

Northcross Shopping Center

McAllen, TX



Center Highlights

Stylishly designed, this shopping center sits in the heart of the Rio Grande Valley's largest affluent community. Strategically located on North 10th, the center offers exposure to some of the Valley's highest non-freeway traffic counts. Tenants enjoy substantial shopping by Mexican nationals from across the border.

Center Address: N 10th St at Nolana Loop

City/State: McAllen, TX

Population: 3 mile radius – 104,714 people

Avg. Household Income: \$57,066

Traffic Counts: N 10th St at Nolana Loop - 64,848

Property Size: 76,000 sq. ft.

Latitude/Longitude: 26.240379 N, -98.224898 W

Leasing Executive

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WEINGARTEN REALTY

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



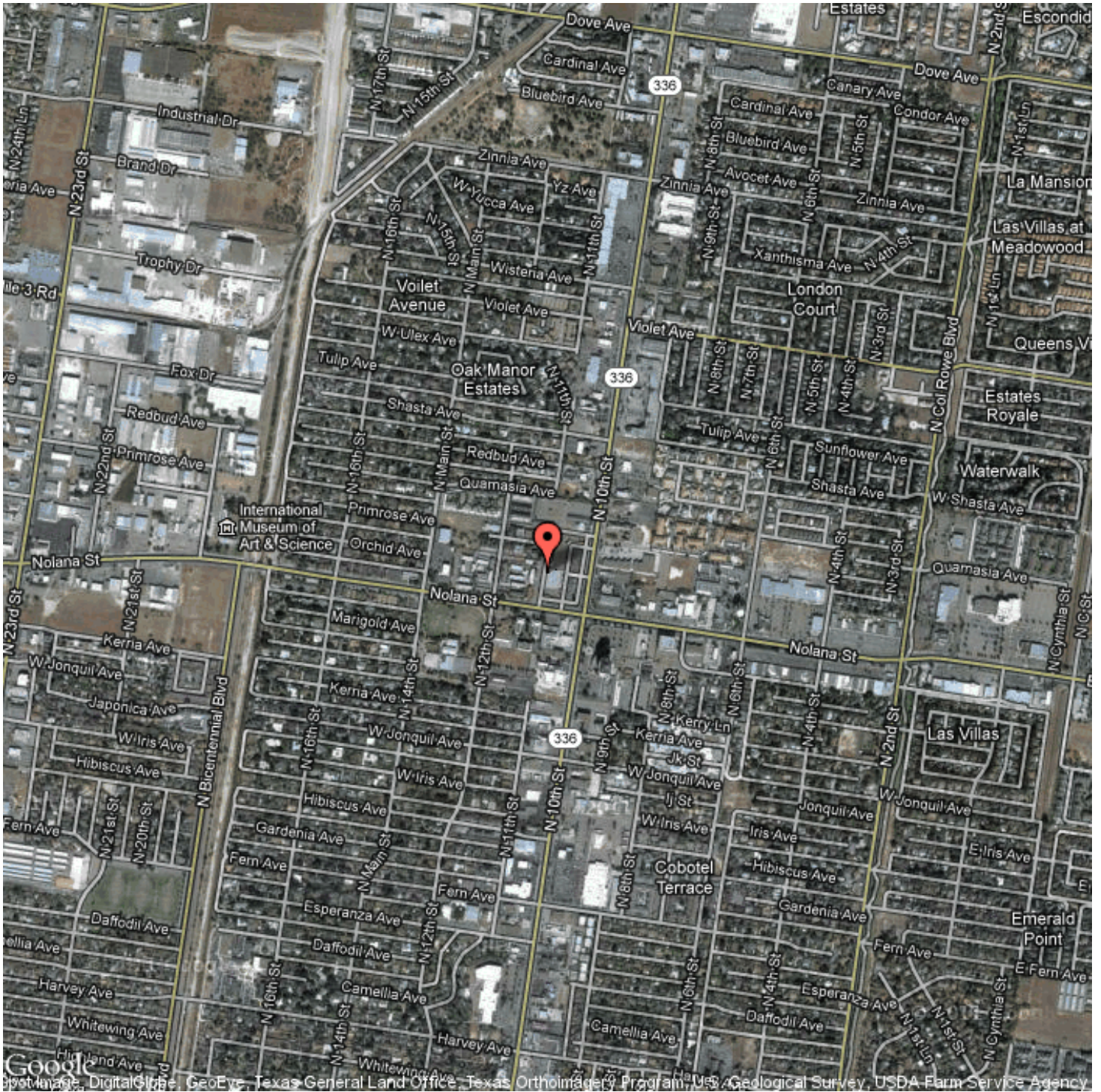
TENANT LIST

A0A	Smashburger	
A0H	The Vitamin Shoppe	
A0J	Available (26' x 93')	2,427 SF
A0K	Barnes & Noble	
B0A	Navy Army Community Credit Union	
B0C	Crazy Yogurt	
B0E	Corner Bakery Cafe	
B0G	Breadsmith	
B0J	Available (30' x 105')	3,120 SF
B0K	Mobile Shack	
B0L	Todo Empanadas	
B0N	Available (20' x 105')	2,100 SF
B0P	eCosway USA	
B0R	Fast Signs	
COA	Available (22'6" x 55')	1,238 SF
COC	Mail Boxes, Etc.	
COE	Glamour	
COH	Copy Zone	
ROA	Inter National Bank Of Commerce	

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Google Map



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Summary Report

WEINGARTEN REALTY

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

L309 Northcross Shopping Center
N 10th St at Nolana Loop - McAllen, TX

Longitude: -98.224898

Latitude: 26.240379

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	14,307	56,505	104,714	221,759
Average Household Income	\$68,306	\$61,989	\$57,066	\$57,179

Population				
2016 Population	15,276	60,285	112,056	241,195
2011 Population	14,307	56,505	104,714	221,759
2010 Census Population	14,090	55,620	102,986	216,995
2000 Census Population	13,537	48,416	83,523	168,810
% Growth 2010 to 2011	1.54%	1.59%	1.68%	2.20%
% Forecasted Growth 2011 to 2016	6.78%	6.69%	7.01%	8.76%

Race & Ethnicity				
% White	21.87%	14.86%	12.70%	11.13%
% Black	0.65%	0.80%	0.69%	0.55%
% Asian	2.32%	2.83%	2.71%	2.29%
% Other	0.67%	0.62%	0.52%	0.45%
% Hispanic	74.49%	80.89%	83.37%	85.57%

Income & Education				
Median Household Income	\$51,269	\$47,311	\$43,388	\$42,607
Average Household Income	\$68,306	\$61,989	\$57,066	\$57,179
% College Graduates	44.59%	36.25%	30.66%	28.20%

Age				
Median Age	35.0	32.7	32.1	31.6
% Age < 18	25.75%	28.67%	29.92%	30.86%
% Age 65 +	12.77%	10.15%	10.43%	10.61%

Households & Housing				
Households	5,492	19,316	34,142	69,726
Average Household Size	2.60	2.92	3.05	3.16
Median Housing Value	\$117,483	\$100,774	\$94,097	\$87,879
% Owner Occupied Housing	47.95%	51.65%	54.75%	57.36%
% Renter Occupied Housing	45.24%	42.08%	37.98%	33.42%
% Vacant Housing	6.81%	6.26%	7.27%	9.22%

Workplace & Workers				
Number of Businesses	746	1,871	3,444	5,813
Total Number of Employees (FTE)	10,363	26,416	51,099	94,578
% White Collar	80.86%	75.97%	71.16%	68.42%
% Blue Collar	19.14%	24.03%	28.84%	31.58%