



NORTHCROSS SHOPPING CENTER

5016-5319 N NAVARRO STREET, VICTORIA, TX 77904

FOR LEASE



DUNHILL
PARTNERS

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

HIGHLIGHTS & SITE PLAN

MELISSA MOORE
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mmoore@dunhillpartners.com

LOCATION

5016-5319 N Navarro St, Victoria, TX 77904

AVAILABLE SPACES

Suite 5221	8,160 SF
Suite 5211	2,775 SF
Suite 5317	2,380 SF
Suite 5217-C	2,217 SF

RATES

Call For Details

PROPERTY HIGHLIGHTS

- Easy access to Business Hwy 77
- 2.2 miles or 7 minutes to Victoria Mall
- Anchor tenants include:
 - 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

OBLIQUE AERIAL - NORTH

MELISSA MOORE
972.658.7363
mmoore@dunhillpartners.com



OBLIQUE AERIAL - WEST

MELISSA MOORE
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DEMOGRAPHIC MAP

Demographics: 15-Mile Radius

Capturing 84.5% of Multi-Visit Patrons

KEY FACTS

91,098

Population

38.3

Median Age

2.6

Average Household Size

\$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	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

Patron Density

4+ Unique Visits in Prior 12 months

Highest

Lowest

15 Miles

10 Miles

5 Miles

3 Miles

Victoria

Quail Creek

Goliad

Inez

Placedo

Bloomington

77

59

87

175