

FOR SALE

OFFERING PRICE

\$2,750,000

~6.7% CAP (PRO FORMA / STABILIZED)



BLUFF PLAZA

STABILIZED RETAIL INVESTMENT OPPORTUNITY

9929 SOUTH PADRE ISLAND DRIVE
CORPUS CHRISTI, TX 78418

INVESTMENT HIGHLIGHTS

- ✓ Stabilized Retail Strip Center
- ✓ Strong Frontage on S Padre Island Dr (High Traffic Corridor)
- ✓ Diverse Tenant Mix (Medical, Retail, Service)
- ✓ Ample Parking + Easy Access
- ✓ High Visibility Monument Signage
- ✓ Value-Add Potential (Rent Growth + Expense Optimization)

FINANCIAL OVERVIEW

	GROSS INCOME ~\$215,000 /year
	NOI ~\$183,000 /year
	CAP RATE (LIST) ~6.7%
	UPSIDE Rent increases + expense pass-through potential

PROPERTY DETAILS

- Retail Strip Center
- Multi-tenant configuration
- Strong curb appeal + recently maintained exterior
- Positioned near residential density + local traffic drivers

WHY THIS DEAL STANDS OUT

- ★ Hard-to-find sub-\$3M stabilized retail
- ★ Strong in-place income with upside potential
- ★ Ideal for:
 - Private investors
 - 1031 exchange buyers
 - Owner/operators looking for partial occupancy



HIGH VISIBILITY SIGNAGE



ESTABLISHED MEDICAL TENANT



AMPLE PARKING + EASY ACCESS



STRONG FRONTAGE ON S PADRE ISLAND DR



DIVERSE TENANT MIX



WELL MAINTAINED INFRASTRUCTURE



CUSPID
REALTY

COMMERCIAL REAL ESTATE SOLUTIONS



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INFORMATION