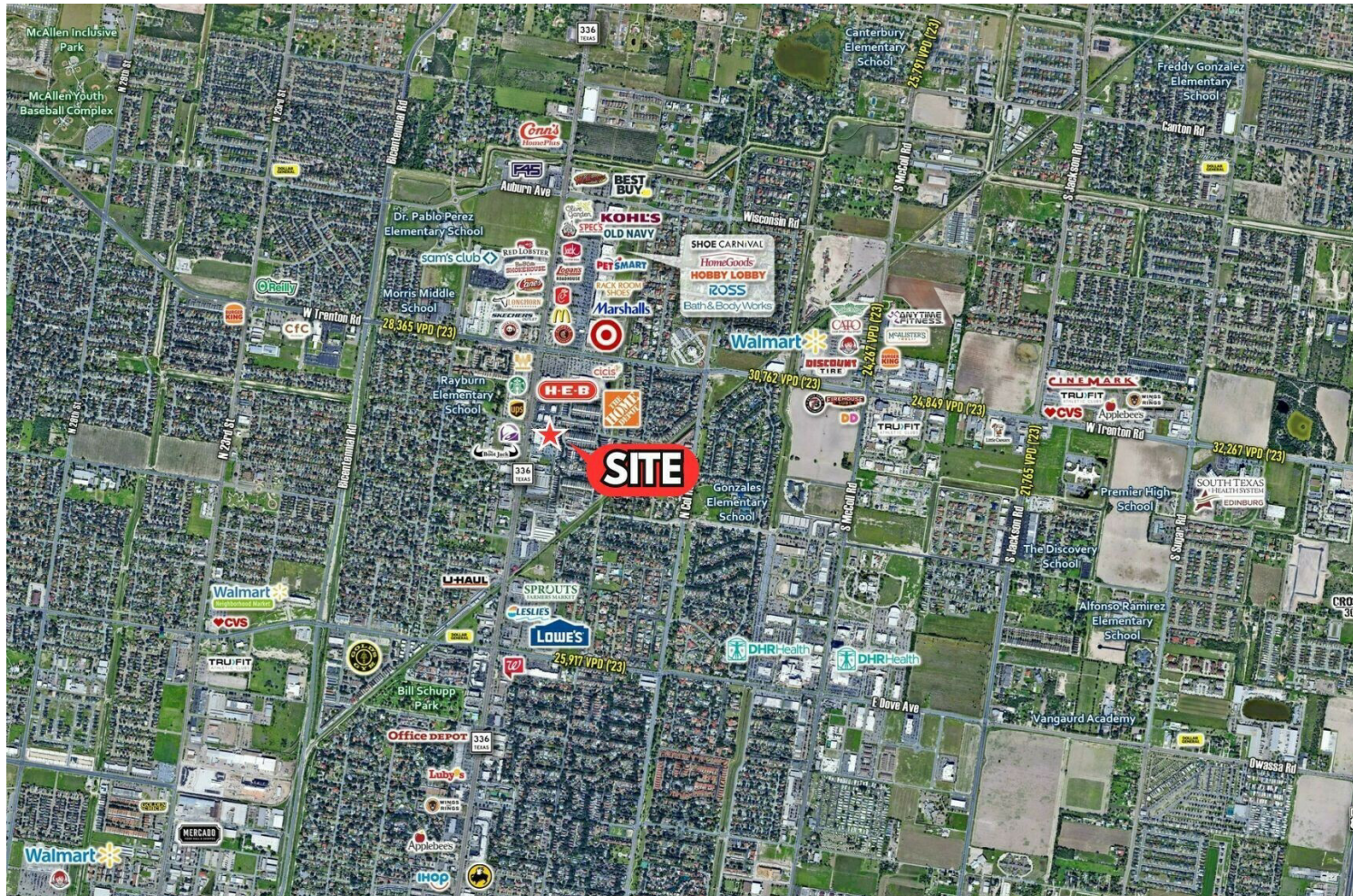


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AERIAL MAP

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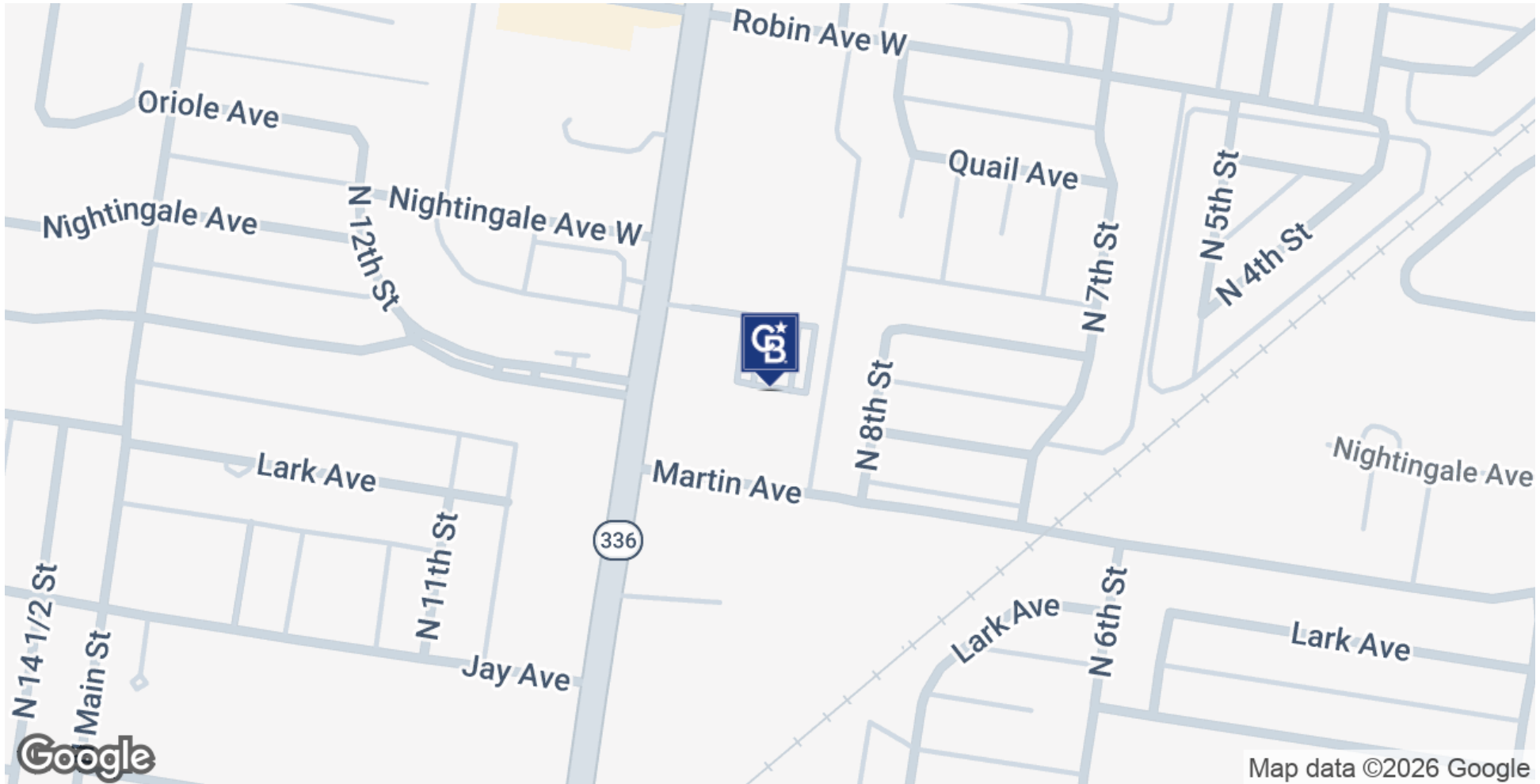


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LOCATION MAP

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DEMOGRAPHICS

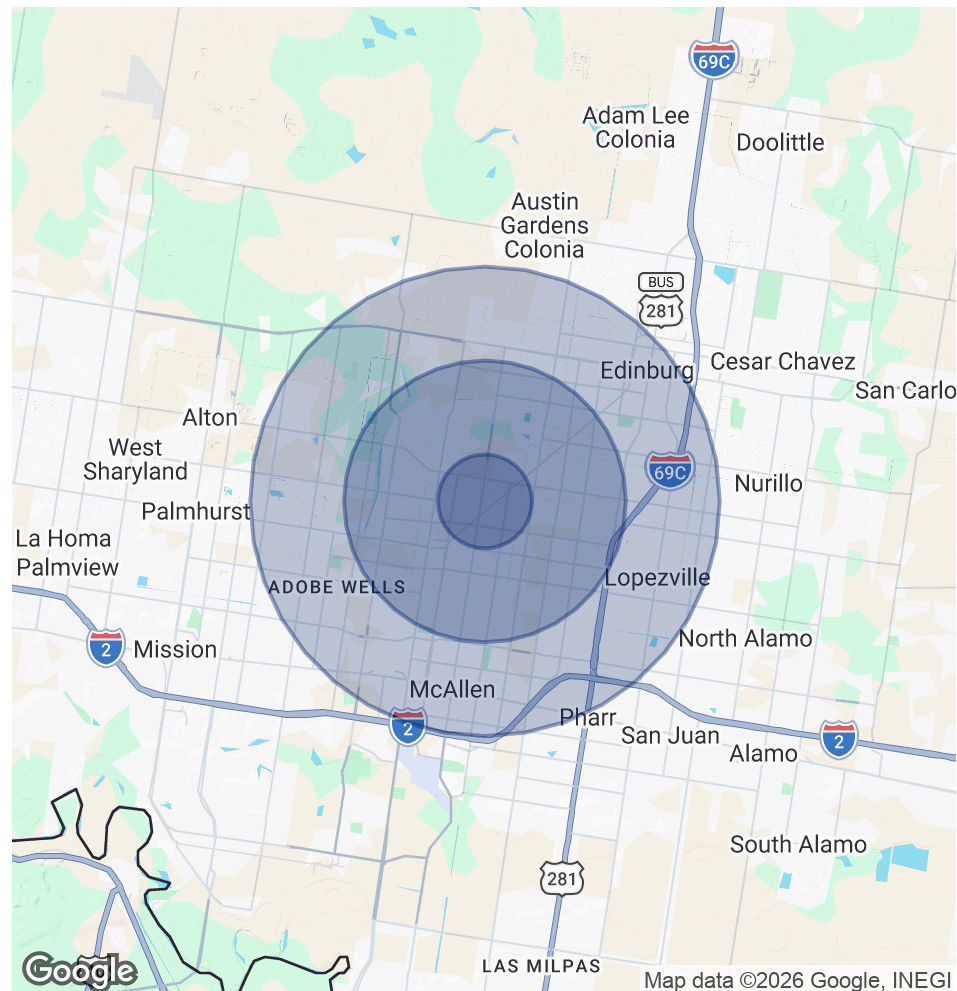
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,849	100,965	239,565
Average Age	37.5	34.4	33.3
Average Age (Male)	37	32.6	31.5
Average Age (Female)	37.8	36.1	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,418	34,822	81,095
# of Persons per HH	2.9	2.9	3
Average HH Income	\$136,448	\$99,885	\$84,322
Average House Value	\$274,059	\$216,856	\$188,430

2023 American Community Survey (ACS)



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