

VALLE VISTA MALL

FOR LEASE

2000 Expressway 83 Harlingen, TX 78552



LEASE RATE \$8.00 SF/YR

NNN \$9.00 SF/YR

RETAIL -OFFICE-PROFESSIONAL SERVICE

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**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

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OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
NNN:	\$9.00 SF/Yr
Available SF:	36,877 SF
Building Size:	653,533 SF
Pad Size:	Negotiable
Lot Size:	39.36 Acres
Zoning:	C-3 (General Commercial)
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Valle Vista Mall is a regional shopping mall that is conveniently located off the U.S. 77 and 83 interchange. It is a one-stop destination for shopping, entertainment, and dining. Anchored by, Golds Gym, JCPenny, & Big Lots, Valle Vista Mall is the perfect location for any user.

PROPERTY HIGHLIGHTS

- Pad Site Opportunities Available
- Excellent Visibility from Interstate 2 and Interstate 37
- High Traffic Area
- Anchored by JcPenny, Big Lots, Urban Air, and Golds Gym
- Proximity to Shopping, Entertainment, and Dining
- Unique Tenant Mix

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Vicinity Map

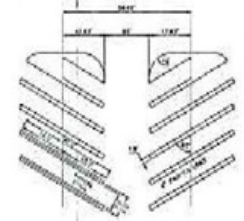
Project Data

BLDG	89,615
DEVELOPER	100,180
JCPENNEY	83,430
FRONTAGE ST	78,800
BIG LOTS	24,238
Total Department Store GFA	275,738
Total Retail Retail GFA	281,835
Total GFA	253,333
Office Center	10,000
Creche/Day	4,913
Site GFA	14,877
Total Site GFA	281,723

TOTAL AMOUNT OF PARKING: 3451
PARKING RATIO: 5.17

REVISION HISTORY

October 17, 2011 - Initial Site Plan for a project site located at the intersection of Frontage Road and Lincoln Avenue. The site is currently zoned C-1 (Community Center). The project is a 281,723 sq ft retail center consisting of a 281,723 sq ft retail center and a 10,000 sq ft office center. The project is located on a 100-acre site. The project is located on a 100-acre site. The project is located on a 100-acre site.



60 DEGREE PARKING
(5' STANDARD STALLS - 10' LANCETS)

WP GLIMCHER
222 N. Washington Street
Belmont, NJ 08840
(973) 466-8800

PROJECT: VALLE VISTA MALL
LOCATION: HARLINGEN TEXAS

SITE PLAN

DATE PREPARED	DESIGNED BY	DATE OF ISSUE
DATE BY	DATE OF REVISION	DATE OF REVISION
DATE OF REVISION	DATE OF REVISION	DATE OF REVISION
DATE OF REVISION	DATE OF REVISION	DATE OF REVISION

1511 SP

VALLE VISTA MALL

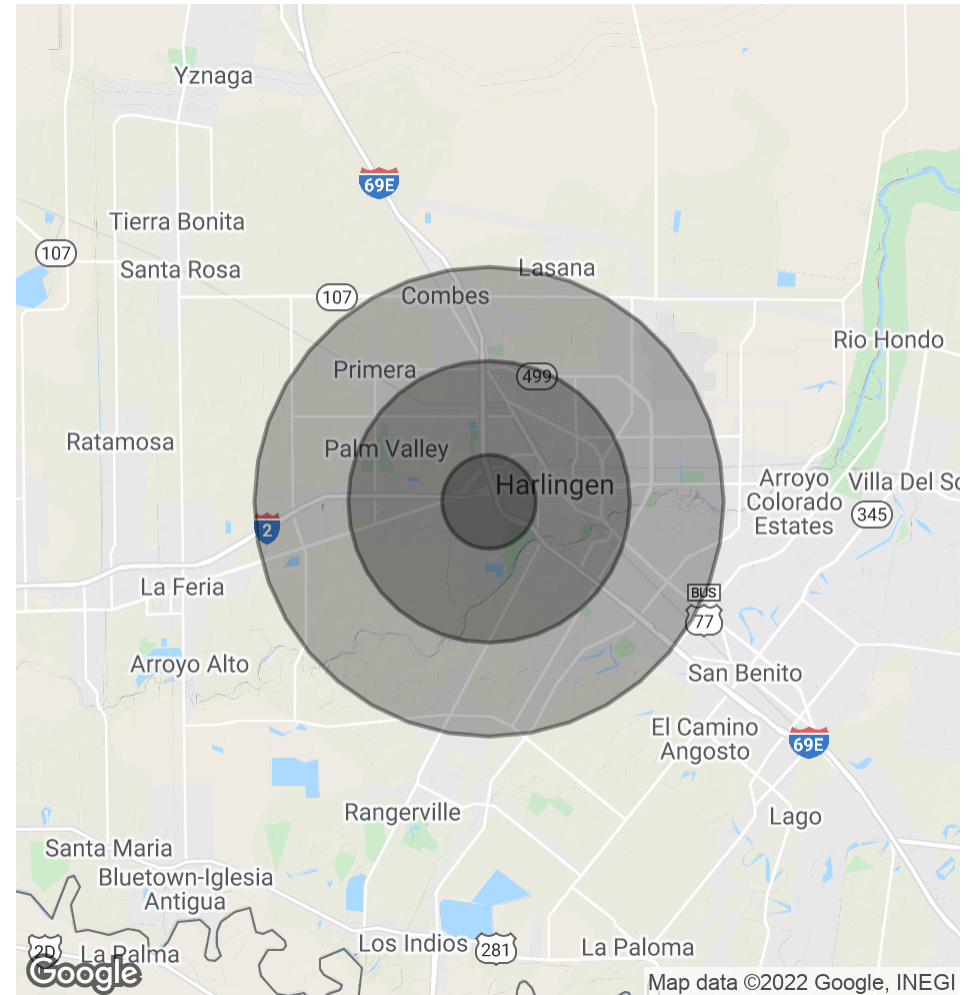
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,100	47,324	81,695
Average Age	35.3	35.1	34.3
Average Age (Male)	34.5	33.7	32.8
Average Age (Female)	36.3	36.9	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,951	15,554	26,766
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$42,164	\$45,925	\$50,667
Average House Value	\$46,345	\$70,654	\$84,737

* Demographic data derived from 2010 US Census



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