



# BARTLETT SQUARE PLAZA

7601 BARTLETT AVE. LAREDO, TEXAS 78041

FOR LEASE | AVAILABLE Q4 2025



FOR MORE INFORMATION CONTACT:

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# Bartlett Square Plaza

## PROPERTY OVERVIEW

ARIVA Group proudly presents Bartlett Square Plaza, a premier retail development located on Bartlett Avenue in Laredo, Texas. Ideally situated between Bartlett and Del Mar, this dynamic new plaza stands as the closest and most convenient shopping destination in the area.

Bartlett Square Plaza offers a unique opportunity for businesses to establish a presence in a rapidly growing community with increasing residential and commercial momentum. Featuring modern architecture and versatile, thoughtfully designed spaces, it's the perfect setting for restaurants, boutiques, service providers, and professional offices.

Its prime location near well-established neighborhoods ensures consistent foot traffic, strong visibility, and long-term growth potential for your business.



## PROPERTY OVERVIEW

Total Space Available:	18,538 SF
Minimum Divisible:	1,456 SF
Property Type:	Retail
Year Built:	Under Construction

## PROPERTY HIGHLIGHTS:

- Prime Location: Retail center on Bartlett Avenue, Laredo, TX — the closest shopping destination between Bartlett and Del Mar
- High Traffic Potential: Strategically positioned to attract local and through-traffic as the area expands
- Versatile Leasing Options: Ideal for restaurants, boutiques, fitness centers, and service providers
- Customizable Spaces: Flexible unit sizes and layouts tailored to suit various business needs
- Ample Parking: Generous parking space to accommodate shoppers and diners
- A fresh, dynamic environment for tenants and visitors alike

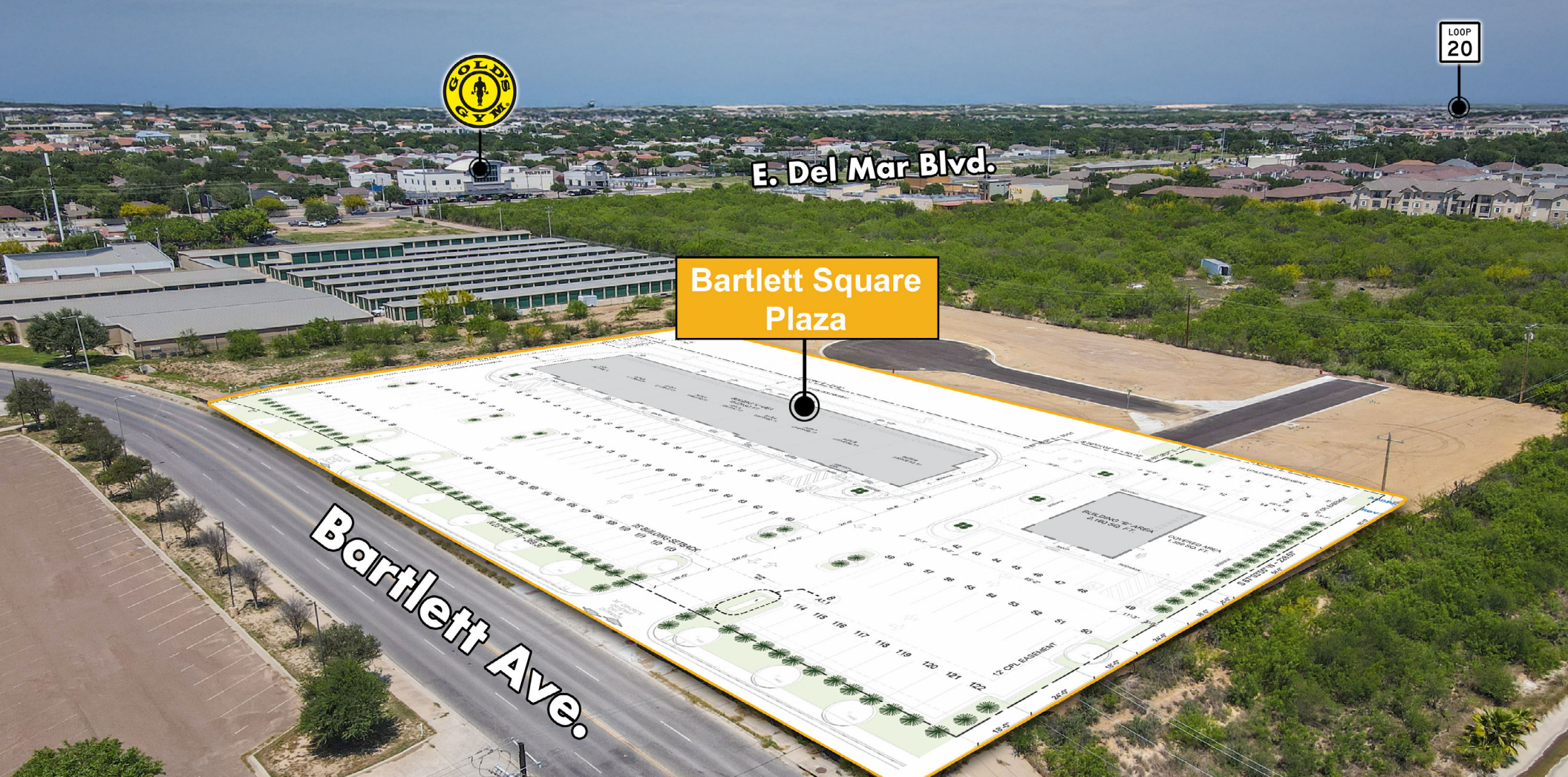
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PROPERTY AERIAL



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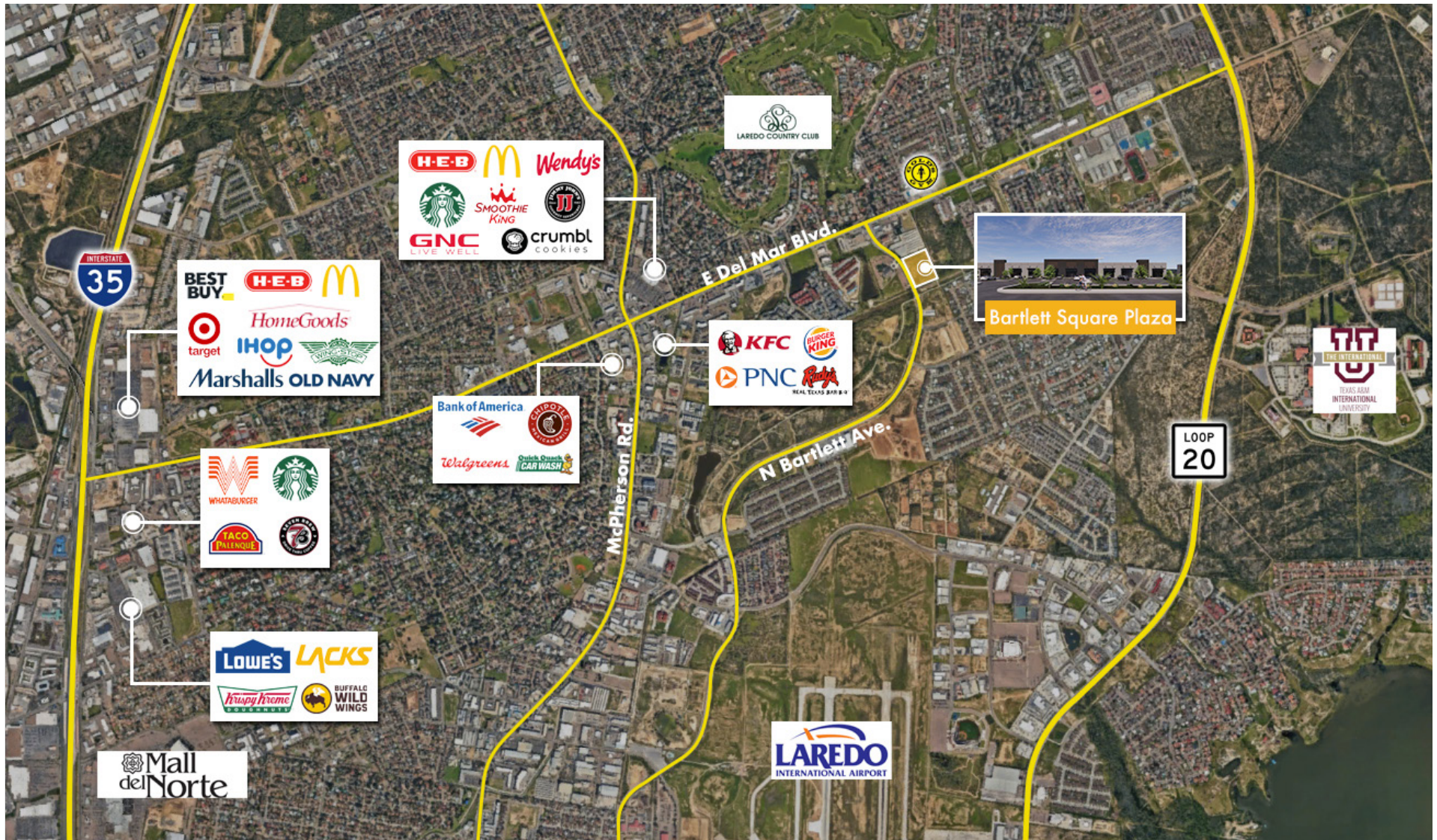
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## PROPERTY LOCATION



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## PROPERTY SITE PLAN





# Bartlett Square Plaza

## PROPERTY DEMOGRAPHICS



POPULATION

**69K+**  
3 MILE RADIUS



AVERAGE HH INCOME

**\$103K+**  
3 MILE RADIUS

### POPULATION

**1 MILE 3 MILE 5 MILE**

11,699 69,535 151,908

### AVERAGE HH INCOME

**1 MILE 3 MILE 5 MILE**

\$119,295 \$103,960 \$81,096

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