



Colliers

# Shop Space For Lease

N. Navarro St  
Victoria, TX 77904

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# Property Profile

## Details

Lease Rate	\$35.00 PSF
Lease Type	NNN
Available Space	1,500 - 22,415 SF
Phase 2 Delivery	Estimated Q2 2026

## Features

- Expansion of Victoria's Retail Village
- Phase 1 commencing construction Q1 2025
- Shop space available in Phase 2 with an estimated delivery in Q2 2026
- Primary retail node in northern Victoria, TX
- Robust and proven major retail synergy in close proximity
- Adjacent to Kohl's and Academy Sports and across the street from Walmart and Sam's Club
- Signalized intersection access to shopping center with multiple full access points from N. Navarro St. and Broadmoor St.

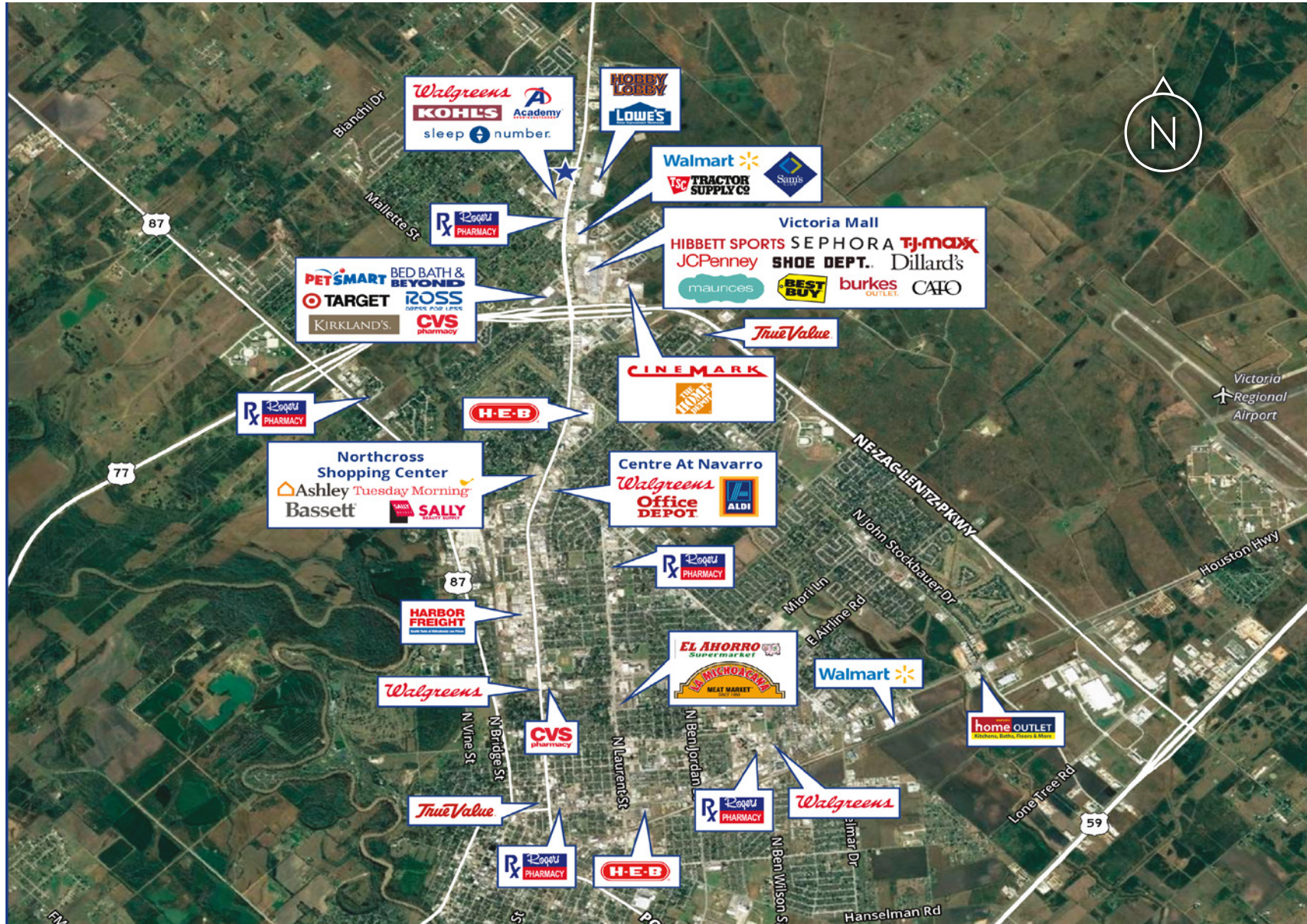


## Area Tenants





# Trade Aerial



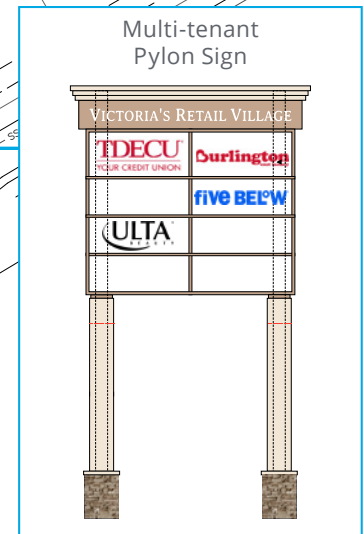
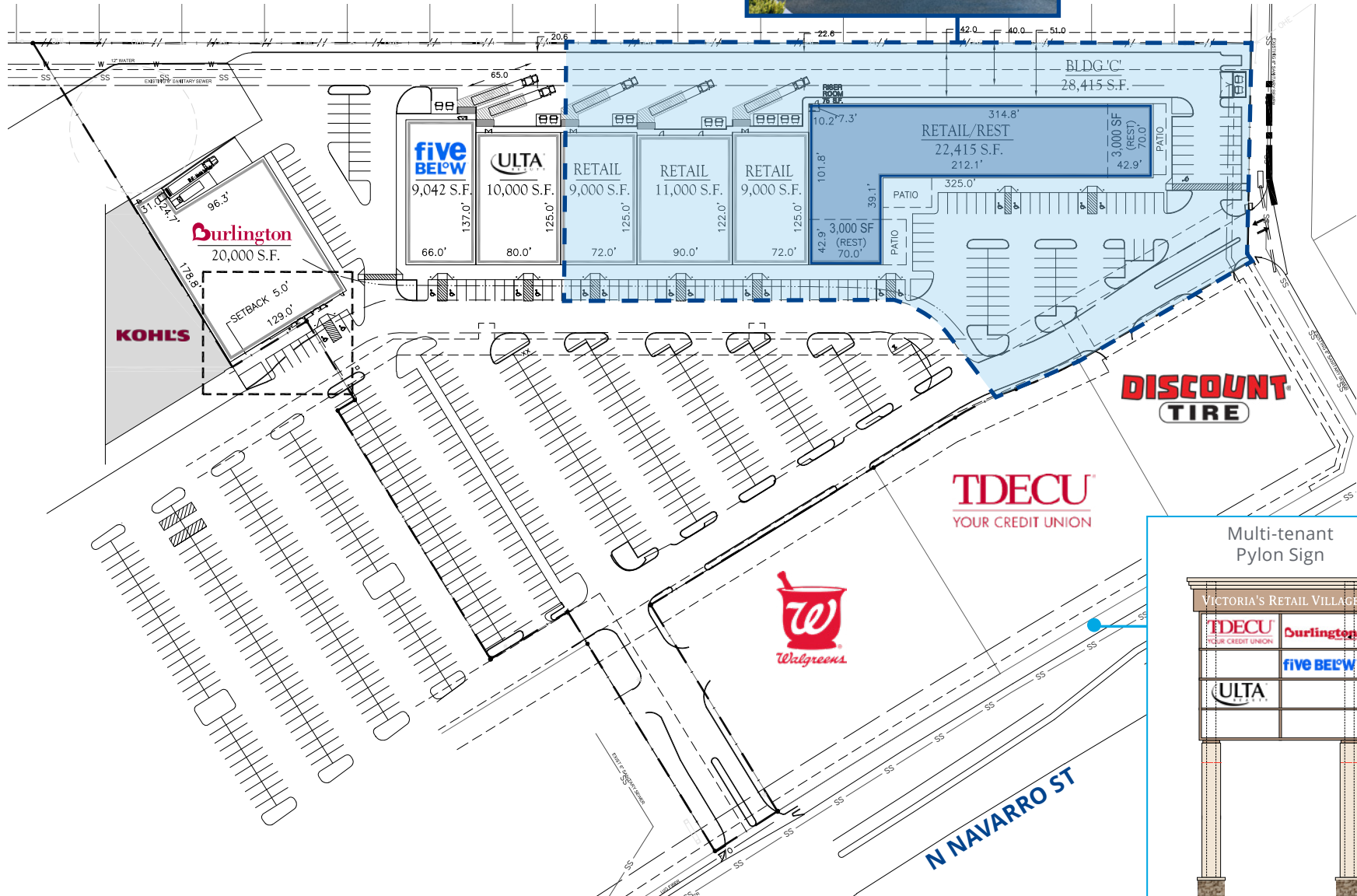


# Intersection Aerial





# Site Plan



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	5,441	23,026	52,977
Households	2,294	9,151	20,656
Median HH Income	\$74,648	\$72,082	\$62,090
Average HH Income	\$84,662	\$97,686	\$83,573

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