

LAS COLINAS VILLAGE Irving, TX 75039



MARKET ANALYSIS

104,915 square feet of Class A Retail at the NEC of John W. Carpenter Frwy and North MacArthur Blvd. in the affluent well-educated Las Colinas.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Daytime Population:	31,787	159,878	389,368
2023 Population:	12,657	105,983	240,366
Annual Population Growth:	1.85%	2.055%	1.52%
2023 Average Household Income:	\$116,657	\$125,392	\$110,048

LEASING
WHITESTONE REIT

Julia O'Hickey

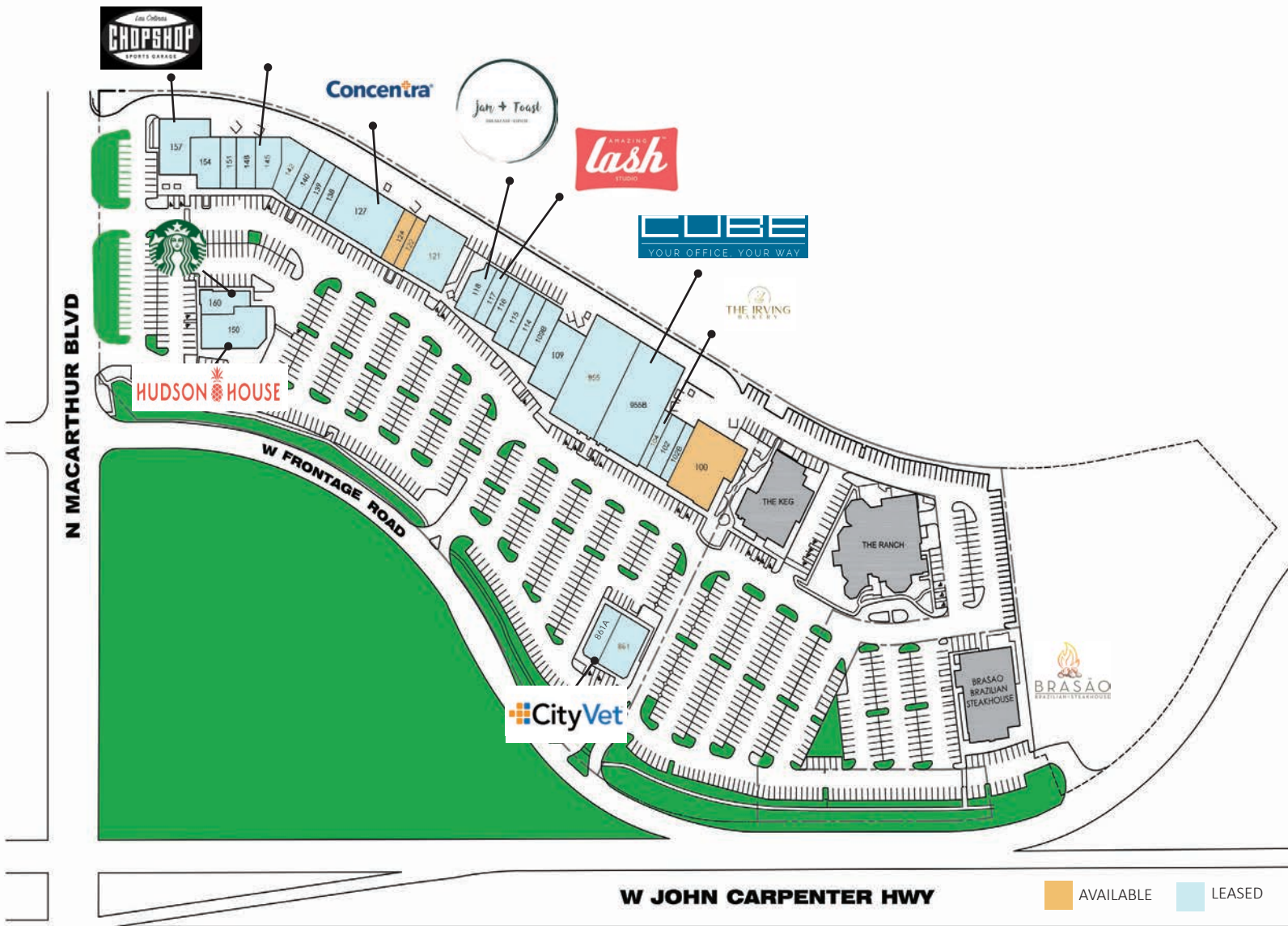
469.400.6374

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LAS COLINAS VILLAGE

📍 861-875 W. John Carpenter Frwy. & 5904-5910 W. MacArthur Blvd. | Irving, TX 75039



SPACE	TENANT	SF
100	AVAILABLE	8,061
102	H&R Block	2,568
102B	Milkshakes & More	1,450
104	The Irving Bakery	520
109	Sunstone Yoga	4,234
109B	Massage Envy	3,200
114	Modern Acupuncture	1,783
115	Dr. Anup Naik, DDS	2,280
116	European Wax Center	1,680
117	Amazing Lash Studio	1,499
118	Jam + Toast	2,273
121	Taqueria Taxco Reserve	5,506
122 & 124	AVAILABLE Jan 2025	2,700
127	Concentra	7,328
138	The Boardroom Salon for Men	2,085
139	Tazikis	1,497
140	Coporate America FCU	2,182
142	Nail Lounge	3,722
145	9 Round Kickboxing	1,309
148	Identity Eyecare	2,079
150	Hudson House	5,200
151	Noodles & Dumplings	1,819
154	Palm Beach Tan	3,000
157	The Chop Shop	4,396
160	Starbucks	2,295
861	City Vet	3,463
861A	Aspire Allergy	2,781
955B	Cubexec of Las Colinas	11,921
955A	TCH Social	12,104

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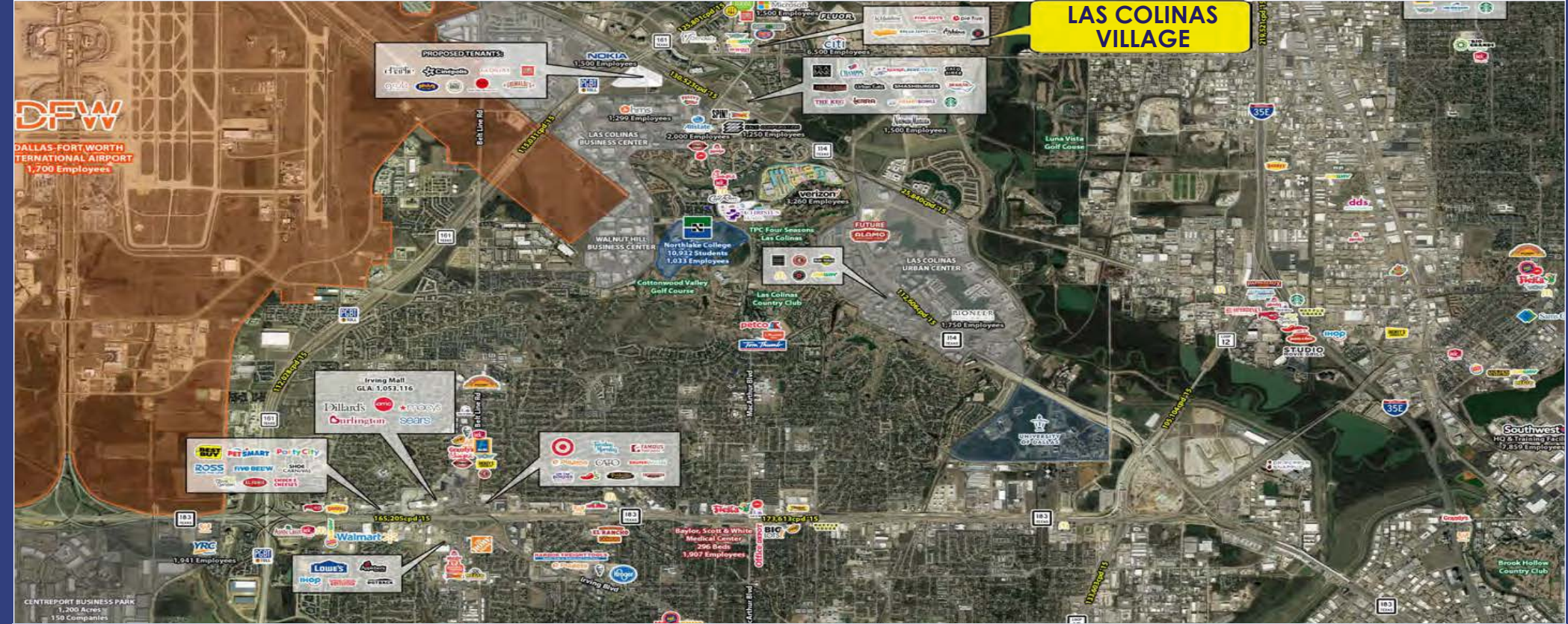


Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

THE NEIGHBORHOOD

Las Colinas Village is one of the best positioned retail centers offering access to the best neighborhoods via MacArthur Blvd and super-regional draw via HW114. Collectively just under 200,000 CPD at the intersection and un-parallel visibility from HW114. Immediate adjacency to McKesson, Fluor, Citi, AT&T, Microsoft, Wells Fargo, Christus Health and more major offices offers unusually high daytime stats to a traditionally suburban market.





WHITESTONE REIT
Creating Communities in Our Properties™

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