



NORTHCROSS SHOPPING CENTER

5016-5319 N NAVARRO STREET, VICTORIA, TX 77904

FOR LEASE

HIGHLIGHTS & SITE PLAN

JILL FISHER | DIRECTOR OF LEASING
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LOCATION

5016-5319 N Navarro St, Victoria, TX 77904

AVAILABLE SPACES

Suite 5201C	3,960 SF
Suite 5315	1,986 SF
Suite 5317	2,380 SF

RATES

NNN: \$3.27 PSF

PROPERTY HIGHLIGHTS

- Easy access to Business Hwy 77
- 2.2 miles or 7 minutes to Victoria Mall
- Anchor tenants include:
 - Ashley Furniture
 - Ace Hardware
 - Dollar Tree
 - Jason's Deli
 - Spec's
 - Office Depot
 - Pet Supplies Plus



2024 DEMOGRAPHICS



3 MILES	48,678
5 MILES	67,741
25 MILES	114,427



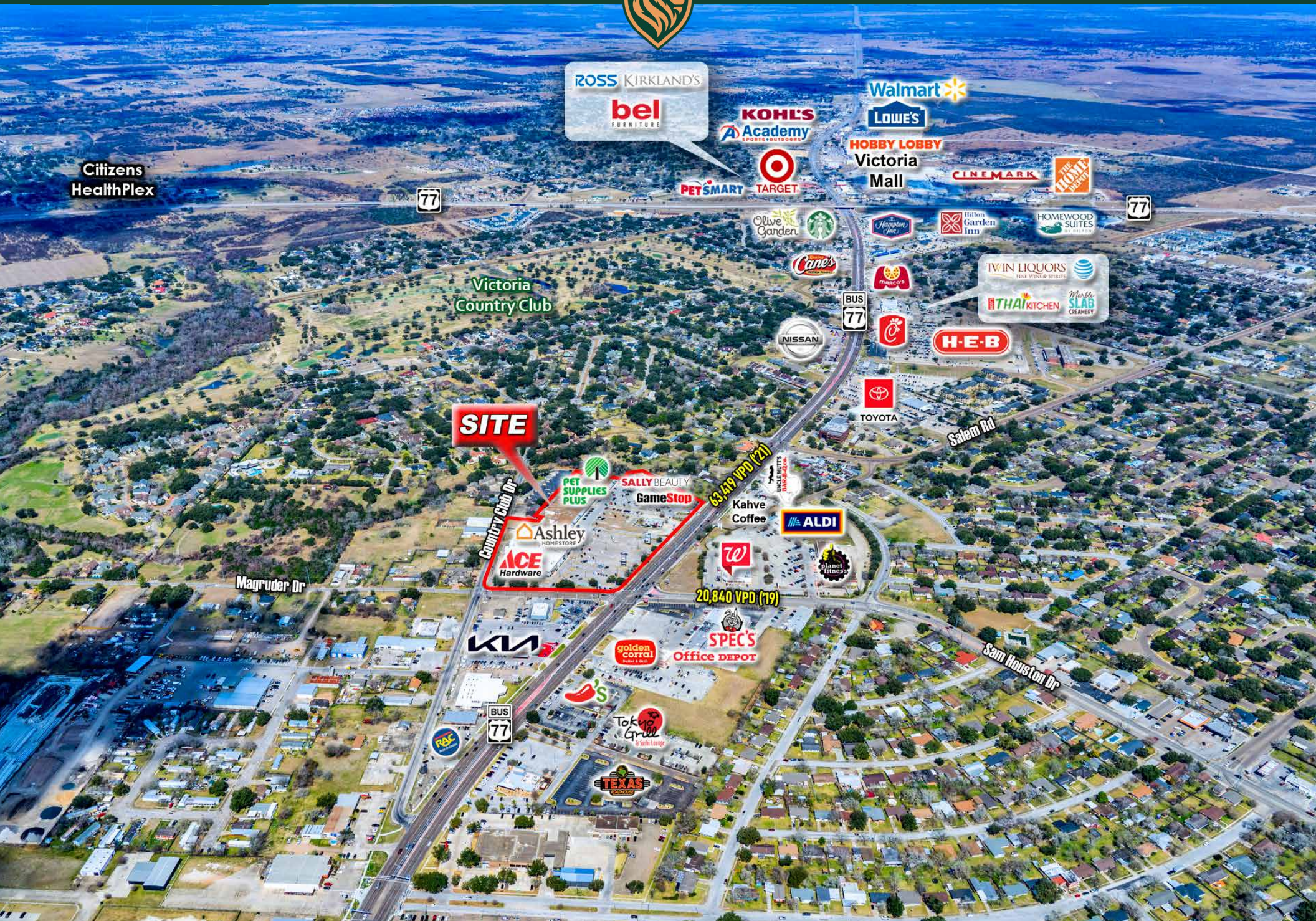
3 MILES	52,376
5 MILES	73,821
25 MILES	114,049



3 MILES	\$91,276
5 MILES	\$88,340
25 MILES	\$89,948

OBLIQUE AERIAL - NORTH

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ROSS KIRKLAND'S
bel
FURNITURE

KOHL'S
Academy
SPORTS + OUTDOORS

Walmart
LOWE'S

HOBBY LOBBY
Victoria Mall

CINEMARK
HOME DEPOT

PET SMART **TARGET**

Citizens HealthPlex

77

77

Victoria Country Club

Olive Garden Starbucks Hampton Inn Cotton Garden Inn HOMEWOOD SUITES

TV IN LIQUORS
THAI KITCHEN
World's SLAB CREAMERY

SITE

PET SUPPLIES PLUS
SALLY BEAUTY
GameStop
Ashley HOME STORE
ACE Hardware

63,449 VPD (21)

NISSAN

Wendy's
Chick-fil-A

H-E-B

TOYOTA

Salam Rd

Magruder Dr

BUS 77

20,840 VPD (19)

ALDI

KIA

golden corral
SPEC'S
Office DEPOT

Sam Houston Dr

Chili's
Texas Roadhouse

R&C

OBLIQUE AERIAL - WEST

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DEMOGRAPHIC MAP

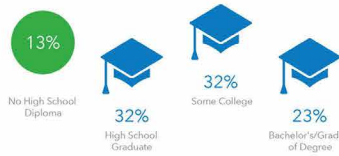


Demographics: 15-Mile Radius Capturing 84.5% of Multi-Visit Patrons

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$200,000+ (5.4%)

Indicator	Value	Diff
<\$15,000	19.6%	0
\$15,000 - \$24,999	9.6%	-0.1%
\$25,000 - \$34,999	8.2%	-0.2%
\$35,000 - \$49,999	10.9%	-0.1%
\$50,000 - \$74,999	17.4%	-0.2%
\$75,000 - \$99,999	16.0%	0
\$100,000 - \$149,999	14.0%	+0.2%
\$150,000 - \$199,999	8.7%	+0.1%
\$200,000+	5.4%	0

Bars show deviation from Victoria County

