

LAS COLINAS VILLAGE

861-975 W JOHN CARPENTER FWY
IRVING, TX 75039

RETAIL AND OFFICE PROPERTY FOR LEASE

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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:	1,499 - 2,781 SF
Building Size:	104,915 SF
Vehicles Per Day	110,000 via Highway, 114 39,594 via MacArthur Boulevard, 39,594 via MacArthur Boulevard
Major Tenants:	Starbucks, Massange Envy, Hudson House,, Chop Shop Las Colinas, Jam + Toast, Concen

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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LEGEND

Available

Unavailable

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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.



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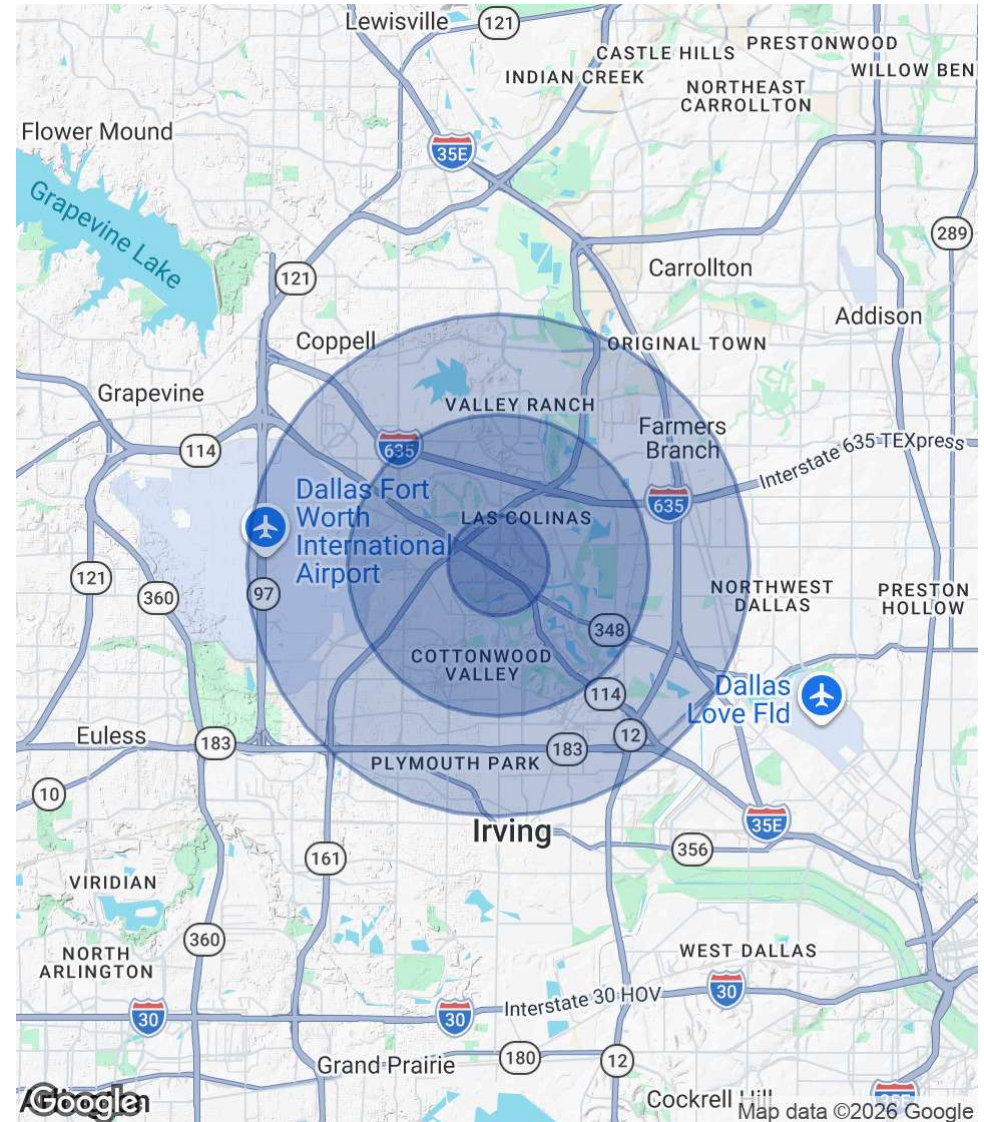
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12	105	240
Average Age	29.8	32.2	32.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5	45	94
# of Persons per HH	3.15	3.23	3.37
Average HH Income	\$116	\$125	\$110
Average House Value	\$609,014	\$403,833	\$317,331

2020 American Community Survey (ACS)



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