

Las Tiendas Plaza

McAllen, TX



Center Highlights

With a coveted position along US 83, the McAllen-Mission area's retail corridor, this center caters to a high-density trade area. Offering a strong mix of top-performing tenants, the center is a retail hub for Mexican nationals across the border. Popular tenants include Target, Academy, Marshalls, Ross Dress for Less, Office Depot and Conn's.

Center Address: US 83 at McColl Rd

City/State: McAllen, TX

Population: 3 mile radius – 77,865 people

Avg. Household Income: \$48,748

Traffic Counts: US 83 at McColl Rd - 123,000

Property Size: 287,934 sq. ft.

Latitude/Longitude: 26.186771 N, -98.213209 W

Leasing Executive

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People-to-People. Coast-to-Coast.



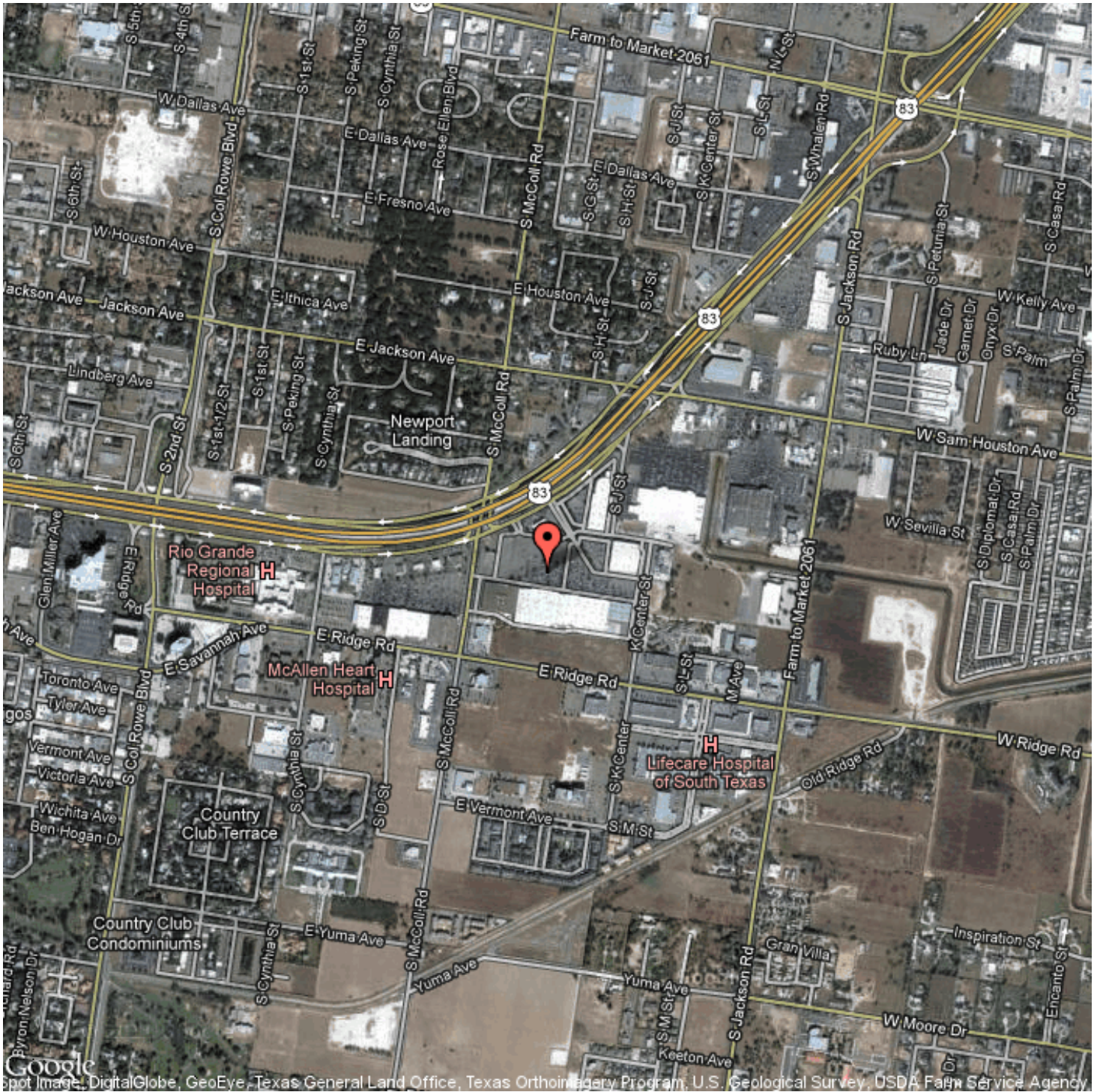
TENANT LIST

- AOA Academy
- AOK Conn's
- AOM Shoe Carnival
- AOR Party City
- BOA Stein Mart
- BOH Ross Dress For Less
- COA Marshall's
- COH Office Depot
- COK Anna's Linen
- COL Available (70 x 130') 9,104 SF
- COP Payless Shoes
- D0A Wallbangers
- D0F Radio Shack
- 1 ATM Inter National Bank

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Google Map



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Summary Report

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L308 Las Tiendas Plaza
US 83 at McColl Rd - McAllen, TX

Longitude: -98.213209

Latitude: 26.186771

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	6,422	30,452	77,865	206,196
Average Household Income	\$85,201	\$58,815	\$48,749	\$49,118

Population				
2016 Population	7,221	33,796	84,779	224,168
2011 Population	6,422	30,452	77,865	206,196
2010 Census Population	6,231	29,570	76,182	201,873
2000 Census Population	5,064	26,503	70,499	158,073
% Growth 2010 to 2011	3.07%	2.98%	2.21%	2.14%
% Forecasted Growth 2011 to 2016	12.44%	10.98%	8.88%	8.72%

Race & Ethnicity				
% White	16.65%	11.49%	8.71%	8.20%
% Black	0.46%	0.41%	0.33%	0.34%
% Asian	3.13%	1.51%	1.03%	1.31%
% Other	0.67%	0.44%	0.33%	0.31%
% Hispanic	79.08%	86.14%	89.61%	89.84%

Income & Education				
Median Household Income	\$54,491	\$35,609	\$32,674	\$34,915
Average Household Income	\$85,201	\$58,815	\$48,749	\$49,118
% College Graduates	38.29%	25.03%	20.05%	20.12%

Age				
Median Age	36.3	33.7	32.6	30.5
% Age < 18	25.06%	28.17%	29.29%	32.14%
% Age 65 +	18.12%	16.28%	14.33%	11.07%

Households & Housing				
Households	2,334	10,351	25,144	62,320
Average Household Size	2.67	2.87	3.06	3.29
Median Housing Value	\$120,911	\$71,210	\$64,027	\$67,540
% Owner Occupied Housing	45.59%	43.51%	48.24%	55.31%
% Renter Occupied Housing	35.60%	40.80%	38.80%	34.48%
% Vacant Housing	18.81%	15.69%	12.96%	10.21%

Workplace & Workers				
Number of Businesses	291	1,713	2,892	5,225
Total Number of Employees (FTE)	5,204	28,576	47,572	84,321
% White Collar	76.06%	65.88%	61.60%	61.38%
% Blue Collar	23.94%	34.12%	38.40%	38.62%