



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
- Walmart Supercenter
- Jack-in-the-Box
- Burger King
- Wells Fargo
- GameStop
- Chipotle
- Sally Beauty Supply
- Advance America

PROPERTY OVERVIEW

Rental Rates: \$32.00 PSF
Available Retail Space: 8,000 SF
Triple NNN: \$3.35 PSF

TRAFFIC COUNTS

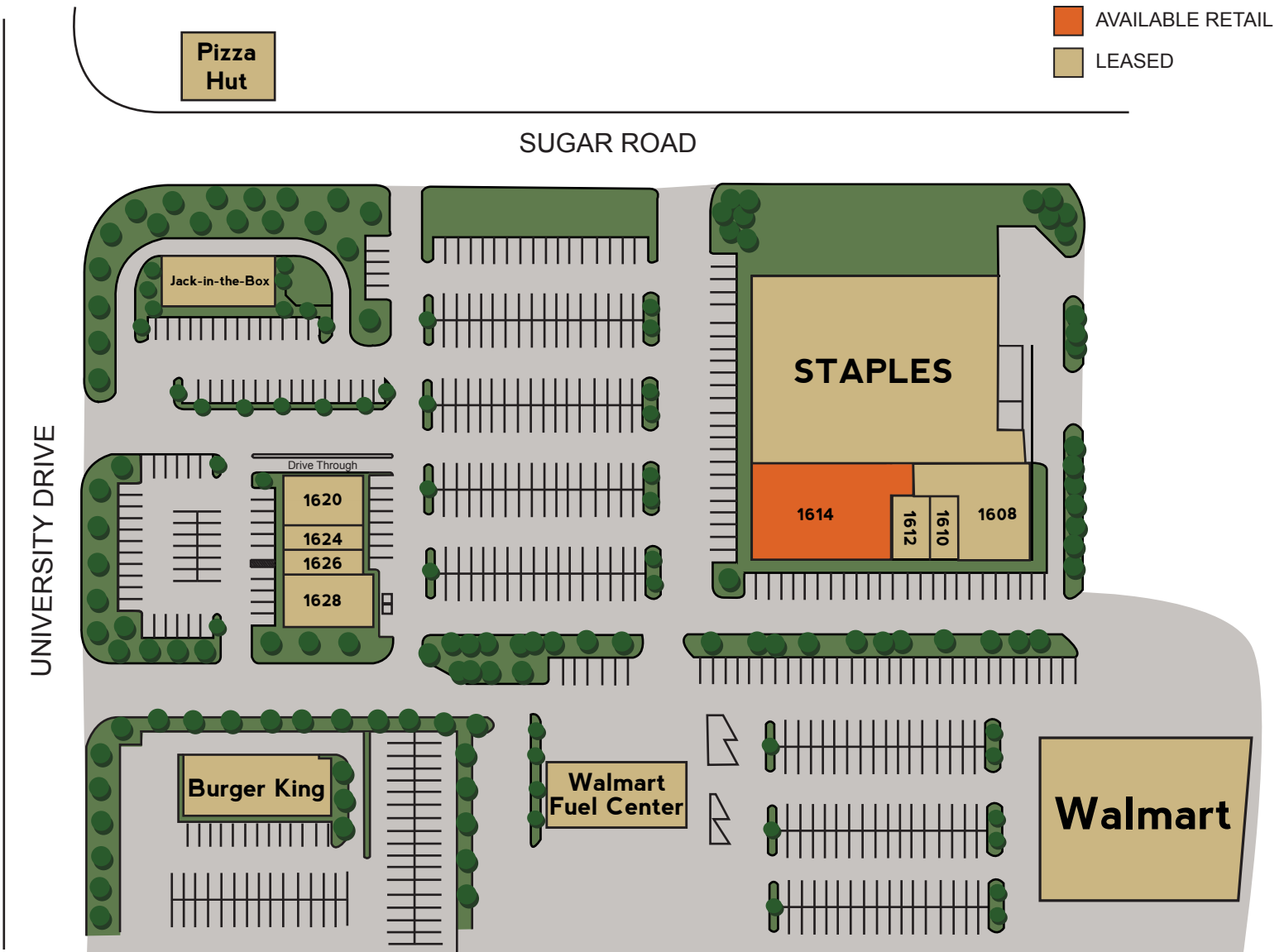
University Avenue: +/- 25,000 Cars Per Day

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	16,113	67,767	137,116
% Population Growth:	11.54%	15.85%	17.59%
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 Beauty Supply	1,459	1624	Advance America	1,190
1606	Staples	23,942	1614	Available	8,000	1626	GameStop	1,190
1608	KB Furniture	4,136	1620	Chipotle	2,380	1628	Wells Fargo	2,800
1610	GNC	1,005						

SITE PLAN



For leasing information:

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