

RETAIL SPACE FOR LEASE

# RedOakVillage TX-SanMarcos (VACANT)

1050 McKinley Place Drive San Marcos, TX



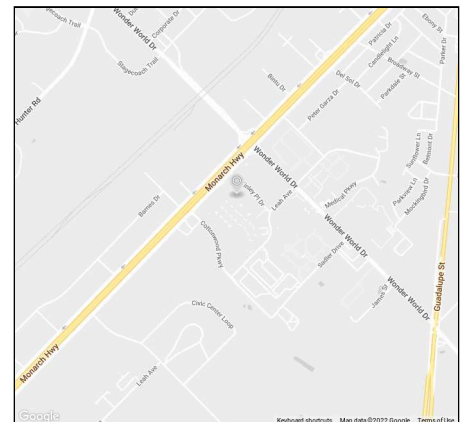
SUITES AVAILABLE FROM 1,504 TO 14,832 SF



## Property Highlights

- » 177,000-square-foot\* power center anchored by Best Buy, Ross Dress for Less, Bed Bath & Beyond, Marshalls and PetSmart. Lowe's\*\* and Sam's Club\*\* are also located at the property.
- » Three miles south of Southwest Texas State University, home to approximately 27,500 students.
- » The 113-bed Central Texas Medical Center, located a half-mile east of the site, has more than 600 employees.
- » Daily traffic counts at the intersection reach nearly 250,000 vehicles.

\*Approximate. \*\*Not owned by VEREIT.



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Property Lineup and Square Footage

Available	14,832 SF	Carl's Jr.	3,578 SF	Ross	30,187 SF	Leslie's Pool Supply	3,665 SF
Available	1,594 SF	Dollar Tree	8,000 SF	Best Buy	30,000 SF	GSA	4,488 SF
Available	1,504 SF	Marshalls	28,384 SF	PetSmart	20,087 SF	Total	176,519 SF
Mattress Firm	6,000 SF	Bed Bath & Beyond	23,000 SF	JB Nails & Spa	1,200 SF		



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VER  
LISTED  
NYSE

## Anchors



## Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2016 Estimated Population:	5,732	36,262	67,908
2016 Estimated Daytime:	9,277	43,816	70,887
2016 Estimated Households:	2,684	13,330	26,060
2016 Estimated Avg. Household Income:	\$ 59,410	\$ 67,443	\$ 59,713

Not to scale. \*NOT A PART. \*\*Source: ESRI.

Owned and managed by VEREIT, Inc.

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