

# Sun Valley Mall

Space Available For Lease

801 North 13th - Harlingen, Texas 78550



### Project Overview:

Located in Northeast Harlingen, this retail center boasts variety of goods and service retailers and offices. Strong demographics, including a dense Hispanic population, combined with excellent visibility and access create the ideal environment for a retailer looking for position in an underserved retail market.

### Current Opportunities:

**1,940 SF - 26,100 SF**

Anchor and Small Shop Space Available

Demographics:	1-mile	3-miles	5-miles
2010 Census Population:	12,518	55,338	83,300
Avg Household Income:	\$45,973	\$47,310	\$47,977
% Hispanic	79.8%	81.8%	81.0%

### Co-tenants Include:



**CINEMARK**



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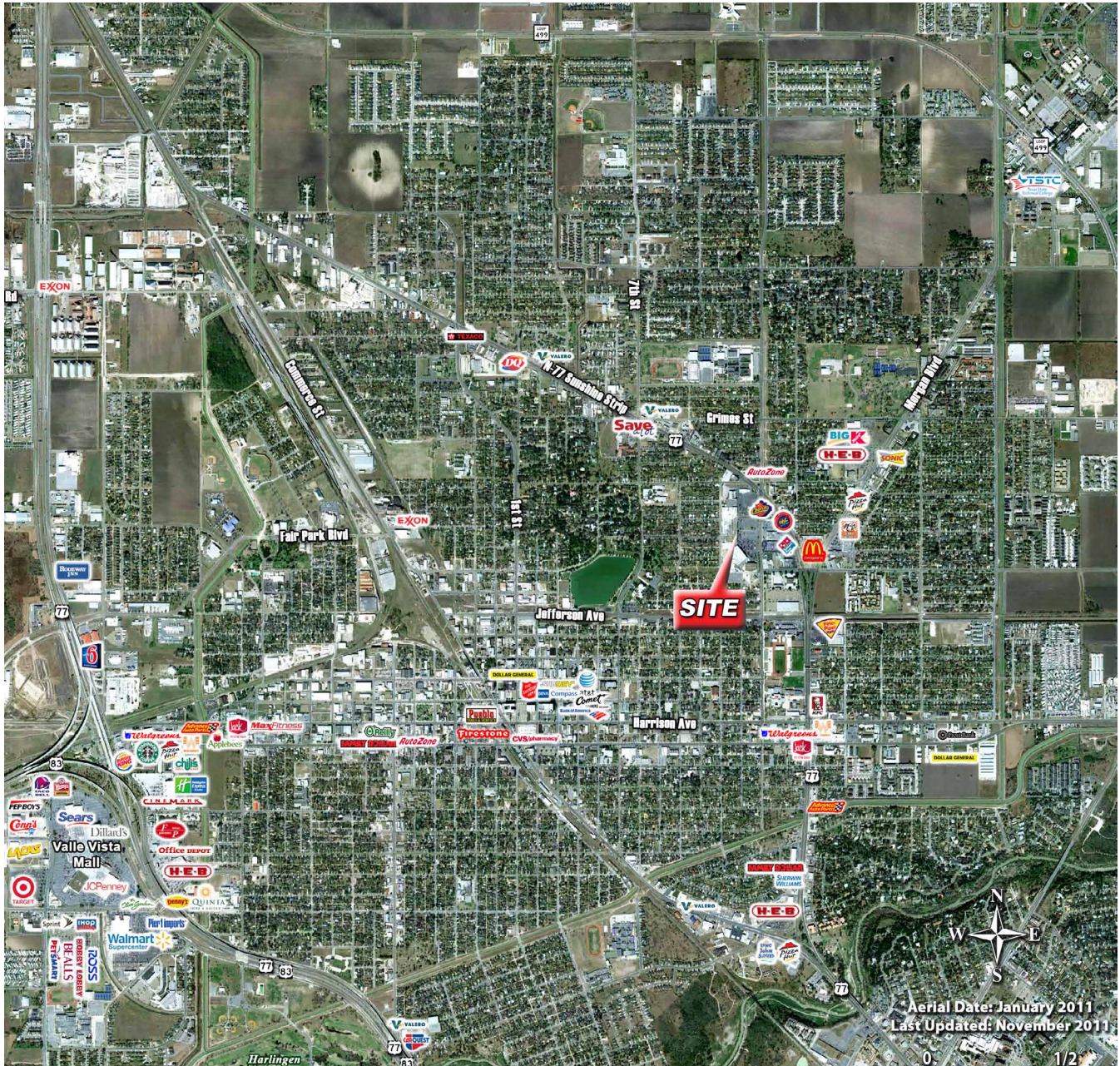


retail  
solutions

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Aerial Date: January 2011  
Last Updated: November 2011

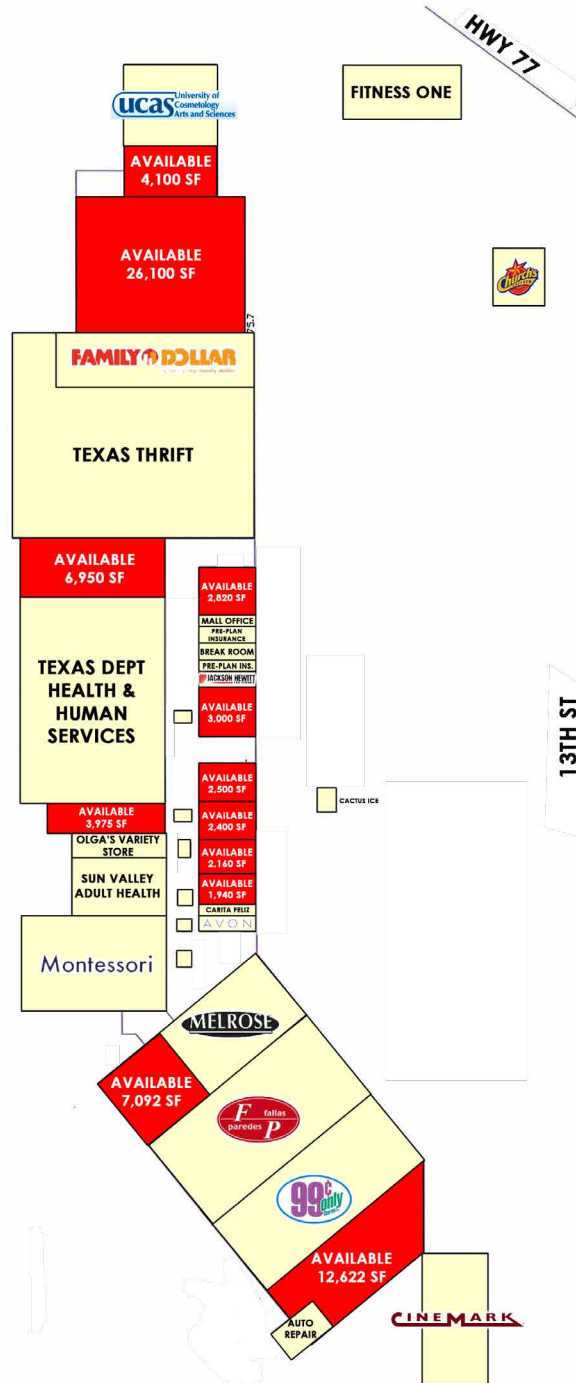
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## Site Plan



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## Back in Business: Sun Valley Mall thrives as a discount shopping center

January 21, 2012 9:27 PM

By FERNANDO DEL VALLE/Valley Morning Star

HARLINGEN — Rosemary Balderas remembers when rows of empty storefronts lined Sun Valley Mall. “For a while it was kind of dead,” said Balderas, a retired nurse. “Now it’s hard to find a parking spot.” About 40 years ago, Sun Valley opened as the Rio Grande Valley’s first mall. But after Valle Vista Mall opened in the early 1980s, many Harlingen businesses moved to the south part of town. Then in December 2007, the 99 Cent Only Store opened at Sun Valley as the nation began to plunge into its hardest times since the Great Depression.

Soon, customers like Oralia Barajas were back at the old mall.

“It’s a lot of bargains,” said Barajas, who used to work at a textile factory. “You can get anything from 99 cents.” In 2008, the Texas Thrift Store came to the old mall, behind a storefront that had been home to a big supermarket about two decades earlier.

“We have people who spend hours in here,” said Mary Andrade, the thrift store’s manager.

Then in 2010, Fallas Parades opened to offer bargains on clothing.

Late last year, Melrose opened next door to offer fashion at discount prices.

“We’ve slowly been doing better,” mall owner Stanley Spigel said from his office in San Antonio.

Despite the national recession, Sun Valley Mall is back in business, Spigel said.

“Everyone’s cautious right now as far as expansions, so they look at can’t-miss locations,” Spigel said. “We brought in some new tenants. It is hard to bring in tenants that can make a difference. The stores have done very well. We feel long-term that the center’s going to come back to life.”

Across the country, many discount stores are thriving, said Bill Martin, chief executive officer of the Harlingen Economic Development Corporation.

“There is a trend toward value retailers, not just locally, but nationally,” Martin said. “Some very smart retailers are taking advantage of this trend by meeting customer demand.”

Hard times help bring shoppers to the mall, Balderas said.

“Money’s short and people are trying to stretch their dollars,” she said. “A lot of people are out of work or just one person is working. That’s why there are so many people here.”

The mall has helped breathe new life into north Harlingen’s shopping district, Andrade said.

“It’s a one-stop location,” Andrade said of the mall. “There’s been a lot of growth. People on this side of town needed this. In this economy, people are always looking for discounts and bargains. We’ve got something for everybody.”

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

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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