

# THE SHOPPES AT SAN MARINO

2401 S. Shary Rd., Mission, TX 78572

RETAIL PROPERTY FOR LEASE



## SUSIE TORRES

Leasing Manager, Rio Grande Valley  
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## TANO CARRANZA

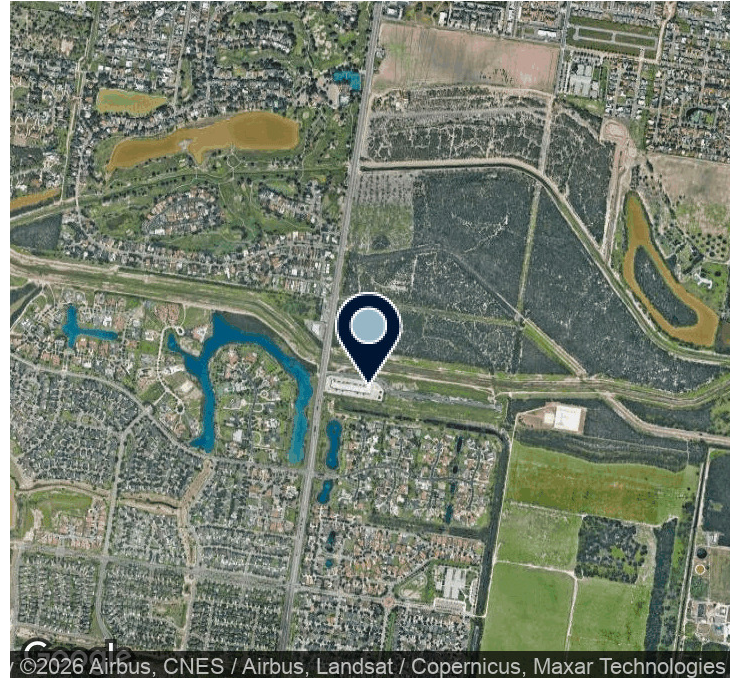
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## PROPERTY DESCRIPTION

Various suite sizes and configurations are available to accommodate a wide range of business needs, from boutique storefronts to larger commercial footprints

## PROPERTY HIGHLIGHTS

- Located in the luxurious neighborhood of Los Milagros
- Recently re-branded and renovated
- Frontage to S. Shary Rd.
- Pylon Sign facing Shary Rd.
- Approximately 27,787 VPD
- Located 1.2 miles from Interstate 2 (69,332 VPD)

## OFFERING SUMMARY

Lease Rate:	Call for Rate
Available SF:	3,264 - 27,987 SF
Lot Size:	5.12 Acres
Building Size:	48,421 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	18,115	49,890	97,374
Total Population	49,456	134,667	276,117
Average HH Income	\$55,836	\$53,881	\$54,743

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 1	Available	3,019 SF	NNN
Suite 2	Available	3,264 SF	NNN
Suite 7	Available	2,394 SF	NNN
Suite 8A	Available	7,017 SF	NNN
Suite 8	Available	3,722 SF	NNN
Suite 9	Available	3,405 SF	NNN
Suite 10	Available	9,100 SF	NNN

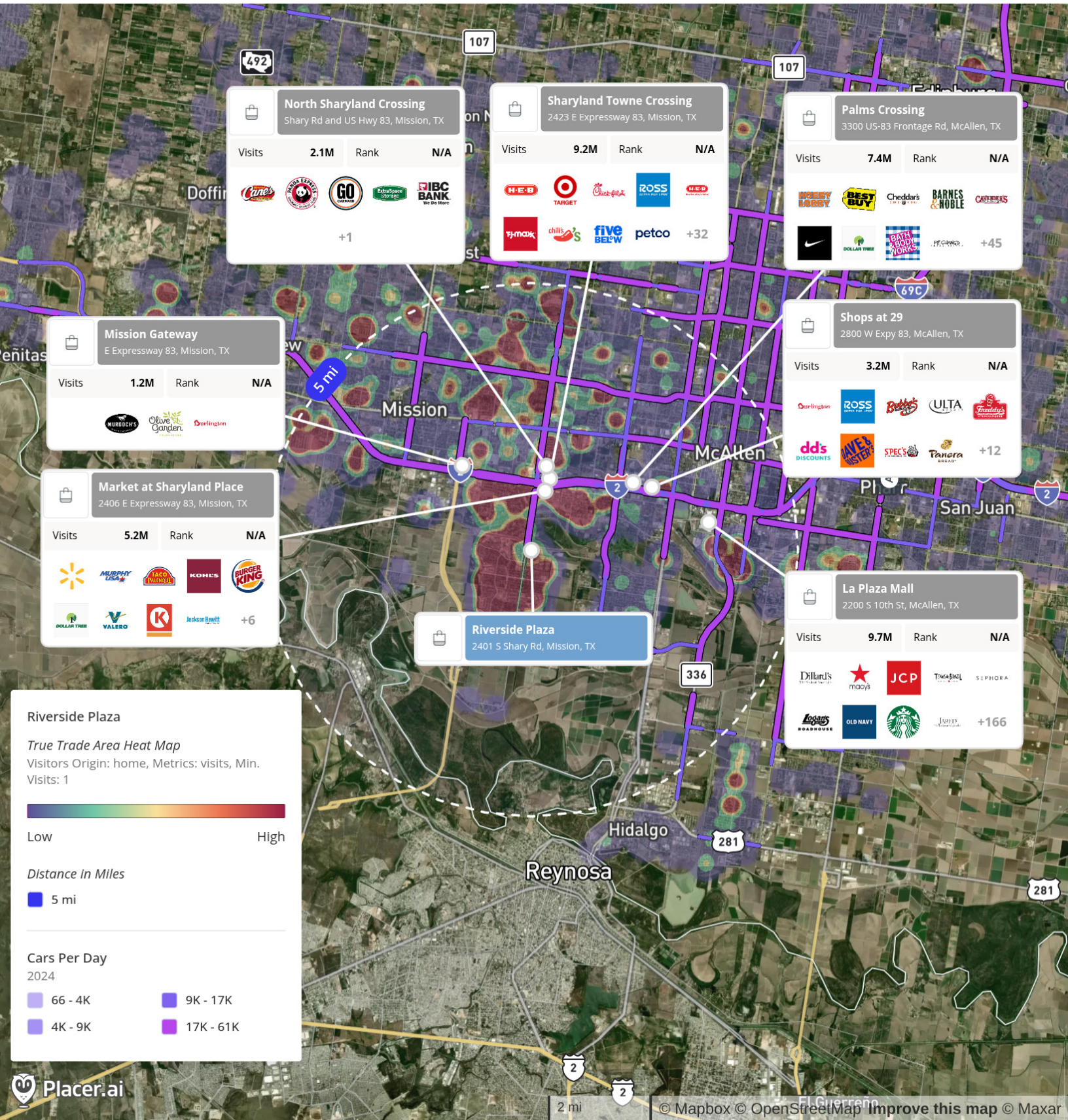
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Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

## Metrics

Metric Name	Riverside Plaza S Shary Rd, Mission, TX	Walmart E Expressway 83, Mission, TX	Target E Expressway 83, Mission, TX
Visits	107.9K	2.6M	1.7M
Visits / sq ft	0.5	13.05	12.41
Visitors	15.6K	421.8K	361.8K
Visit Frequency	6.91	6.17	4.62
Avg. Dwell Time	71 Min	31 Min	34 Min
Visits YoY	+46.3%	-3.1%	-4.8%

Feb 1st, 2025 - Jan 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Household Income



	Average	Median
Shoppes at San Marino	100K	69K
Walmart	75K	52K
Target	77K	55K

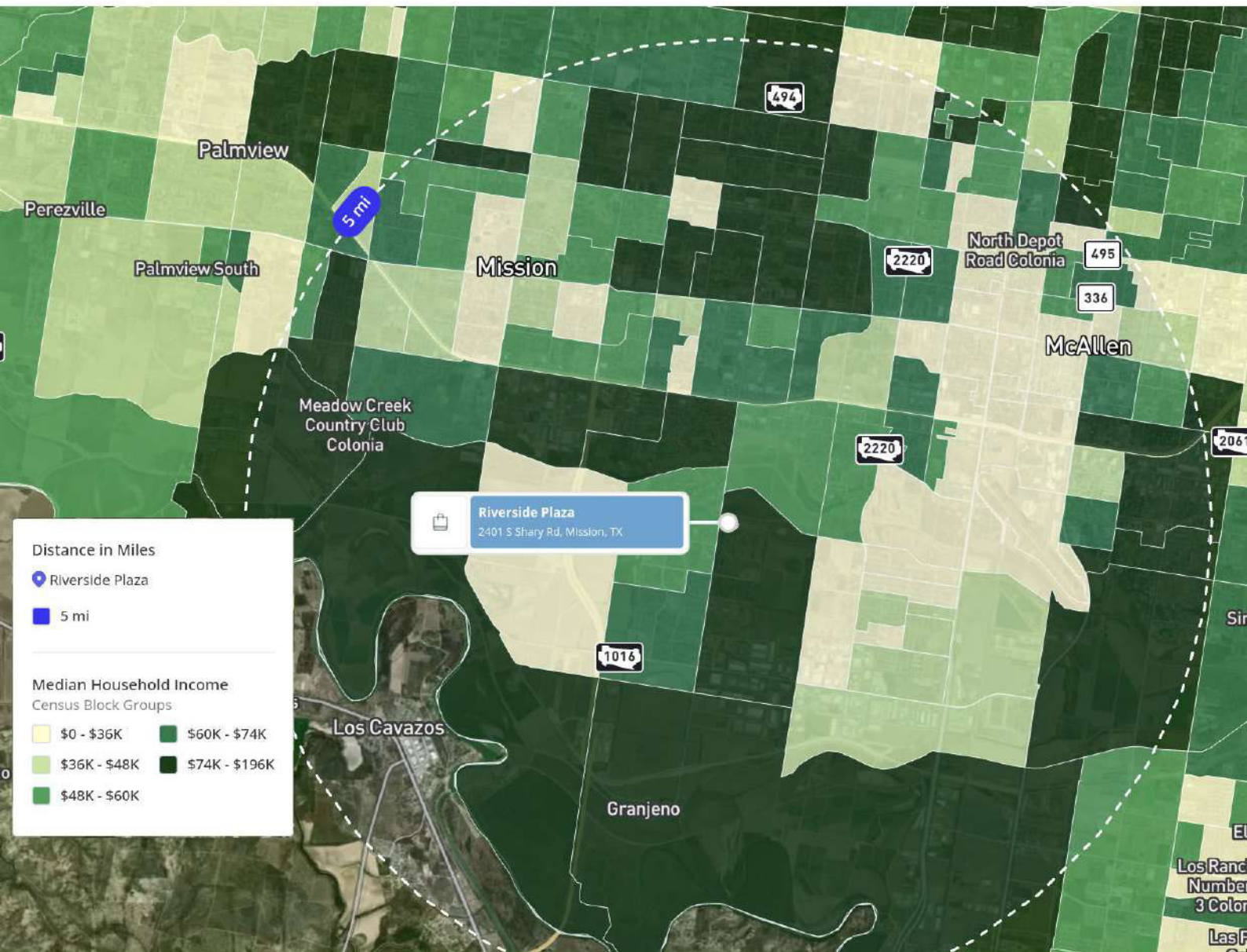
\*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Feb 1st, 2025 - Jan 31st, 2026  
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## KEY RETAILER METRICS:

- **Visits:** 107.9 million annual visits
- **Year over Year:** Increase in YOY visit by +46.3%, outshining Walmart (-3.1%) and Target (-4.8%)
- **Visitor Profile:** Average household income for the Shoppes at San Marino is ~\$100,000, with a young median age of 34.1 and predominately Hispanic demographic (87.4%)
- **Proximity to Walmart Supercenter:** High performing store falls in the 81% nationwide, with 2.6 million visits, and grossing \$66 million per year
- **Proximity to Affluent Communities:** The center benefits from high traffic visibility near higher earning households.



## STRONG BUYING POWER

- Located within the **luxurious neighborhood of Los Milagros**, with a high median household income trade area (**\$74K–\$196K**), retailers have access to a consumer base with strong discretionary spending and consistent purchasing power.
- **Affluent, established households** drive consistent foot traffic and brand loyalty, making the center attractive to national retailers, medical, dining, and lifestyle users seeking stable performance and long-term market confidence.
- **High-income demographics** signal resilience and growth opportunity for prospects, providing investors and tenants with confidence in sustained demand, scalable sales, and long-term asset value.

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RENOVATIONS COMING SOON



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