



TENANT MIX

Sugar Plaza is located opposite the University of Texas-RGV Campus. It is shadow anchored by a Walmart Supercenter and several other area retailers including:

- Staples
- Jason's Deli
- Chipotle
- Walmart Supercenter
- Wells Fargo
- Sally's Beauty Supply
- Jack-in-the-Box
- GameStop
- Advance America

PROPERTY OVERVIEW

Rental Rates: \$32.00 PSF
Available Retail Space: 2,558 SF (Divisible)
Triple NNN: \$3.35 PSF

TRAFFIC COUNTS

University Avenue: +/- 25,000 Cars Per Day
Sugar Road: +/- 15,000 Cars Per Day

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	16,113	67,767	137,116
Daytime Population:	24,789	77,898	138,489
Total Households:	5,784	21,520	41,722
Average HH Income:	\$44,448	\$55,160	\$61,018

TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1602	Jack-in-the-Box	2,440	1612	Sally's Beauty Supply	1,459	1624	Advance America	1,190
1604	Jason's Deli	4,673	1614	Available	2,558	1626	GameStop	1,190
1606	Staples	23,942	1620	Chipotle	2,380	1628	Wells Fargo	2,800
1608	KB Furniture	4,136						
1610	GNC	1,005						

SITE PLAN

