

# FOR LEASE

## SOUTH COAST PLAZA

1620 S. Padre Island Dr. | Corpus Christi, Texas 78416

### PROPERTY INFORMATION

#### PROPERTY DESCRIPTION:

South Coast Plaza is located on the northeast corner of Greenwood Drive and South Padre Island Dr. The 101,044 square foot retail center's attractive architecture and lush landscape is highly visible from SPID and can be seen from the new Crosstown Expressway Interchange.

#### TRAFFIC COUNT:

**S. Padre Island Dr.** 88,110 VPD (TxDOT, 2005)  
**Greenwood Dr.** 18,522 VPD (City of CC DOT, 2006)

#### SPACE AVAILABLE:

**Suite 150** 1,240 SF  
**Suite 175** 1,200 SF  
**Suite 220** 2,000 SF  
**Suite 260** 2,113 SF

**ANCHOR TENANTS:** Big Lots, Johnny Carino's & Career Centers of Texas

**RENTAL RATE:** \$16.00 – \$17.00 PSF  
(ANNUAL NNN)

#### 2006 DEMOGRAPHICS: 1 Mile Radius of South Coast Plaza

Population	Households	Avg. HH Income
9,857	3,035	\$39,177



### FOR MORE INFORMATION



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