



3833 S. Staples, Ste. S116, Corpus Christi, Texas 78411

Office: (361) 857-8991 Fax: (361) 881-9797



1300
SOUTH STAPLES

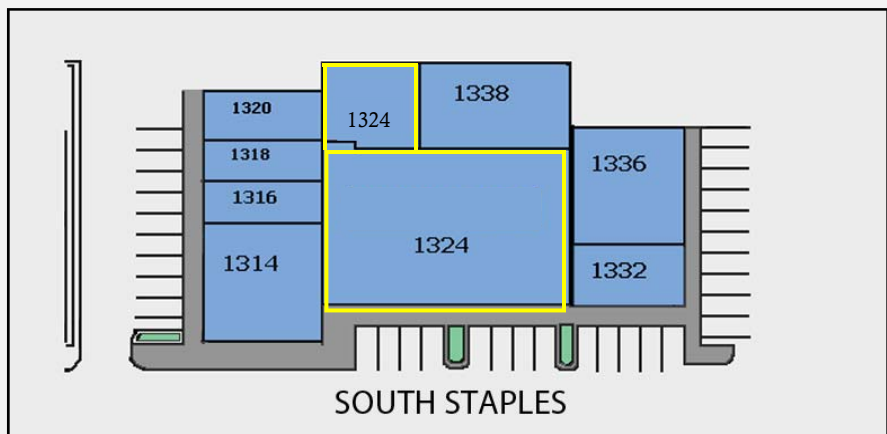
1300 S. Staples Center

1300 S. Staples, Corpus Christi, TX 78404

Center Information

The heavily traveled South Staples Corridor between Six Points and Leopard Street is one of Corpus Christi's earliest commercial areas and remains a vibrant, strategic location - close to hospitals, business centers, and educational institutions. There's a lot of business to be had in this neighborhood, but few up-to-date retail facilities.

1300 South Staples Center is a total renovation of a group of retail buildings originally constructed in the 1920's. While retaining the character of the original construction, tenants enjoy fully updated interiors and expanded parking adequate for contemporary uses.



Availability

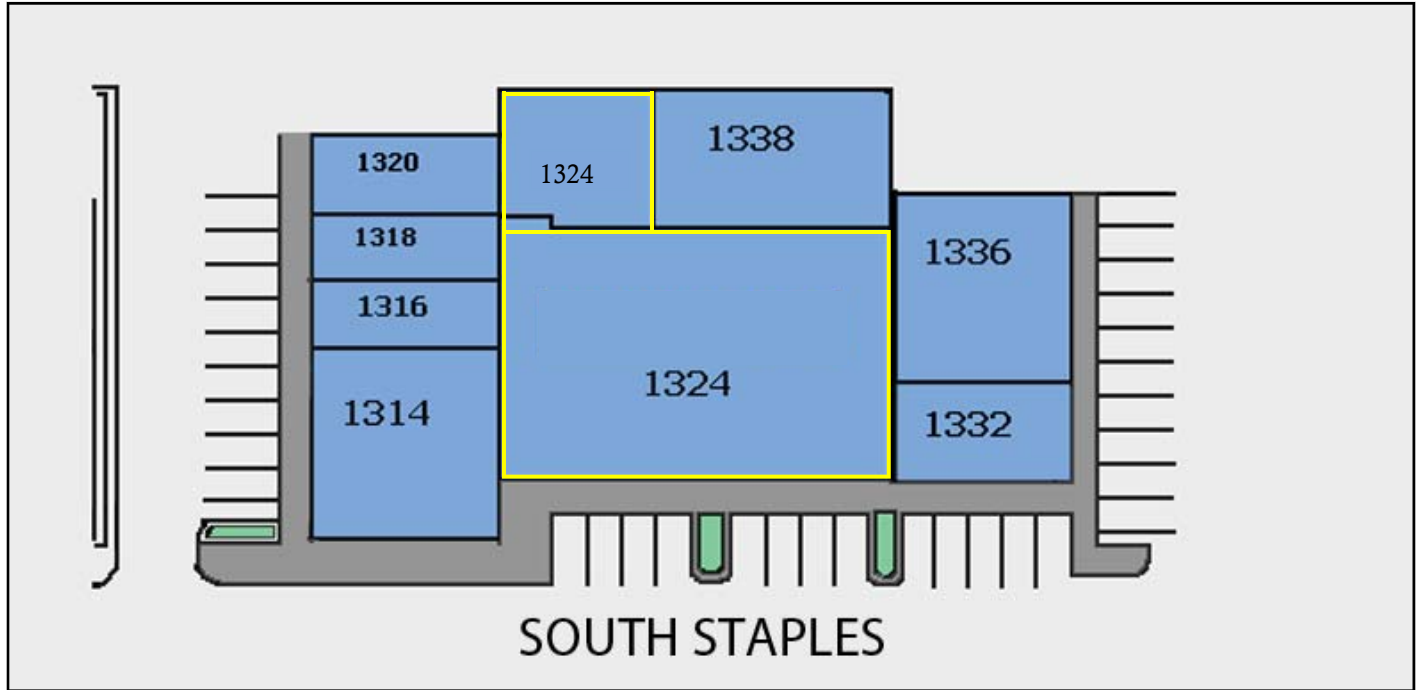
Unit	Size	Comments
1324	8,074	Large open retail floor plan

Property Highlights

- High visibility retail location
- Located near high traffic intersection at Morgan & Staples
- Near major medical and office districts.



LLR Staples
1300 S. Staples
Corpus Christi, Tx. 78404



1314 GrantWorks

1316 Bien Merite

1318 Matcha Konomi

1320 Law Firm

1324 Available 8,074 sq ft

1332 Taqueria La Perla

1336 Taqueria La Perla

1338 WKMC Architects



Demographic and Income Profile

1324 S Staples St, Corpus Christi, Texas, 78404 2
 1324 S Staples St, Corpus Christi, Texas, 78404
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 27.77833
 Longitude: -97.40152

Summary	Census 2010	2016	2021
Population	14,632	15,217	15,889
Households	5,777	6,063	6,377
Families	3,157	3,272	3,417
Average Household Size	2.37	2.35	2.34
Owner Occupied Housing Units	2,462	2,371	2,483
Renter Occupied Housing Units	3,315	3,693	3,894
Median Age	37.8	38.3	39.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.87%	1.63%	0.84%
Households	1.01%	1.58%	0.79%
Families	0.87%	1.52%	0.72%
Owner HHs	0.93%	1.52%	0.73%
Median Household Income	-0.33%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,594	26.3%	1,727	27.1%
\$15,000 - \$24,999	974	16.1%	956	15.0%
\$25,000 - \$34,999	709	11.7%	831	13.0%
\$35,000 - \$49,999	821	13.5%	796	12.5%
\$50,000 - \$74,999	759	12.5%	641	10.1%
\$75,000 - \$99,999	516	8.5%	614	9.6%
\$100,000 - \$149,999	373	6.2%	434	6.8%
\$150,000 - \$199,999	135	2.2%	170	2.7%
\$200,000+	181	3.0%	209	3.3%
Median Household Income	\$30,870		\$30,368	
Average Household Income	\$50,640		\$53,679	
Per Capita Income	\$21,246		\$22,493	

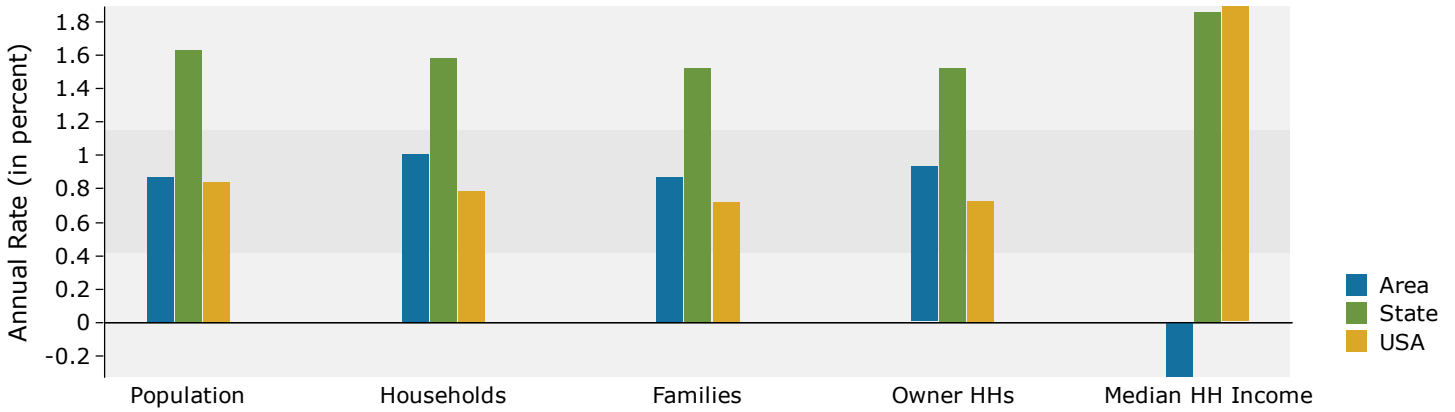
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	993	6.8%	992	6.5%	1,037	6.5%
5 - 9	931	6.4%	933	6.1%	954	6.0%
10 - 14	927	6.3%	931	6.1%	934	5.9%
15 - 19	958	6.5%	931	6.1%	937	5.9%
20 - 24	1,007	6.9%	1,071	7.0%	1,038	6.5%
25 - 34	1,973	13.5%	2,143	14.1%	2,173	13.7%
35 - 44	1,793	12.3%	1,821	12.0%	1,960	12.3%
45 - 54	2,168	14.8%	1,954	12.8%	1,880	11.8%
55 - 64	1,800	12.3%	1,994	13.1%	2,037	12.8%
65 - 74	976	6.7%	1,298	8.5%	1,649	10.4%
75 - 84	755	5.2%	748	4.9%	856	5.4%
85+	352	2.4%	401	2.6%	433	2.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,862	81.1%	12,160	79.9%	12,751	80.3%
Black Alone	445	3.0%	503	3.3%	548	3.4%
American Indian Alone	127	0.9%	145	1.0%	157	1.0%
Asian Alone	78	0.5%	97	0.6%	114	0.7%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	1,763	12.0%	1,916	12.6%	1,901	12.0%
Two or More Races	355	2.4%	393	2.6%	414	2.6%
Hispanic Origin (Any Race)	10,540	72.0%	11,327	74.4%	12,128	76.3%

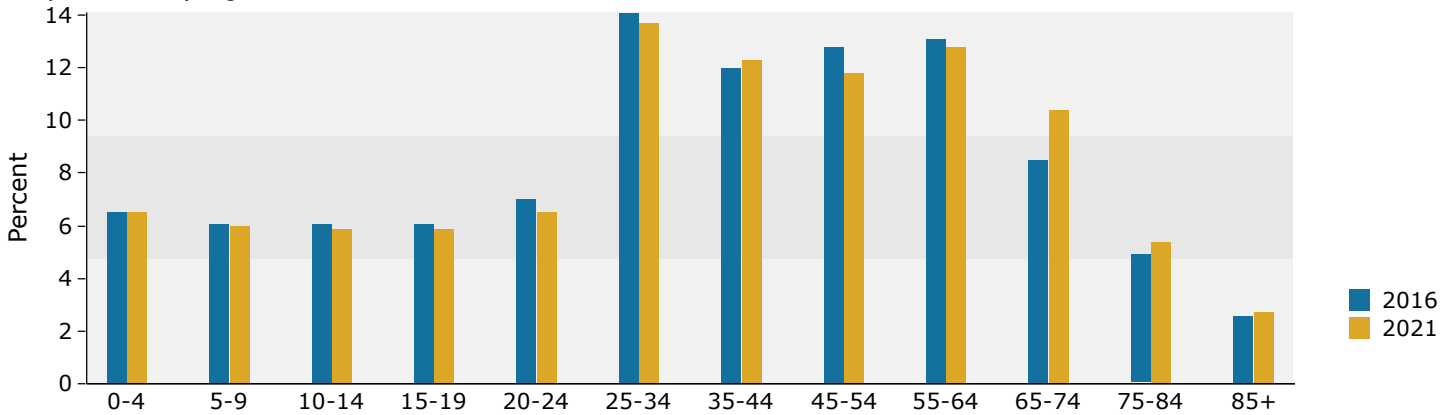
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

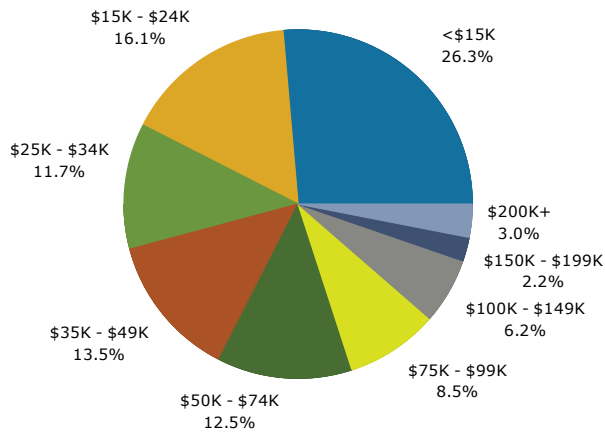
Trends 2016-2021



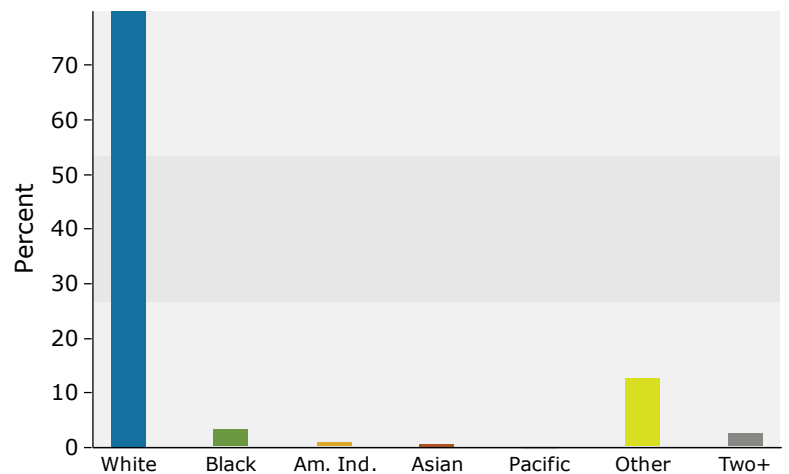
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 74.4%



Demographic and Income Profile

1324 S Staples St, Corpus Christi, Texas, 78404 2
 1324 S Staples St, Corpus Christi, Texas, 78404
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 27.77833
 Longitude: -97.40152

Summary	Census 2010	2016	2021
Population	84,955	87,942	91,808
Households	30,272	31,485	32,970
Families	19,918	20,541	21,409
Average Household Size	2.72	2.71	2.71
Owner Occupied Housing Units	16,501	16,096	16,683
Renter Occupied Housing Units	13,771	15,389	16,287
Median Age	36.1	36.7	37.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.86%	1.63%	0.84%
Households	0.93%	1.58%	0.79%
Families	0.83%	1.52%	0.72%
Owner HHs	0.72%	1.52%	0.73%
Median Household Income	-0.51%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	7,660	24.3%	8,355	25.3%
\$15,000 - \$24,999	4,763	15.1%	4,674	14.2%
\$25,000 - \$34,999	4,373	13.9%	5,007	15.2%
\$35,000 - \$49,999	4,639	14.7%	4,472	13.6%
\$50,000 - \$74,999	4,729	15.0%	4,162	12.6%
\$75,000 - \$99,999	2,522	8.0%	3,026	9.2%
\$100,000 - \$149,999	1,727	5.5%	2,008	6.1%
\$150,000 - \$199,999	452	1.4%	559	1.7%
\$200,000+	619	2.0%	708	2.1%
Median Household Income	\$32,004		\$31,199	
Average Household Income	\$47,348		\$49,669	
Per Capita Income	\$17,779		\$18,637	

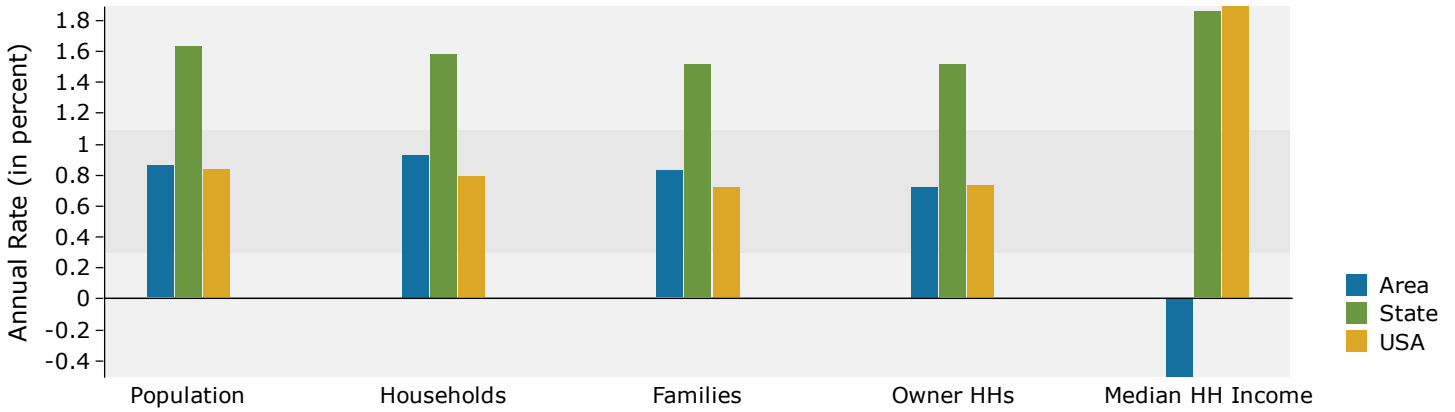
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,289	7.4%	6,218	7.1%	6,476	7.1%
5 - 9	6,175	7.3%	6,146	7.0%	6,176	6.7%
10 - 14	6,037	7.1%	6,074	6.9%	6,120	6.7%
15 - 19	6,049	7.1%	5,844	6.6%	5,875	6.4%
20 - 24	5,655	6.7%	6,050	6.9%	5,863	6.4%
25 - 34	11,120	13.1%	11,927	13.6%	12,120	13.2%
35 - 44	10,020	11.8%	10,143	11.5%	11,014	12.0%
45 - 54	12,110	14.3%	10,916	12.4%	10,398	11.3%
55 - 64	9,831	11.6%	10,886	12.4%	11,385	12.4%
65 - 74	5,791	6.8%	7,561	8.6%	9,250	10.1%
75 - 84	4,037	4.8%	4,118	4.7%	4,908	5.3%
85+	1,843	2.2%	2,058	2.3%	2,225	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,800	78.6%	68,310	77.7%	71,823	78.2%
Black Alone	4,125	4.9%	4,413	5.0%	4,692	5.1%
American Indian Alone	584	0.7%	664	0.8%	722	0.8%
Asian Alone	343	0.4%	409	0.5%	471	0.5%
Pacific Islander Alone	36	0.0%	43	0.0%	45	0.0%
Some Other Race Alone	11,101	13.1%	11,969	13.6%	11,852	12.9%
Two or More Races	1,966	2.3%	2,134	2.4%	2,203	2.4%
Hispanic Origin (Any Race)	65,533	77.1%	69,741	79.3%	74,380	81.0%

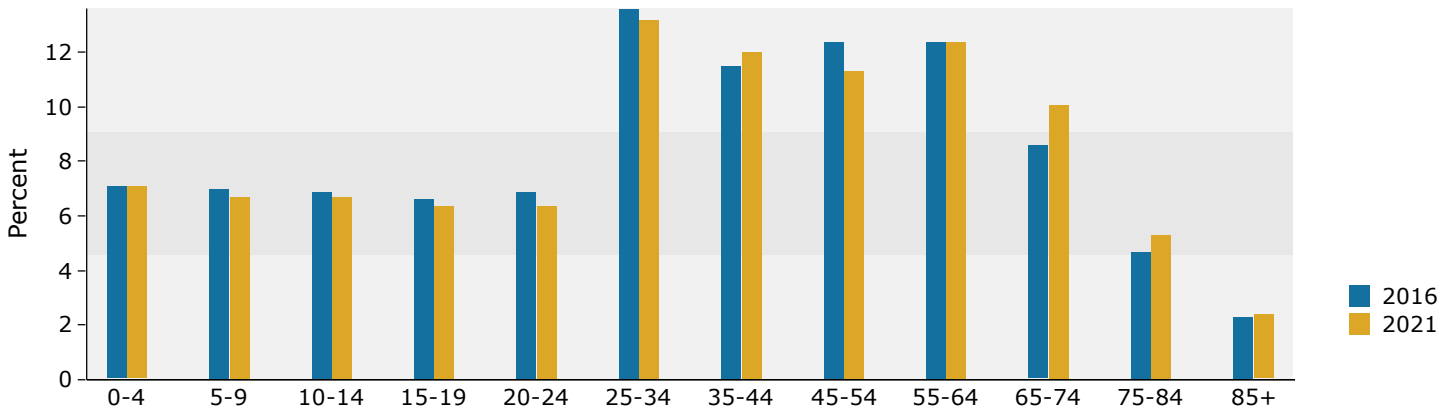
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

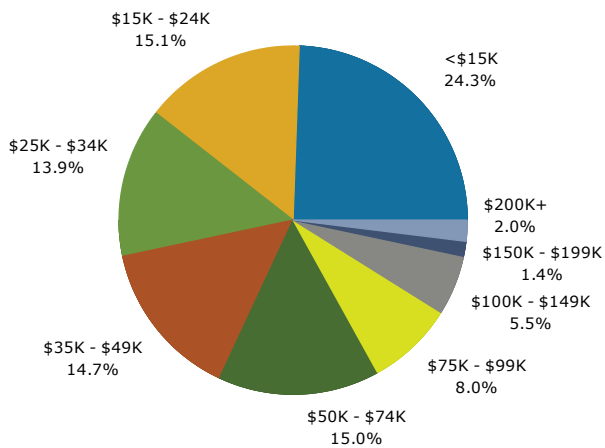
Trends 2016-2021



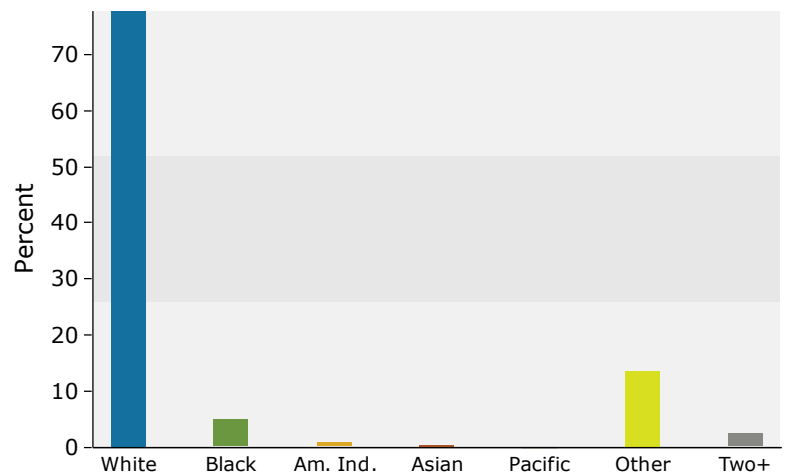
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 79.3%



Demographic and Income Profile

1324 S Staples St, Corpus Christi, Texas, 78404 2
 1324 S Staples St, Corpus Christi, Texas, 78404
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 27.77833
 Longitude: -97.40152

Summary	Census 2010	2016	2021
Population	150,605	157,209	164,905
Households	53,948	56,627	59,602
Families	36,191	37,703	39,522
Average Household Size	2.73	2.71	2.71
Owner Occupied Housing Units	30,806	30,314	31,494
Renter Occupied Housing Units	23,142	26,312	28,108
Median Age	35.6	36.1	37.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.96%	1.63%	0.84%
Households	1.03%	1.58%	0.79%
Families	0.95%	1.52%	0.72%
Owner HHs	0.77%	1.52%	0.73%
Median Household Income	-0.64%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	11,525	20.4%	12,613	21.2%
\$15,000 - \$24,999	8,346	14.7%	8,432	14.1%
\$25,000 - \$34,999	7,709	13.6%	8,901	14.9%
\$35,000 - \$49,999	8,602	15.2%	7,840	13.2%
\$50,000 - \$74,999	9,367	16.5%	8,483	14.2%
\$75,000 - \$99,999	5,209	9.2%	6,455	10.8%
\$100,000 - \$149,999	3,761	6.6%	4,423	7.4%
\$150,000 - \$199,999	968	1.7%	1,165	2.0%
\$200,000+	1,140	2.0%	1,289	2.2%
Median Household Income	\$35,921		\$34,781	
Average Household Income	\$51,190		\$53,859	
Per Capita Income	\$19,137		\$20,134	

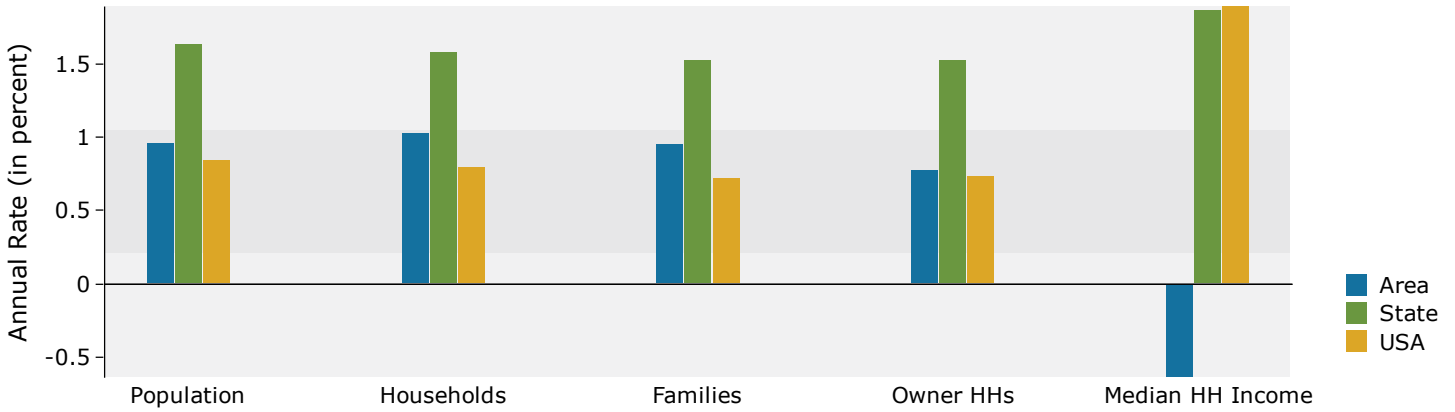
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,940	7.3%	10,983	7.0%	11,532	7.0%
5 - 9	11,089	7.4%	10,905	6.9%	11,004	6.7%
10 - 14	10,801	7.2%	10,860	6.9%	10,972	6.7%
15 - 19	10,868	7.2%	10,540	6.7%	10,705	6.5%
20 - 24	10,457	6.9%	11,369	7.2%	11,074	6.7%
25 - 34	19,992	13.3%	21,893	13.9%	22,869	13.9%
35 - 44	17,674	11.7%	18,176	11.6%	19,877	12.1%
45 - 54	21,169	14.1%	19,192	12.2%	18,422	11.2%
55 - 64	17,488	11.6%	19,369	12.3%	20,001	12.1%
65 - 74	10,106	6.7%	13,303	8.5%	16,196	9.8%
75 - 84	7,031	4.7%	7,234	4.6%	8,587	5.2%
85+	2,991	2.0%	3,386	2.2%	3,668	2.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	118,598	78.7%	122,026	77.6%	128,624	78.0%
Black Alone	7,754	5.1%	8,394	5.3%	8,985	5.4%
American Indian Alone	1,031	0.7%	1,175	0.7%	1,287	0.8%
Asian Alone	931	0.6%	1,118	0.7%	1,309	0.8%
Pacific Islander Alone	65	0.0%	76	0.0%	81	0.0%
Some Other Race Alone	18,635	12.4%	20,464	13.0%	20,489	12.4%
Two or More Races	3,590	2.4%	3,956	2.5%	4,130	2.5%
Hispanic Origin (Any Race)	110,505	73.4%	119,365	75.9%	128,464	77.9%

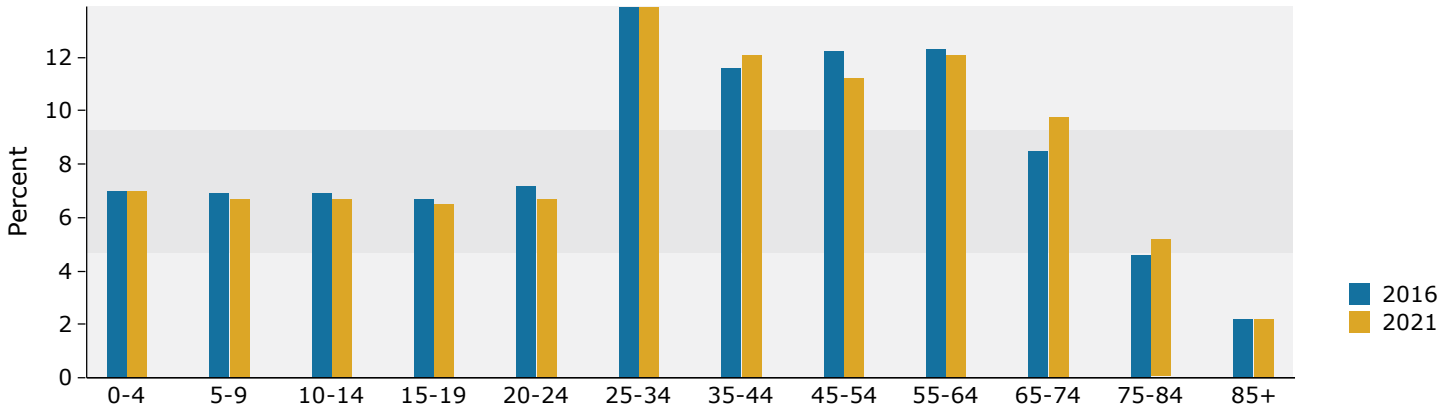
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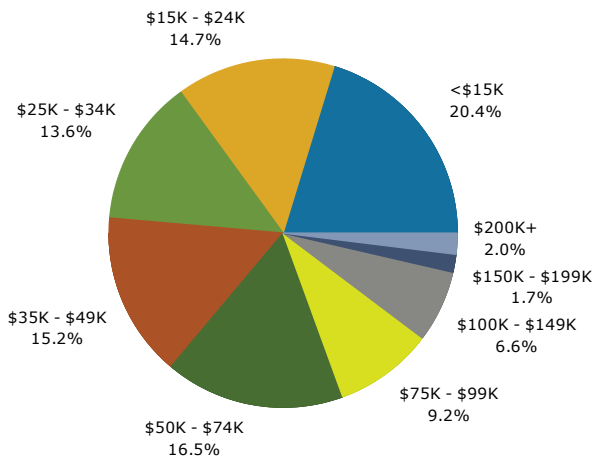
Trends 2016-2021



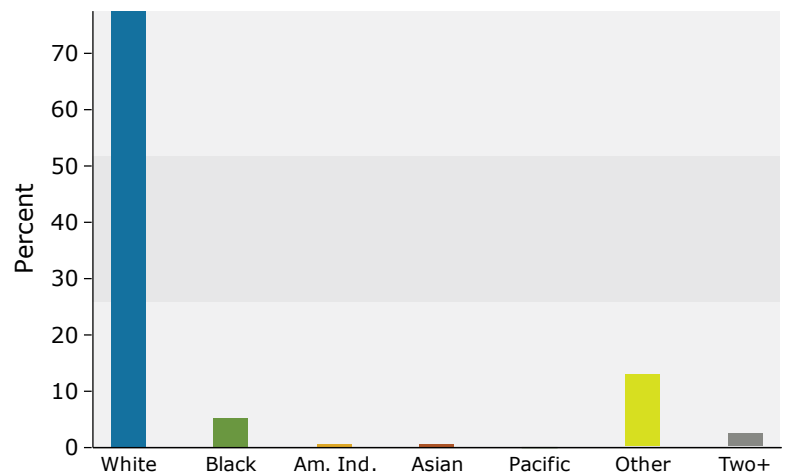
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 75.9%