

EDELSTEIN PLAZA

FOR LEASE

410 East University Drive Edinburg, TX 78542



LEASE RATE \$26.00 SF/yr
NNN \$2.58 SF/yr
LEASE TYPE Net

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

PROPERTY OVERVIEW

410 EAST UNIVERSITY DRIVE

Edinburg, TX 78542



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr
NNN:	\$2.58 SF/yr
Lease Type:	NNN
Building Size:	14,616 SF
Minimum Divisible :	2,095 SF
Maximum Contiguous:	14,000 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

Edelstein Plaza is located less than one-quarter mile from the new Hidalgo County Federal Courthouse, offering excellent exposure in a growing and active area. This newly renovated $\pm 14,000$ SF shopping center features five available suites ranging from $\pm 2,095$ SF to $\pm 4,275$ SF. Each suite is delivered in vanilla box condition with restrooms and benefits from strong signage opportunities on the newly renovated pylon sign. Surrounded by retail, restaurants, and with convenient access to the expressway.

PROPERTY HIGHLIGHTS

- Less than one- quarter mile from the new Hidalgo County Federal Courthouse, generating strong daily traffic.
- Located in a well-established commercial area surrounded by retail and restaurants.
- Excellent visibility with easy access to the expressway.
- Positioned in a growing corridor with continued development and activity.

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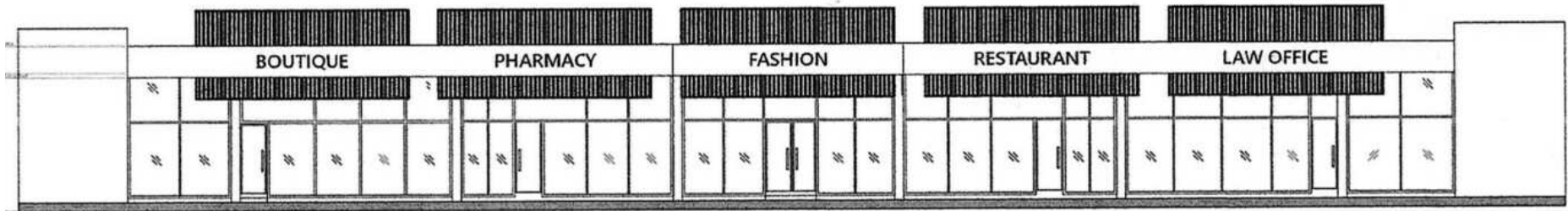


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LEASE SPACES

410 EAST UNIVERSITY DRIVE

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	NNN	LEASE RATE
■	Suite 1	Available	4,150 SF	\$2.58 SF/Yr	\$26.00 SF/yr
■	Suite 2	Available	2,095 SF	\$2.58 SF/yr	\$26.00 SF/yr
■	Suite 3	Available	2,095 SF	\$2.58 SF/yr	\$26.00 SF/yr
■	Suite 4	Available	2,095 SF	\$2.58 SF/yr	\$26.00 SF/yr
■	Suite 5	Available	4,275 SF	\$2.58 SF/yr	\$26.00 SF/yr

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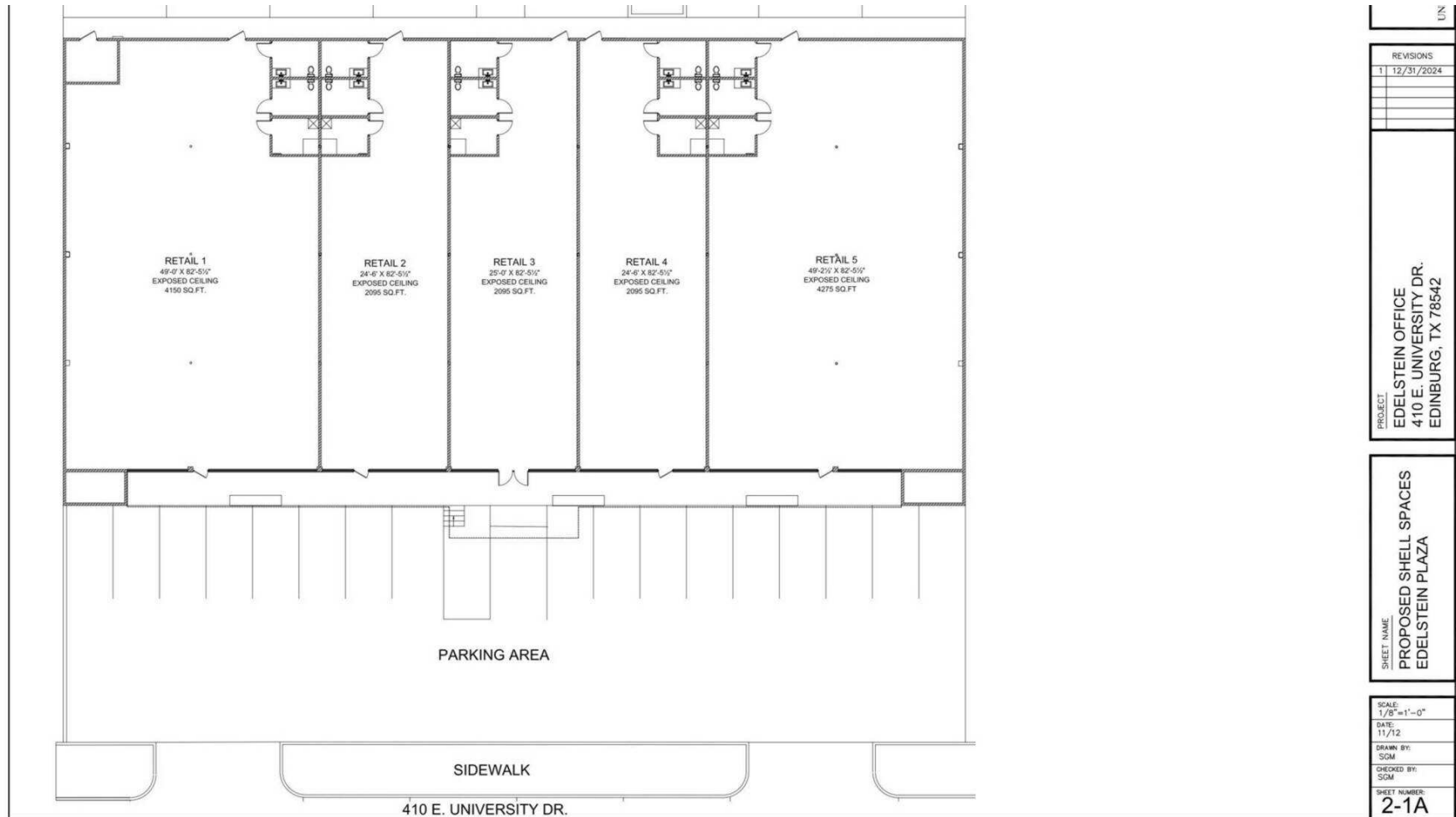


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SITE PLAN

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**COLDWELL BANKER
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WEST FACING AERIAL

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**COLDWELL BANKER
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EAST FACING AERIAL

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TOP VIEW AERIAL

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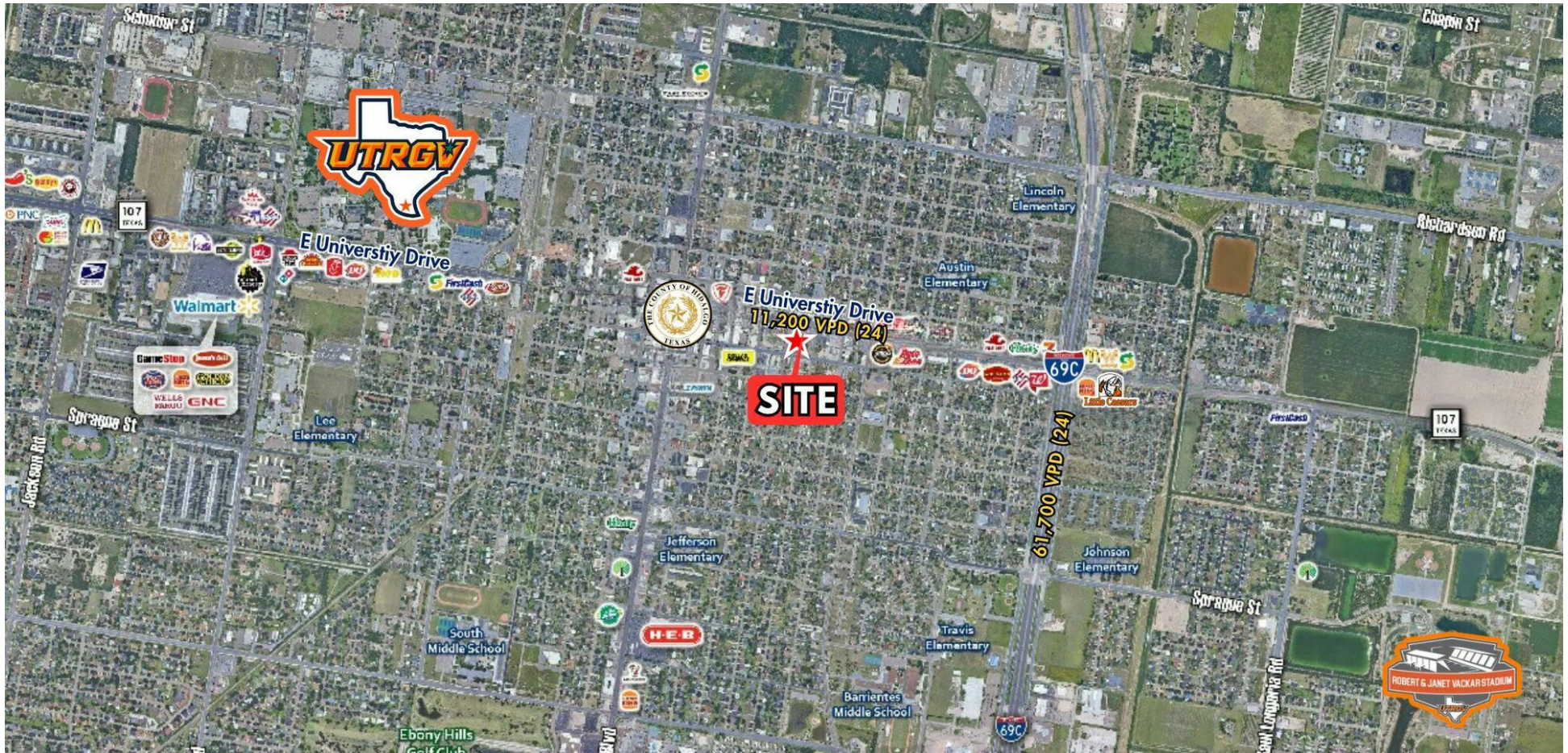


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

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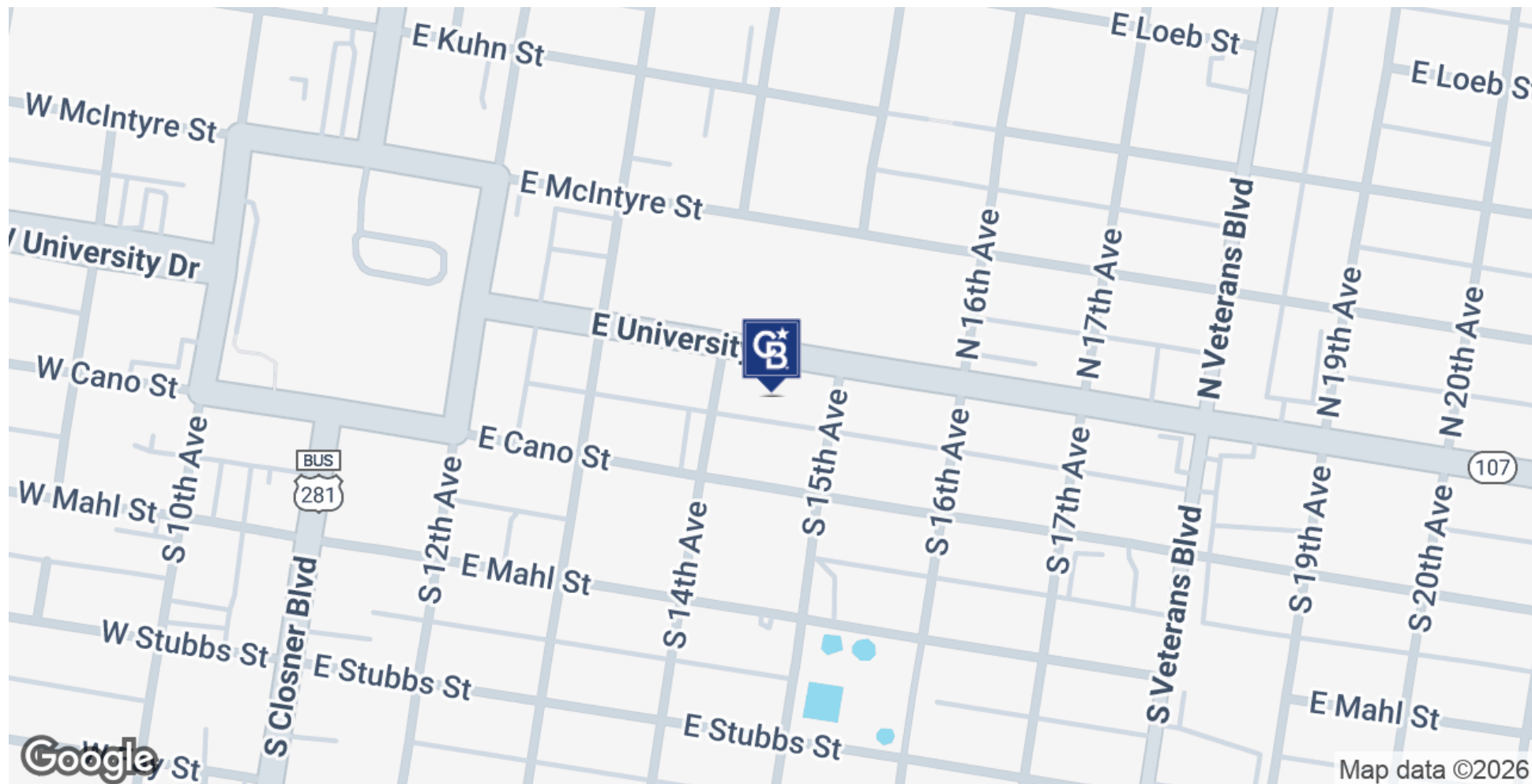


**COLDWELL BANKER
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LOCATION MAP

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DEMOGRAPHICS

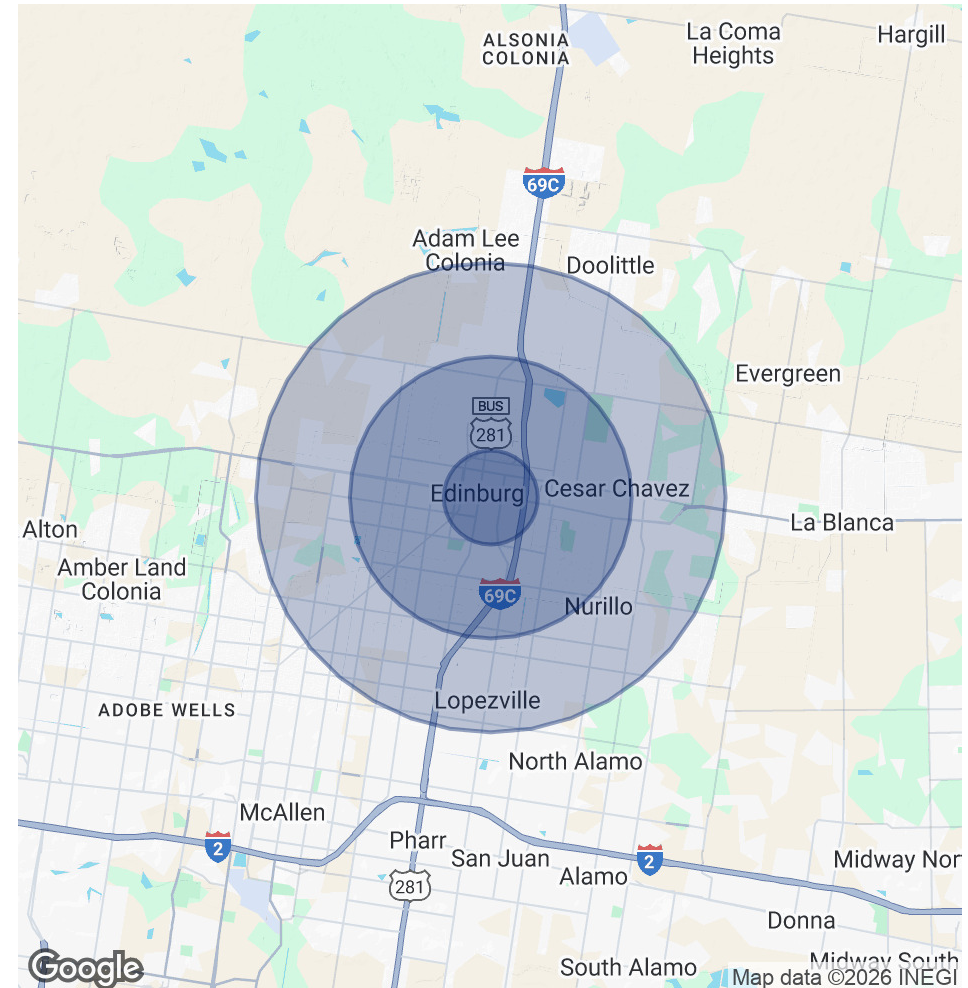
410 EAST UNIVERSITY DRIVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,185	83,863	167,130
Average Age	39	34	34
Average Age (Male)	37	33	33
Average Age (Female)	40	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,979	28,221	53,555
# of Persons per HH	2.8	3	3.1
Average HH Income	\$58,185	\$76,926	\$79,028
Average House Value	\$166,282	\$204,671	\$212,378

Demographics data derived from AlphaMap



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