

FOR LEASE

3615 N. Belt Line Road, Suite 100
Sunnyvale, TX 75182

1,000 - 2,900 SF



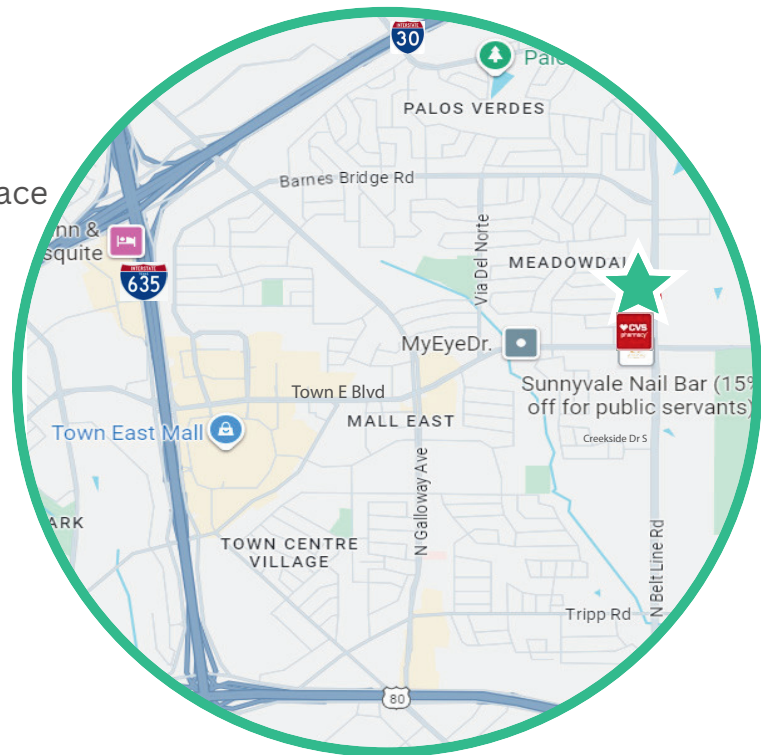
PROPERTY INFORMATION

TYPE Storefront Office/Retail

AVAILABILITY Suite 100 - 1,000 - 2,900 SF Shell Space

SIGNAGE Building Signage Available

- LOCATION
- Busy retail thoroughfare - next door to CVS
 - Approximately 5 minutes from Town East Mall
 - Close to Highway 80 and Highway 635
 - Minutes away from Baylor Sunnyvale and Dallas Regional Medical Center



SANOBER SYED | (972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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AREA MAP

This property is ideally situated in a growing area including a new expansion on the south east corner of Belt Line and Town East Blvd, called Gateway Park. It is a 240,000-square-foot development anchored by a newly opened 59,000 square foot Tom Thumb grocery store. The development will also include the Athletic Club, soccer fields, a pickleball facility and more. The Town of Sunnyvale is business-friendly and dedicated to providing amenities valued and needed by its residents.



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MARKET OVERVIEW & DEMOGRAPHICS

The town of Sunnyvale is located in far eastern Dallas County approximately 15 miles east of downtown Dallas, it is bordered by Mesquite and Garland to the west/north, Kaufman County to the south, and Lake Ray Hubbard to the east. Sunnyvale is experiencing steady but controlled growth, with its population rising 20% from about 7,800 in 2020 to roughly 9,300 by 2026, driven by its location within the fast-growing Dallas Fort Worth region and its appeal as a high-income suburban community (texasdemographics.com). This population expansion is accompanied by gradual economic development focused on retail and infrastructure rather than heavy industry, as the town works to expand local services, capture resident spending, and support new housing while maintaining its low-density, affluent character.

2025 Population

2 miles	35,283
5 miles	251,036
10 miles	963,681

2025 Households

2 miles	12,860
5 miles	84,795
10 miles	328,722

2025 Avg Household Income

2 miles	\$99,386
5 miles	\$87,543
10 miles	\$98,525

2025 Traffic Counts

N Belt Line Rd / Creekside Dr S	23,664
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Lion's Gate Medical

2-10-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Lion's Gate Commercial Medical LLC	9010229	sanober@lionsgatemedical.com	(972)737-2503
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanober Sofia Syed	576984	sanober@lionsgatemedical.com	(972)707-1171
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Sanober Syed

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