

# RETAIL PROPERTY FOR LEASE

## SHOPS AT SAN JUAN HEB PLUS! SHADOW ANCHORED

SEQ OF W. IH-2 & VETERANS BLVD  
SAN JUAN, TEXAS 78589



Developed by:



**CAP**  
Corporate Asset Partners

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### PROPERTY HIGHLIGHTS

Shops at San Juan is anchored by HEB Plus (110,000 SF) complete with HEB's private Gas and Carwash. Strategically positioned between high growth cities of Pharr and Alamo, TX in Reynosa-McAllen metroplex with a population of over 1.5 million.

San Juan is home to the largest concentration of luxury automotive dealerships in the Rio Grande Valley anchored by Land Rover, Jaguar, Mercedes-Benz, Audi, Acura and others.

The hub for retail, international commerce, trade, and banking. San Juan offers great market opportunities to capture purchasing power that comes from the McAllen metroplex, South Texas region, and northern Mexican affluent markets.

### RETAIL BUILDING

3,008 SF former restaurant  
1,800 SF former nail salon

### RENTAL RATE/NNN

Call for Pricing

### TRAFFIC COUNTS

US 183: 167,753 VPD ('19) | N Veterans Blvd: 29,445 VPD ('18) (TXDOT)

### KEY TENANT

HEB PLUS!

### AREA RETAILERS

Walgreens, Blue Wave, Whataburger, Burger King, Domino's, Taco Palenque, IBC Bank, NAFTA Federal Credit Union, Lexus, Mercedes-Benz, Land Rover, Jaguar, Audi and Acura Dealerships, Carmax & Texas National Bank.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	15,906	97,979	196,143
2018 Households	4,356	27,810	58,327
2018 Daytime Population	15,329	102,061	239,217
2018 Average Household Income	\$45,285	\$50,657	\$58,614

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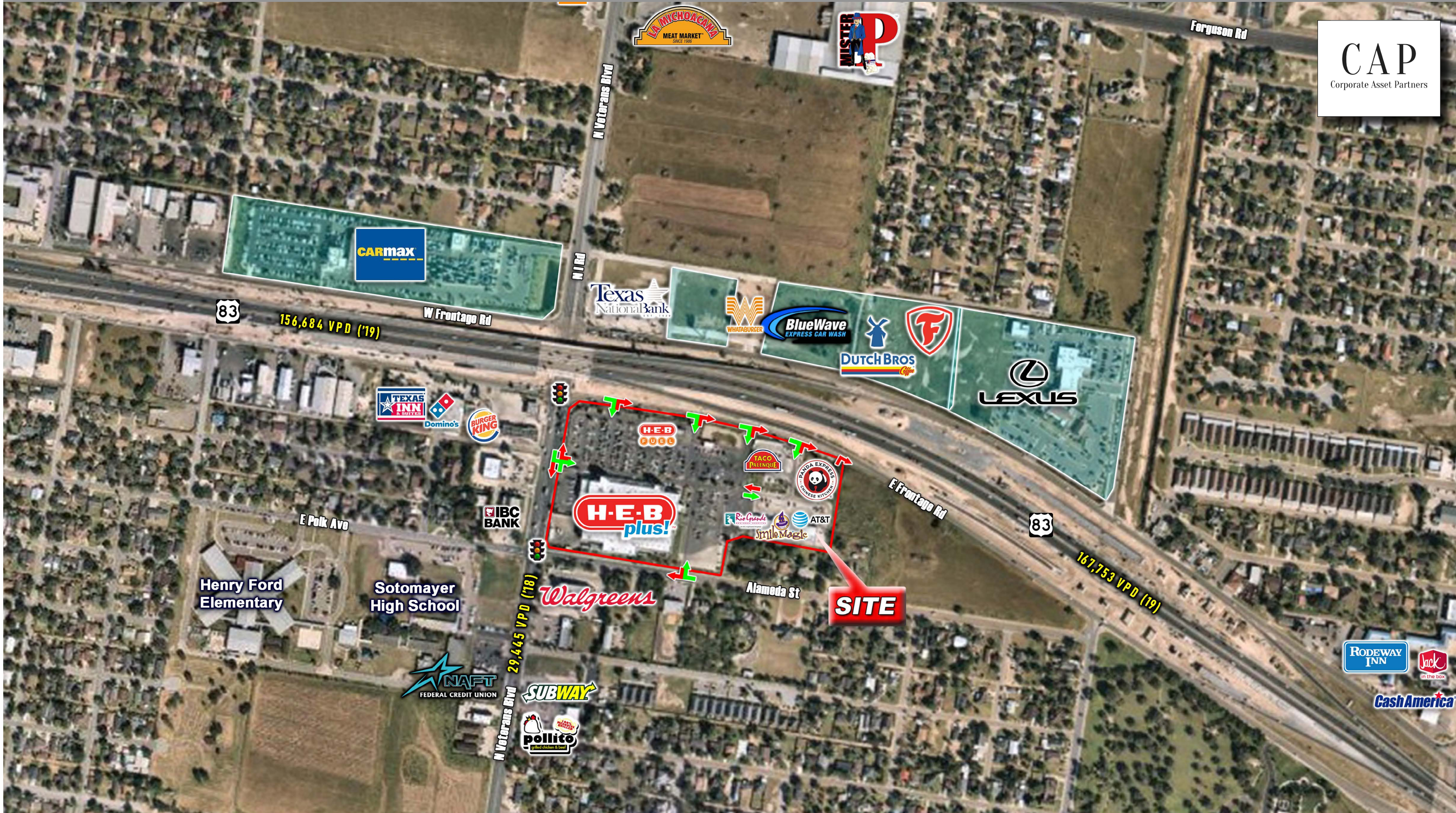


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83  
156,684 VPD ('19)

N Veterans Blvd  
29,445 VPD ('18)

83  
167,753 VPD ('19)

Henry Ford Elementary

Sotomayer High School

**SITE**

RODEWAY INN  
Jack in the box  
Cash America

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**I-2 and I-69C Interchange - Proposed Expansion**

The proposed direct connectors will include:

- Two 12 foot wide travel lanes with 4 foot wide inside shoulders
- 10 foot wide outside shoulders

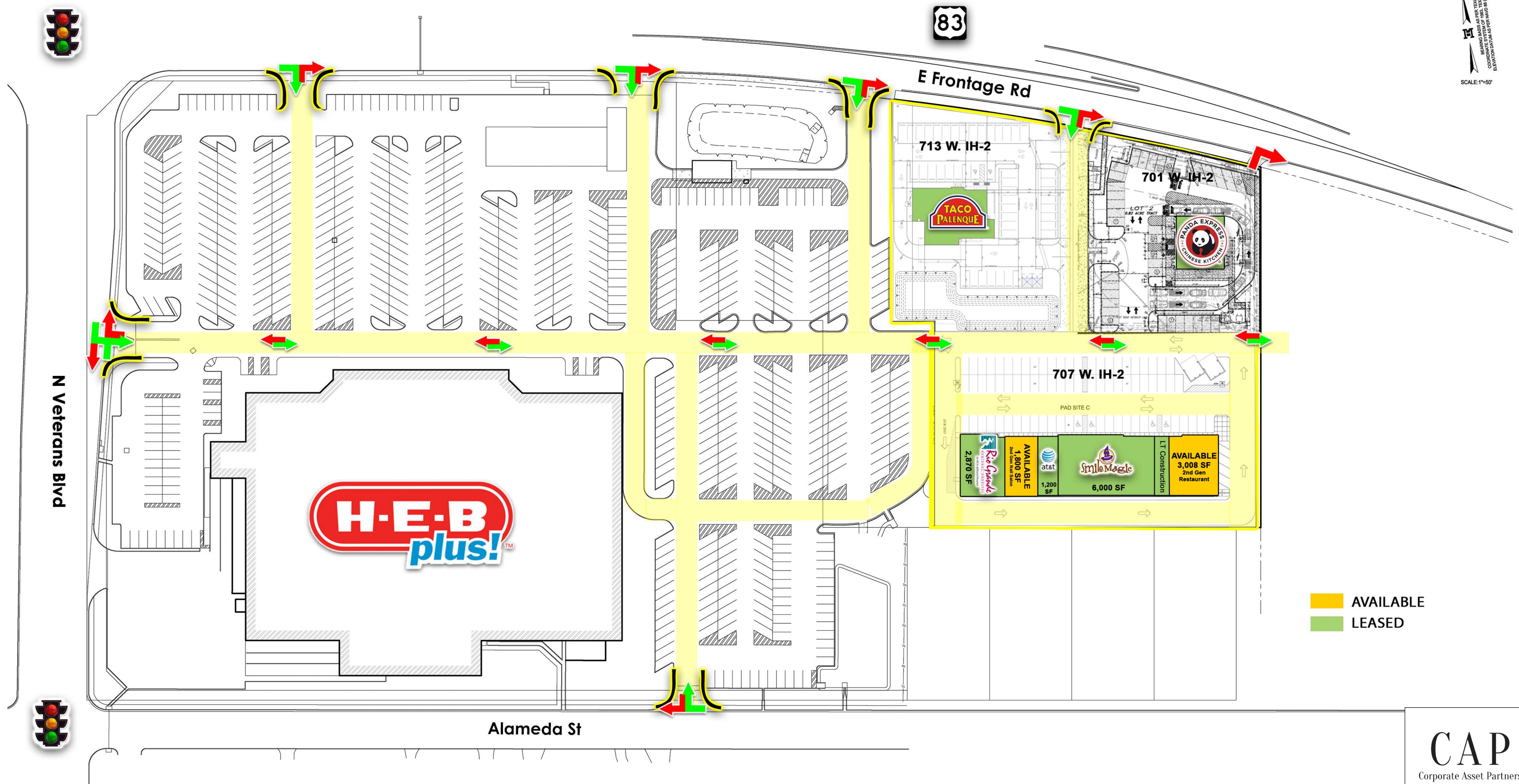
In addition, the locations of the on and off ramps and the auxiliary lanes between ramps will be optimized.



**DRAFT**  
 95% Submittal  
 Subject to Change

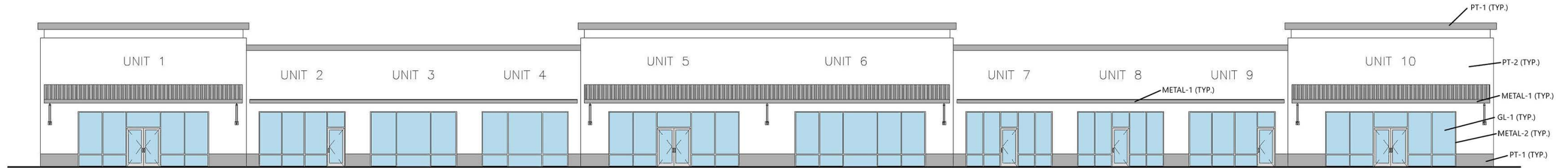


SCALE: 1"=50'  
COORDINATE SYSTEM: NAD 83  
ELEVATION DATUM: NAVD 83 (GEOID 2011)

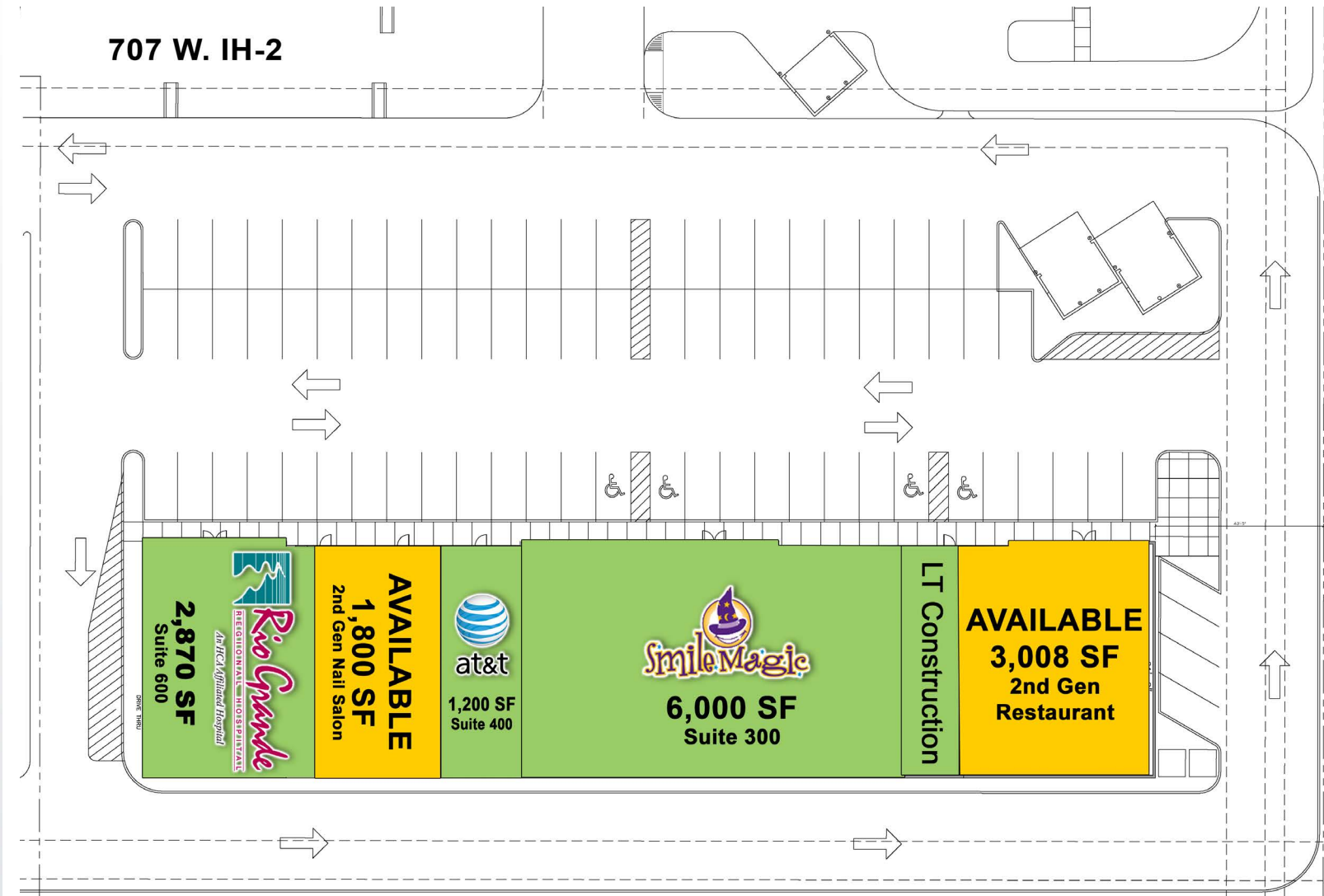
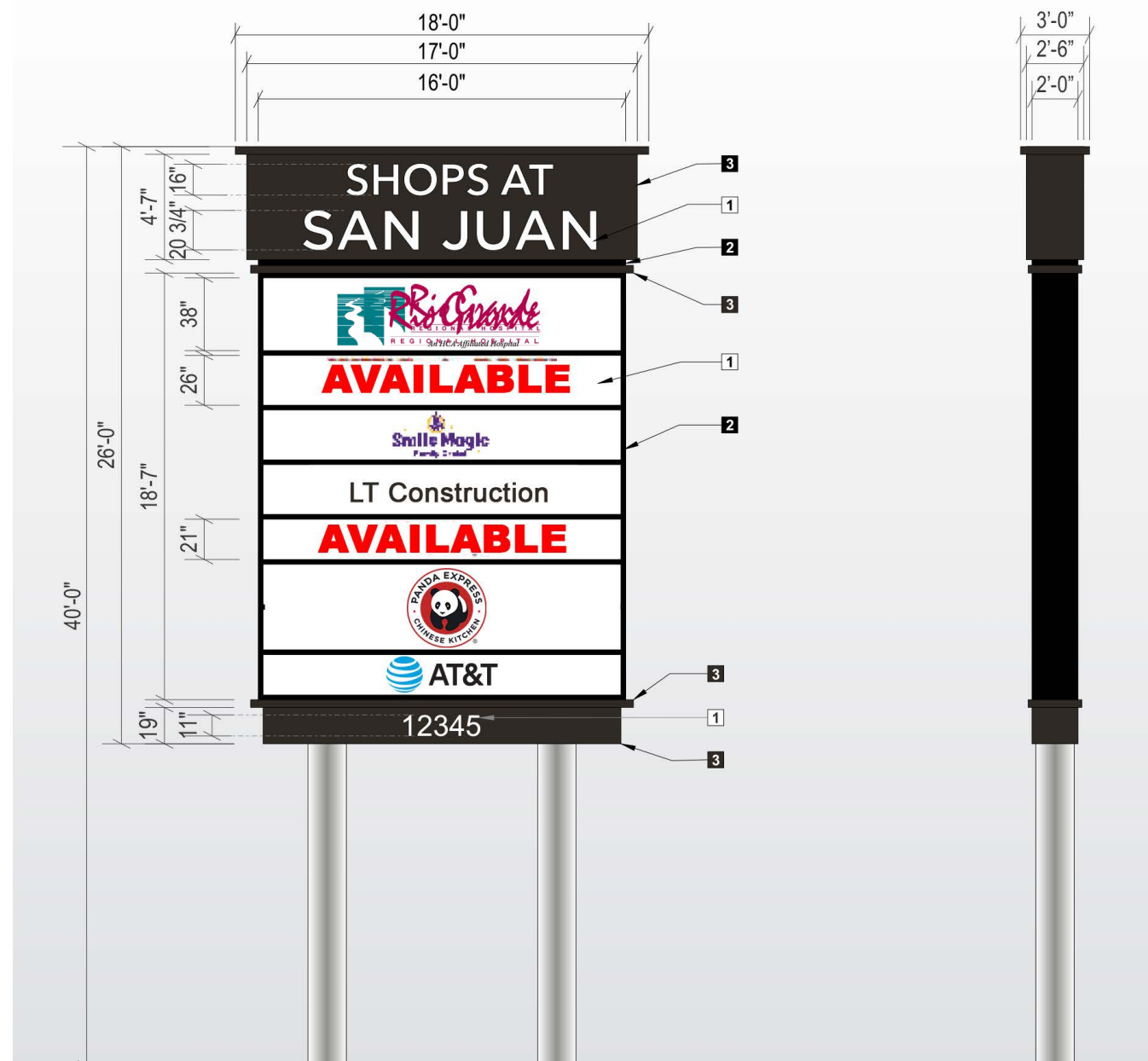


AVAILABLE  
LEASED





PROPOSED FRONT ELEVATION





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date