MCALLEN, TEXAS
Redefining Luxury Shopping in South Texas.

La Plaza Mall consistently ranks as one of the highest grossing malls in the US. Located just north of the Mexican border, this top-performing center is undergoing a multimillion-dollar redevelopment that will further define its status as the ultimate shopping destination in South Texas.

The center will add 40 stores, four junior anchor stores, and five restaurants with its 230,000-square-foot expansion scheduled to debut in November 2017. As part of the expansion, the center will undergo a cosmetic renovation including a new dramatic feature court, a new play area, skylights, all-glass entrances, upgraded finishes, new flooring, and improved customer amenities such as soft-seating areas and refurbished restrooms.

In addition, a pair of three-level parking garages will make room for 2,000 vehicles providing ample parking space for customers.
KEY
- PROPOSED JUNIOR ANCHORS
- PROPOSED NEW RETAIL
- PROPOSED RESTAURANTS
- PROPOSED PARKING DECKS
- EXISTING DEPARTMENT STORES
- EXISTING RETAIL
- EXISTING OUTLOT
McAllen is located in the heart of the Rio Grande Valley of South Texas only five miles from the US/Mexico border. La Plaza Mall is the area’s premier shopping, dining, and entertainment destination.

— McAllen leads the way as the largest city in one of the fastest growing metro areas in the nation according to the US Bureau of Labor Statistics.

— The city ranks second to Houston in retail sales per household and per capita.

— McAllen is a gateway to Mexico with two international crossings, the Anzalduas International Bridge and the Hidalgo-Reynosa International Bridge.

— The Hidalgo-Reynosa Bridge connects McAllen and Hidalgo to downtown Reynosa, Mexico and the Anzalduas International Bridge links McAllen to west Reynosa, Mexico, and the express route to Monterrey.

— McAllen Convention Center, located in the heart of the Rio Grande Valley, features 174,000 square feet of meeting space and a 60,000-square-foot exhibit hall.

— McAllen Performing Arts Center presents a variety of nationally recognized music theatre productions to the people of South Texas and northern Mexico.
La Plaza Mall is known throughout the region as the destination for luxury shopping in South Texas. The redevelopment will further enhance its status as the premier shopping center for the region.

— La Plaza Mall draws from a consumer base of more than 10 million people within a 200-mile radius including international shoppers from the Mexican states of Nuevo Leon, Tamaulipas, San Luis Potosi and Mexico City.

— The center features more than 150 specialty stores.

— La Plaza Mall attracts millions of visitors annually.
Anchored by Four Department Stores
Dillard’s, Macy’s, Macy’s Home & Children’s Store, JCPenney

Square Footage
La Plaza Mall spans more than one million square feet and is visited by more than 18 million guests each year.

One Level
Boasting more than 150 specialty stores.

Restaurants
Home to 500+ seating capacity La Plaza Cafés food court featuring unique-to-market food offerings.

Many fine brands have chosen La Plaza Mall as their preferred location in the South Texas market.

— Coach
— GUESS
— L’Occitane
— Marciano
— Oakley
— Pandora
— Swarovski
— Victoria’s Secret
An exceptional mix of dining destinations offers a unique experience for both locals and tourists.

La Plaza Cafés offers shoppers ten delicious options to please even the most discerning palates.
La Plaza Mall is ideally located at the intersection of Interstate 2 and 10th Street in McAllen, Texas.

— Interstate 2 is the main commercial corridor running east and west through McAllen, and 10th Street is one of the most traveled north-south connectors in the city.

— The property is located in close proximity to 23rd Street (SR115), the primary border crossing with Mexico.

— Three nearby international bridges carry tens of thousands of vehicles into La Plaza Mall’s trade area every day.

Information as of 5/1/17. Source: SPG Research; trade area demographic information per STI: PopStats (2016).
With Reynosa, Mexico just minutes away, La Plaza Mall enjoys a significant influx of Mexican Nationals.

— Approximately 40% of the shopper base is from Mexico.

— Mexican Nationals account for more than double the sales of the local shopper.

— The center is adjacent to the McAllen-Miller International Airport that offers daily nonstop flights to Dallas, Houston, Las Vegas, Mexico City, and Orlando.
WICHITA AVE.

LA PLAZA MALL

SR 336 / S. 10TH ST.

DILLARD'S

JCPENNEY

MACY'S HOME & CHILDREN'S STORE

S. BICENTENNIAL BLVD.

UVALDE AVE.

MACY'S

MCALLEN/MILLER INTERNATIONAL AIRPORT

SAVANNAH AVE.

EXPANSION WING

AERIAL OVERVIEW
La Plaza Mall presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

Mike Katz  
(317) 685-7347  
mkatz@simon.com
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