

For Lease

CBRE

Rio Norte Shopping Center

ULTA
BEAUTY Opening September 2026

5404-5506 San Bernado Avenue | Laredo, TX 78041 | www.cbre.com/southcentralretail



Contact Us

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Retail

Property Overview

Rio Norte Shopping Center is located on IH-35 across from Mall del Norte in Laredo, Texas. The project is also located four miles north of Nuevo Laredo which has a population of 425,059 people. Rio Norte is anchored by Kohl’s, Ross Dress for Less, dd’s Discounts, Michaels and Spec’s Wine, Spirits & Foods..

Property Highlights

Available Spaces	- 5,200 SF
	- 3,258 SF
	- 11,942 SF (Former Party City; Will Subdivide)
Rate	Please contact Brokers.
NNN’s	- CAM: \$2.28 PSF
	- Taxes: \$2.96 PSF
	- Insurance: \$0.79 PSF
	Total \$6.03 PSF (Estimated)

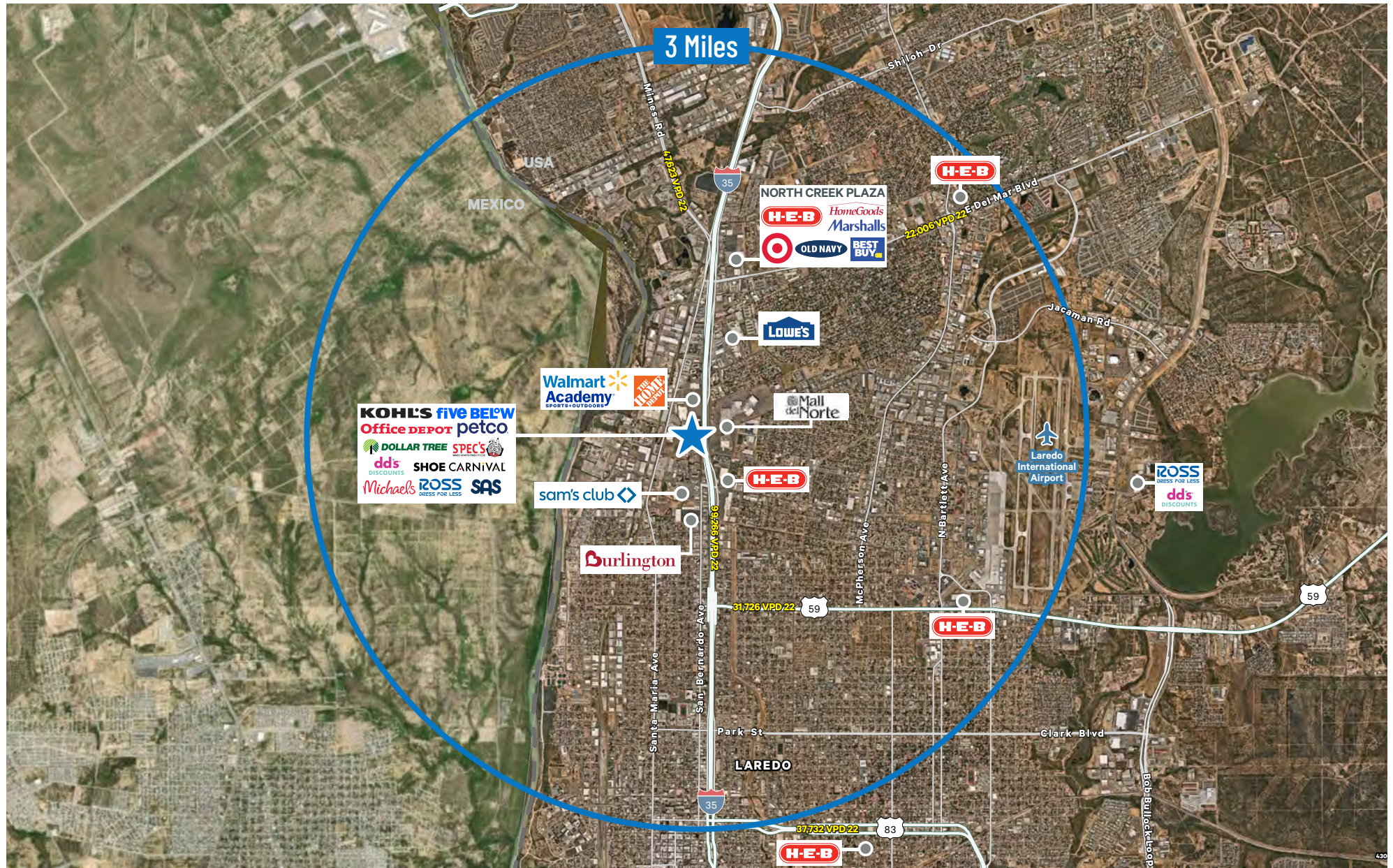
+ Excellent access and exposure to IH-35

+ Pylon signage available

+ Close proximity to Mall del Norte

+ **Ulta opening Sept. 2026**

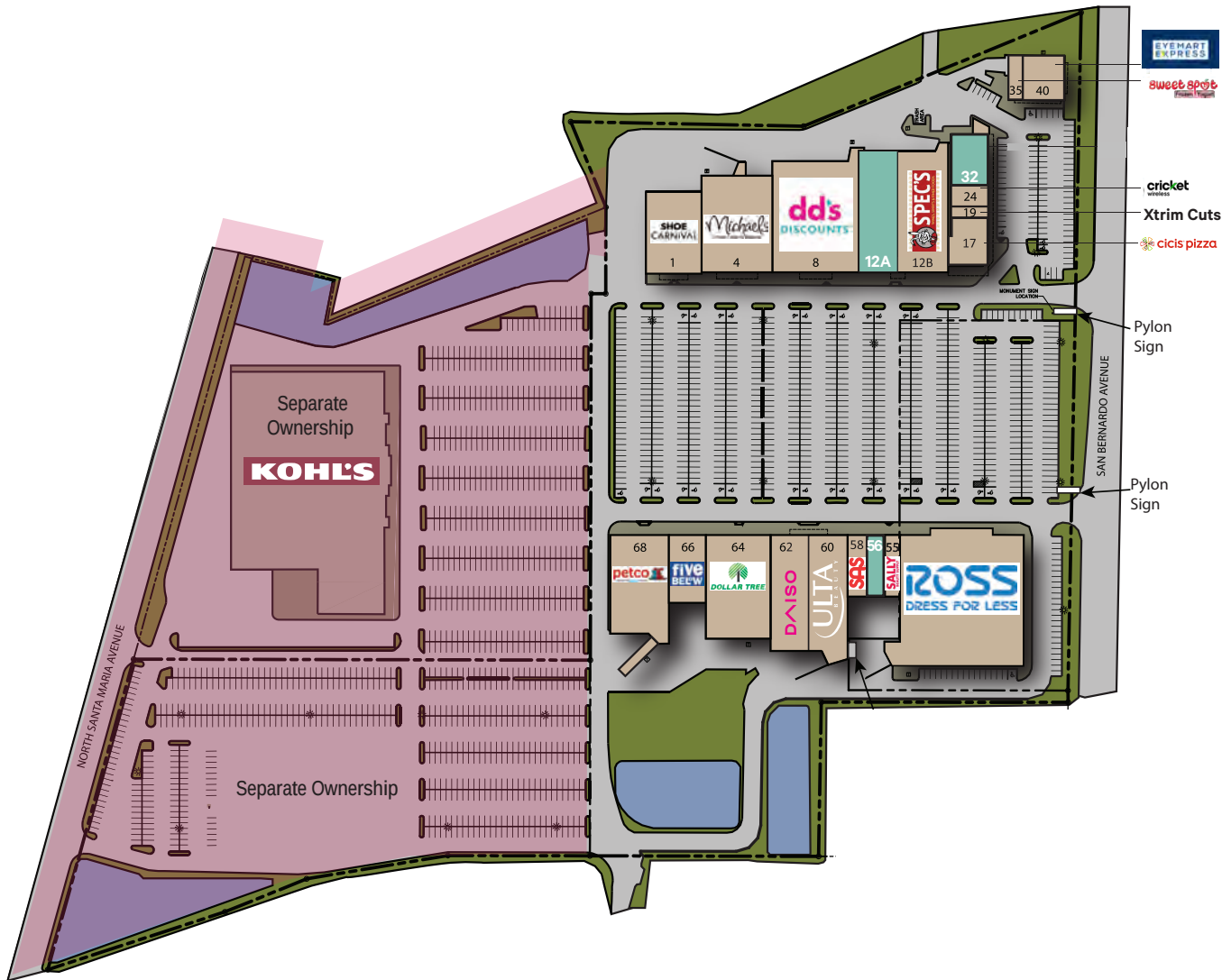




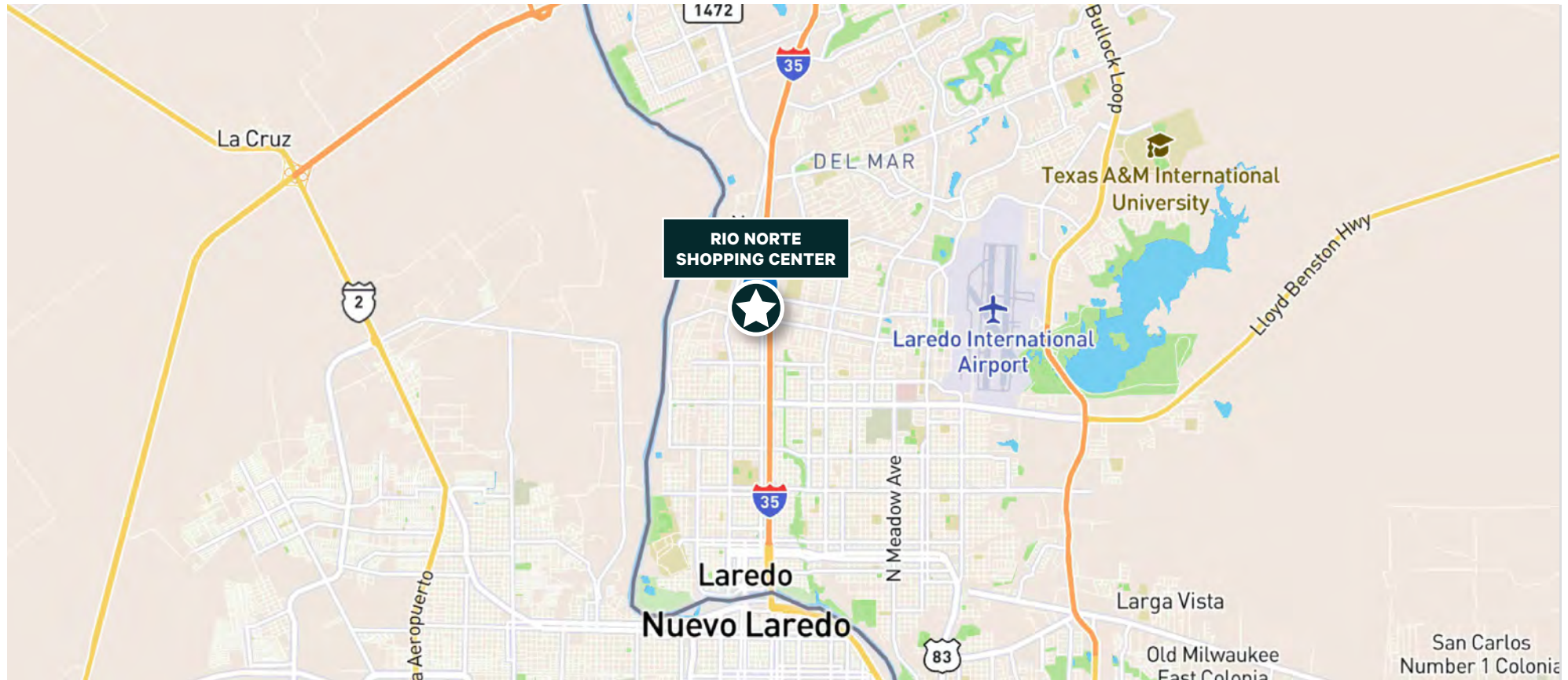
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Space	Tenant	SF
1	Shoe Carnival	12,000
4	Michaels	18,032
8	dd's Discounts	25,680
12A	Available	11,942
12B	Spec's Wine & Spirits	16,300
17	Cici's Pizza	4,800
19	Xtrim Cuts	1,080
24	Cricket Wireless	2,400
32	Available	5,200
35	Sweet Spot Frozen Yogurt	1,000
40	Eyemart Express	5,000
50	Ross Dress for Less	45,000
55	Sally Beauty	2,250
56	Available	3,258
58	SAS Shoes	2,992
60	Ulta	12,048
62	Daiso	11,481
64	Dollar Tree	17,600
66	Five Below	9,000
68	Petco	15,257



Demographics	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	10,143	93,020	176,410
2030 Population - Five Year Projection	10,131	93,438	178,042
2025 Daytime Population	20,798	110,715	193,127
2025 Average Household Income	\$79,465	\$79,378	\$94,139
2025 Median Age	33.9	35.0	34.0

Traffic Counts	Vehicles per day
IH-35	103,793 VPD

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.

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Date