



NORTHCROSS SHOPPING CENTER

5016-5319 N NAVARRO STREET, VICTORIA, TX 77904

FOR LEASE



DUNHILL
PARTNERS

SARAH LANDRY | DIRECTOR OF LEASING
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HIGHLIGHTS & SITE PLAN

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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



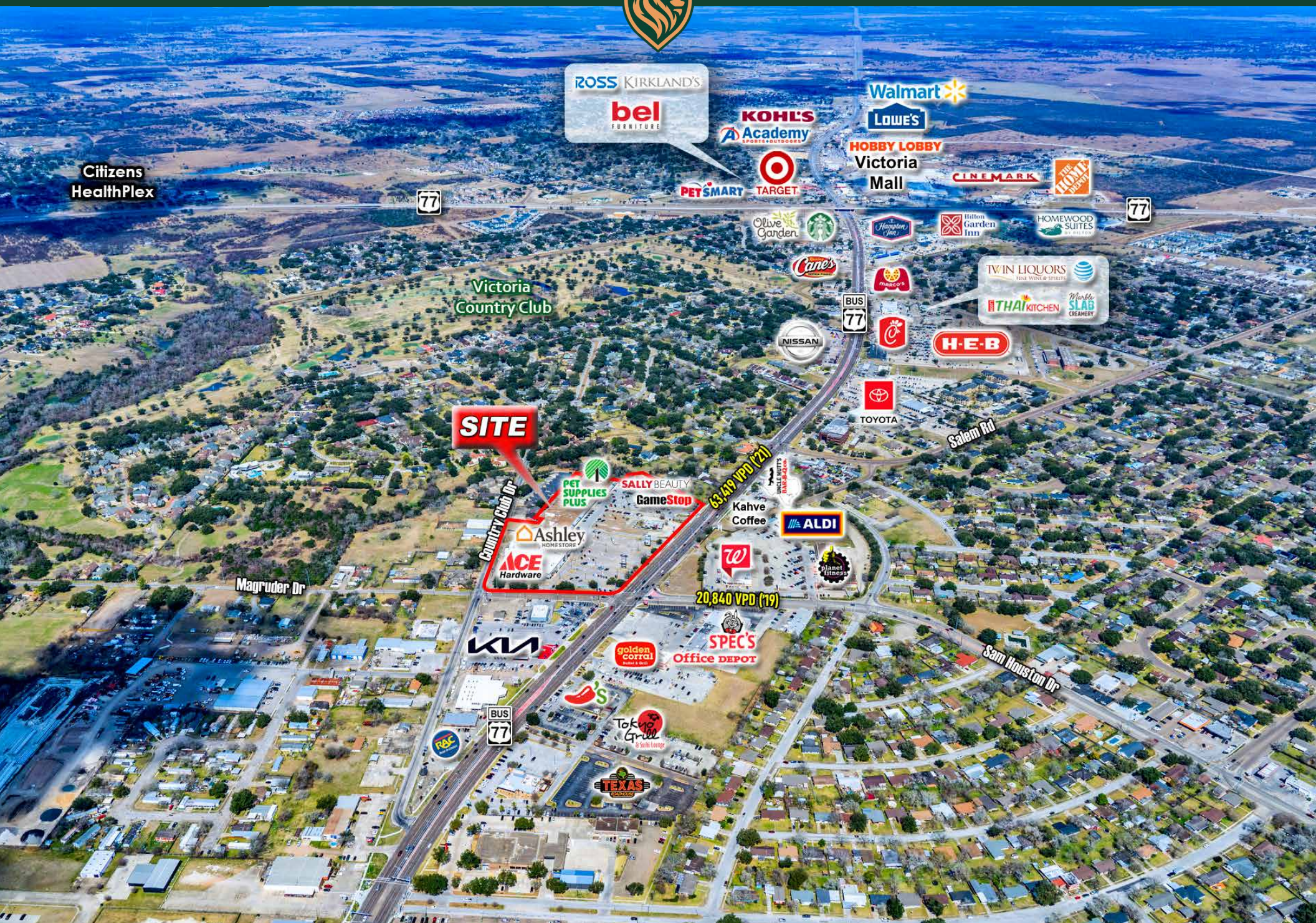
3 MILES 52,376
5 MILES 73,821
25 MILES 114,049



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

OBLIQUE AERIAL - NORTH

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ROSS KIRKLAND'S
bel
FURNITURE

KOHL'S
Academy
SPORTS+OUTDOORS

Walmart
LOWE'S

HOBBY LOBBY
Victoria Mall

CINEMARK
THE HOME DEPOT

Citizens
HealthPlex

77

77

Victoria
Country Club

Olive Garden
Starbucks

Hampton Inn

Hilton Garden Inn

HOMESWOOD SUITES
by Hilton

Canes

Hardee's

Wendy's

TWIN LIQUORS
THAI KITCHEN
Marble SLAB
CREAMERY

H-E-B

BUS 77

NISSAN

TOYOTA

Salem Rd

SITE

Country Club Dr

PET SUPPLIES PLUS

SALLY BEAUTY
GameStop

63,449 VPD (21)

Kahve Coffee

ALDI

20,840 VPD (19)

SPEC'S
Office DEPOT

golden coral
restaurant

Chili's

Tokyo Grill
Sushi Lounge

TEXAS
BREWERY

BUS 77

Magruder Dr

Sam Houston Dr

OBLIQUE AERIAL - WEST



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DEMOGRAPHIC MAP

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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