

La Placita Shopping Center

For Lease

1655 Ruben M Torres Boulevard Brownsville, TX 78521



LEASE RATE \$24.00/SF/YR
LEASE TYPE: NNN
NNN: \$5.04/SF/YR

Ari Holzman
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**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley

PROPERTY SUMMARY

1655 Ruben M Torres Blvd.

Brownsville, TX 78521



PROPERTY DESCRIPTION

1655 Ruben M Torres Blvd offers 2,000 SF of vanilla-box commercial space along one of Brownsville's major east-west corridors. The clean shell provides flexibility for retail, office, professional, and other permitted uses. Surrounded by established businesses and residential neighborhoods, the property offers strong visibility, steady traffic, and convenient access to I-69E and US 77.

PROPERTY HIGHLIGHTS

- 2,000 SF available, delivered as a vanilla box shell
- Flexible tenant build-out for retail, office, or professional uses
- Convenient access to I-69E and US 77
- Established commercial corridor with strong surrounding tenancy

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	NNN
NNN:	\$5.04/SF/YR
Available SF:	2,000 SF
Building Size:	61,343 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

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EAST FACING AERIAL

1655 Ruben M Torres Blvd.

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WEST FACING AERIAL

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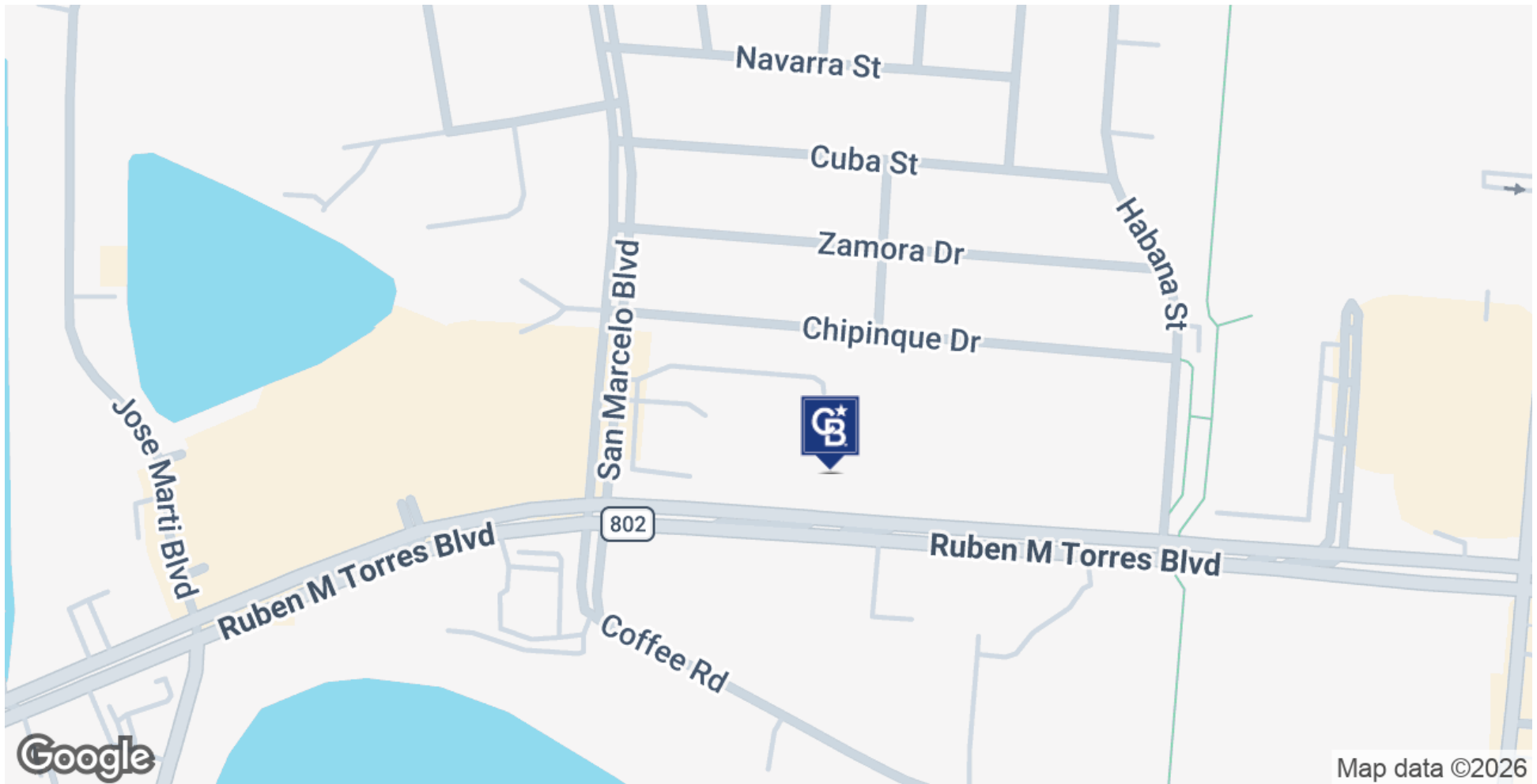
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LOCATION MAP

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DEMOGRAPHICS

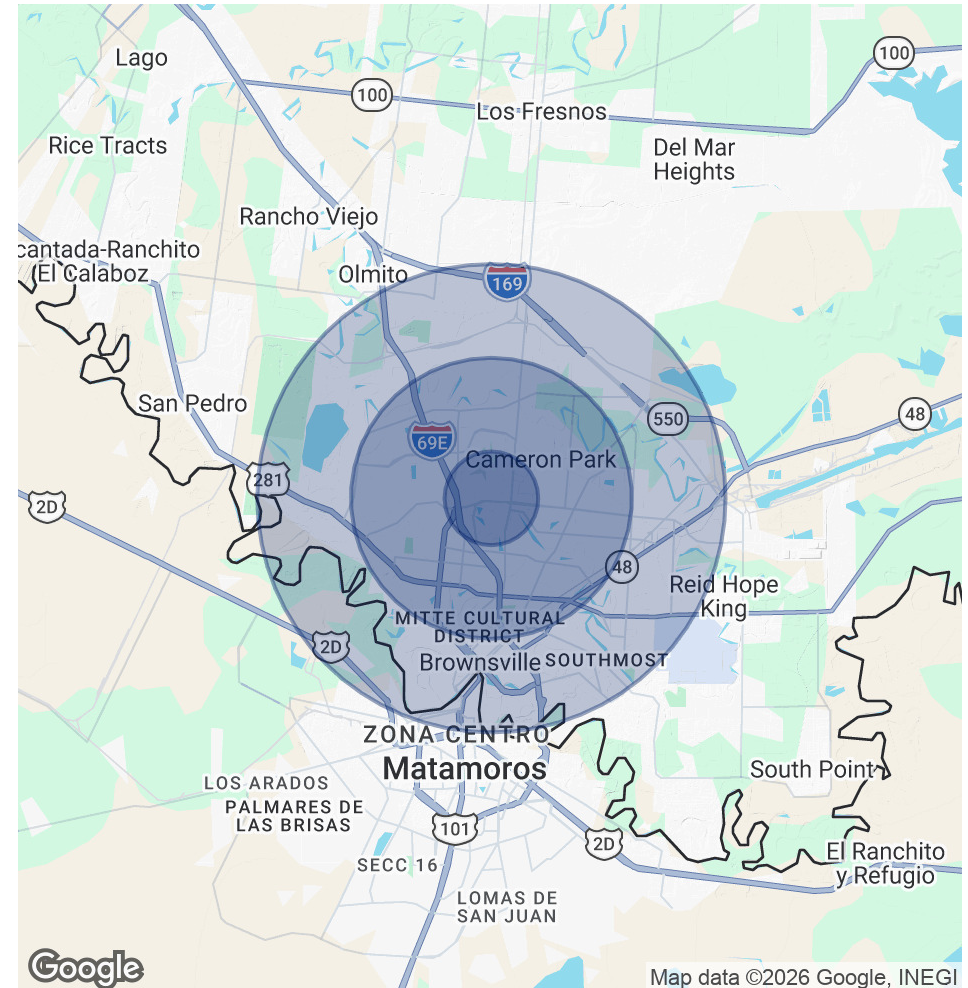
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,887	102,747	181,455
Average Age	31.9	32.5	31.8
Average Age (Male)	32.8	31.7	30.5
Average Age (Female)	32.3	34.2	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,447	33,036	56,358
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$76,927	\$73,637	\$67,265
Average House Value	\$198,268	\$155,008	\$141,491

2023 American Community Survey (ACS)



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