

RETAIL PROPERTY FOR LEASE

2ND GEN RESTAURANT SPACE

400 W NOLANA AVE.

MCALLEN, TX 78504



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW



Position your business in one of McAllen's most established retail corridors with this highly visible restaurant opportunity along Nolana Avenue. Ideal for a full-service restaurant, entertainment venue, sports bar, or other high-traffic concepts. Located within a thriving retail center surrounded by established restaurants, retailers, and professional businesses, the property offers excellent frontage, strong traffic counts, and approximately 200 shared parking spaces. Suites R ($\pm 1,940$ SF) and S&T ($\pm 4,900$ SF) are available individually or may be combined to create $\pm 6,840$ SF of contiguous space.

HIGHLIGHTS

- Near numerous well-established restaurants, retailers, and professional businesses
- 33,542 VPD on Nolana Ave
- High Traffic Intersection
- Existing restaurant equipment is not included
- Tenant is responsible for electricity and water

Lease Information

Base Rent	\$1.60 PSF/Monthly
NNN	\$0.40 PSF/Monthly
Estimated Monthly Rent (R)	\$3,880

Property Specifications

Suite Size (R)	$\pm 1,940$ SF
Parking Spaces	200
Zoning	C-3 General Business

Traffic Count

Nolana Ave	33,542 Vehicles per Day
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Basic Demographics

2026	3 mile	5 mile	10 mile
Total Population	106,589	248,888	597,763
Total Households	37,429	83,846	187,225
Avg. HH Income	\$86,294	\$84,349	\$76,387

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