



NORTHCROSS SHOPPING CENTER

5016-5319 N NAVARRO STREET, VICTORIA, TX 77904

FOR LEASE



DUNHILL
PARTNERS

NICK HANNON | LEASING AGENT
702.355.6608 | nhannon@dunhillpartners.com

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com

HIGHLIGHTS & SITE PLAN

NICK HANNON

702.355.6608

nhannon@dunhillpartners.com

MELISSA MOORE

972.658.7363

mmoore@dunhillpartners.com

LOCATION

5016-5319 N Navarro St, Victoria, TX 77904

AVAILABLE SPACES

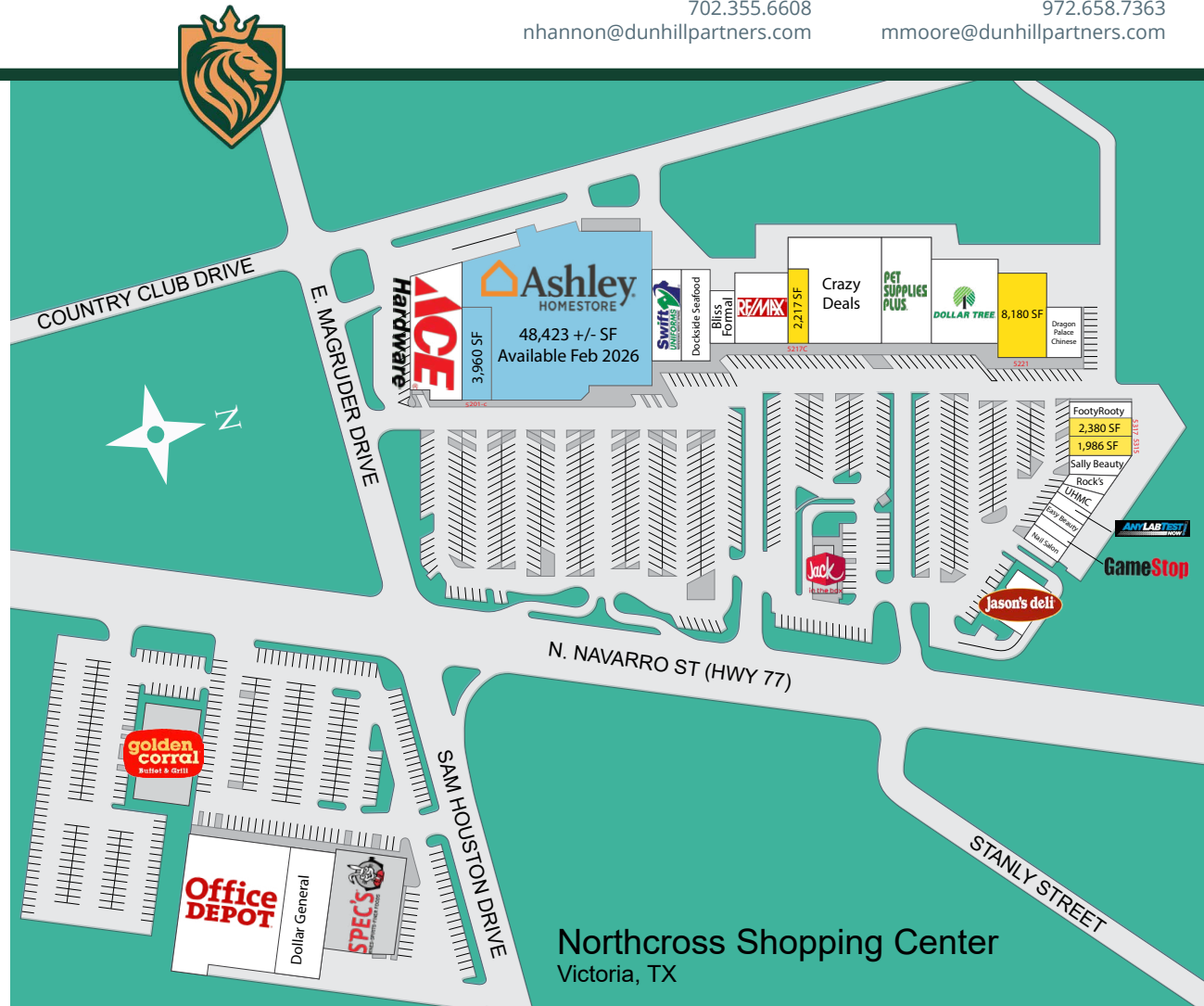
Suite 5201	48,423 SF (Available Jan. 2026)
Suite 5201-C	3,960 SF
Suite 5217-C	2,217 SF
Suite 5221	8,180 SF
Suite 5315	1,986 SF
Suite 5317	2,380 SF

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
 - Spec's
 - Office Depot
 - Pet Supplies Plus



2024 DEMOGRAPHICS



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

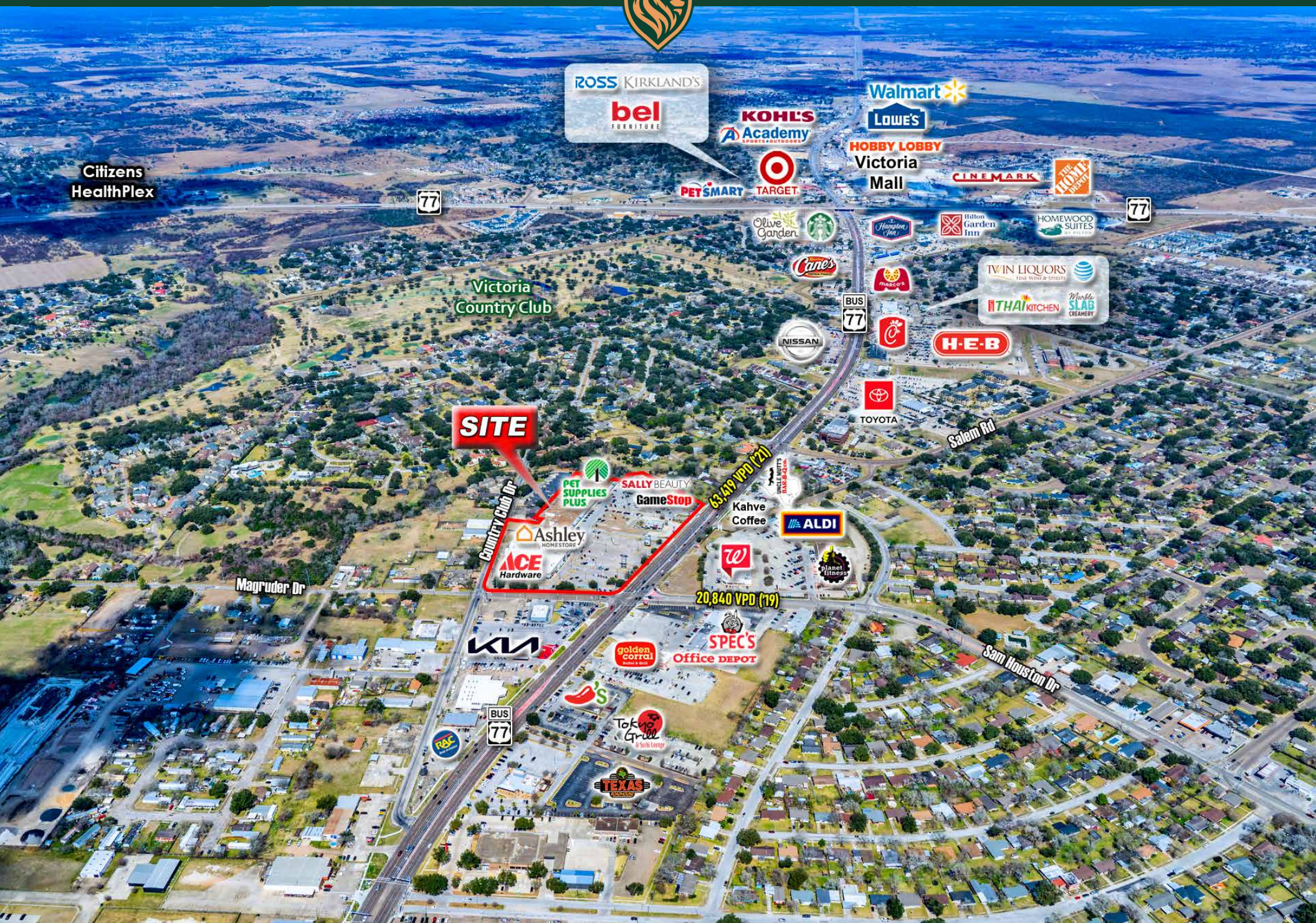


3 MILES 52,376
5 MILES 73,821
25 MILES 114,049



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

mmoore@dunhillpartners.com



OBLIQUE AERIAL - WEST



NICK HANNON
702.355.6608
nhannon@dunhillpartners.com

MELISSA MOORE
972.658.7363
mmoore@dunhillpartners.com



DEMOGRAPHIC MAP



NICK HANNON
702.355.6608
nhannon@dunhillpartners.com

MELISSA MOORE
972.658.7363
mmoore@dunhillpartners.com

Demographics: 15-Mile Radius

Capturing 84.5% of Multi-Visit Patrons

KEY FACTS

91,098
Population

2.6
Average Household Size

38.3
Median Age

\$64,580
Median Household Income

EDUCATION

13%
No High School Diploma

32%
High School Graduate

32%
Some College

23%
Bachelor's/Grad/PhD of Degree

BUSINESS

3,545
Total Businesses

44,202
Total Employees

EMPLOYMENT

55.6%
White Collar

28.9%
Blue Collar

15.5%
Services

4.2%
Unemployment Rate

INCOME

\$64,580
Median Household Income

\$33,722
Per Capita Income

\$145,883
Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)
The smallest group: \$200,000+ (5.4%)

Indicator	Value	Diff
<\$15,000	9.6%	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