LAS COLINAS VILLAGE

**861-975 W JOHN CARPENTER FWY
IRVING, TX 75039**

RETAIL AND OFFICE PROPERTY FOR LEASE

CHRIS MUNCY

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PROPERTY DESCRIPTION

Las Colinas Village is a dining and entertainment destination with an 18-hour customer base serving the daytime workforce for business lunches and services along with the restaurants for happy hour and nightlife.

PROPERTY HIGHLIGHTS

- Las Colinas has seen a 21.6% population increase since the 2010 Census and has been in the top 5 best performing submarkets in the DFW MSA.
- Las Colinas is a master planned community that consists of over 40 residential neighborhoods and is home to over 53 Fortune 500 Companies and Five Global Headquarters.
- Las Colinas Village is conveniently located six miles from DFW Airport and 11 miles from Dallas Love Field Airport.

OFFERING SUMMARY

Available SF:	1,450-3722 SF
Building Size:	104,915 SF
Vehicles Per Day	110,000 Highway 114 and 39,594 via MacArthur Boulevard
Major Tenants:	Starbucks, Massage Envy, Hudson House, City Vet, Nail Lounge, Chop Shop Las Colinas, Jam + Toast, Concer

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	$116,657	$123,392	$110,048
Total Population	12,657	105,983	240,366
Total Households	5,508	45,954	94,108

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LAS COLINAS VILLAGE

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BOARDROOM

PALM BEACH TAN

Concentra

THE RESERVE

EUROPEAN WAX CENTER

ME Massage Envy

H&R BLOCK

Chop Shop Las Colinas

STARBUCKS COFFEE

W MACARTHUR BLVD

2,182 SF

2,100 SF

Social Game Club

CUBE

2,448 SF

5,834 SF

THE A.F.G

HUDSON HOUSE
restaurant + raw bar

W FRONTAGE ROAD

THE RANCH

Aspire ALLERGY & SINUS

CityVet

W JOHN CARPENTER HWY
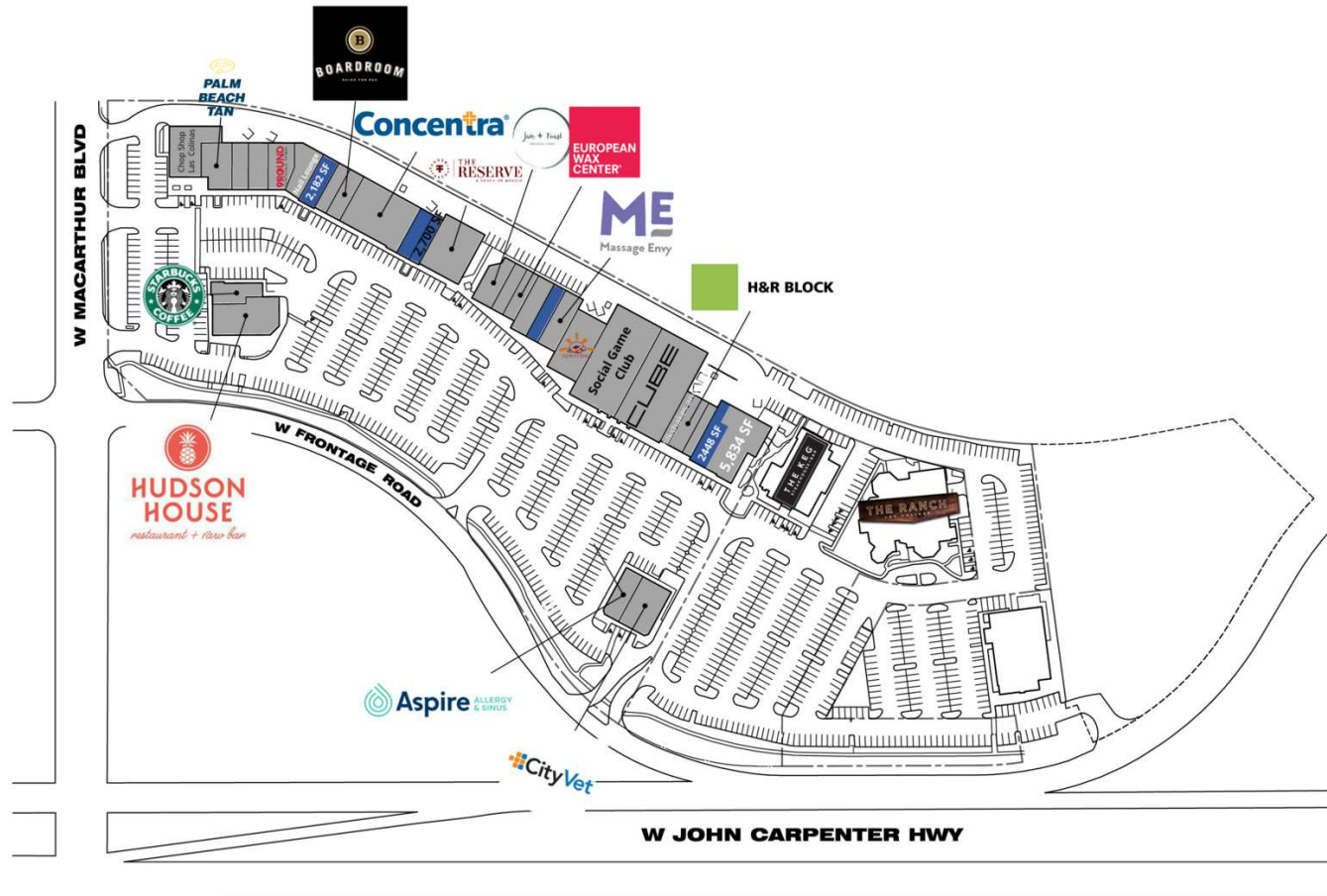
LEGEND

Available

Unavailable

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PALM BEACH TAN

9ROUND KICKBOXING FITNESS

Concentra

THE RESERVE

Jam + Toast BREAKFAST + COFFEE

SUNSTONE

H&R BLOCK

BOARDROOM SALON FOR MEN

STARBUCKS COFFEE

HUDSON HOUSE

CityVet
Happy people. Healthy pets.

N. MacArthur BLVD 39,594 VPD

DFW International Airport 6.4 Miles

114 TEXAS 110,000 VPD

Google Earth Studio

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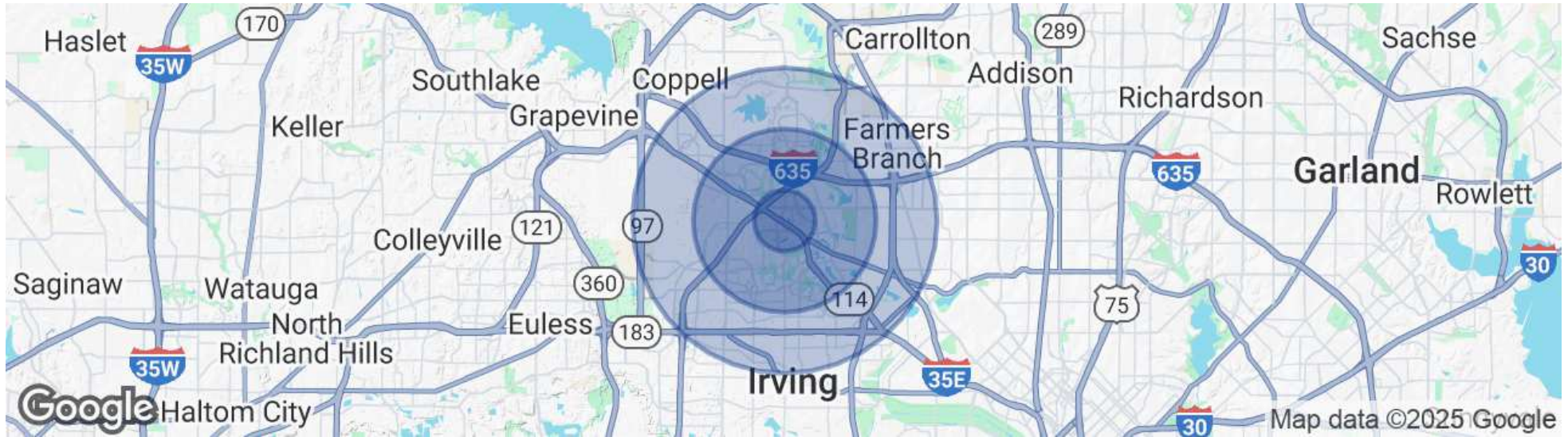p: 214.770.5220

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,657	105,983	240,366
Average Age	29.8	32.2	32.0
Average Age (Male)	30.2	32.9	32.0
Average Age (Female)	29.1	31.7	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,508	45,954	94,108
# of person per HH	3.15	3.23	3.37
Average HH Income	$116,657	$125,392	$110,048
Average house value	$563,480	$441,397	$369,387

Demographic data derived from 2023 ESRI

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