



The Woodmont Company



Sunrise Mall CORPUS CHRISTI, TEXAS

EXECUTIVE SUMMARY:

- » Address: 5858 South Padre Island Drive ▪ Corpus Christi, TX 78412 » Year Built: 1981
- » Price: \$7,500,000 / \$18.50 per SF » Property GLA : 405,252 SF » Land Acres : 18.938 acres

PROPERTY DESCRIPTION:

Sunrise Mall is a two-story, enclosed regional mall located at the northwest corner of the intersection of State Highway 358 (South Padre Island Drive) and Airline Road in the City of Corpus Christi, Texas.

Sunrise Mall was originally constructed in 1981 and remains one of Corpus Christi's only two regional malls. It is anchored by Sears, Burlington Coat Factory, Wilcox Furniture, Steinmart, Mervyn's (dark) and a seven screen movie theater. The total gross building area for the entire mall, including anchors, is approximately 930,538 square feet and is situated on approximately 34.55 acres of land.

The in-line portion of the Mall, former Mervyn's building, and parking structures were recently foreclosed upon by the lender and are being offered independently of the remaining anchor spaces, which are owned by others. The portion of the mall to be sold contains approximately 405,252 square feet of gross leasable area and is situated on approximately 18.938 acres of land.

Located in the southern portion of the Corpus Christi area this Mall provides excellent access and visibility to South Padre Island Drive, the primary northeast/southwest thoroughfare in the Corpus Christi region. Traffic counts along South Padre Island Drive are reported to be 154,630 vehicles per day with Airline Road reporting over 30,000 vehicles per day. The property is also located along the predominant retail corridor in the Corpus Christi area and is adjacent to the La Palmera Mall (formerly the Padre Staples Mall), which is currently in the process of a major redevelopment into an upscale lifestyle retail center.

The mall offers ample parking provided by a combination of surface parking and two parking garages. These parking areas provide 4,378 parking spaces, with a parking ratio of 5.54:1,000 GLA.

CONTACT: Brad Cruickshank » 817.377.7740 » bcruickshank@woodmont.com





The Woodmont Company

DALLAS | FORT WORTH | HOUSTON

Building solid relationships one location at a time...



Sunrise Mall

CORPUS CHRISTI, TEXAS

Google



CONTACT: Brad Cruickshank » 817.377.7740 » bcruckshank@woodmont.com

The information contained herein was obtained from sources believed reliable; However, The Woodmont Company makes no guarantees, warranties, or representations as to the completeness or accuracy therefore. The presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

