



# OAKRIDGE PLAZA | 3112-3212 N JUPITER RD, GARLAND, TX 75044

## Features

Oakridge Plaza is a renovated 74,757 SF retail center anchored by Cali Saigon Mall and is located at the northeast corner of Belt Line Road and Jupiter Road. [oakridge-plaza.com](http://oakridge-plaza.com)

- Excellent ingress/egress
- Highly visible monument sign
- High traffic intersection

## FOR LEASE

**TOTAL SF:** 74,757  
**AVAILABLE SF:** 15,438  
**MIN CONTIGUOUS SF:** 692  
**MAX CONTIGUOUS SF:** 3,500  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$7.08 PER SF/YR EST.

## Traffic Counts

Belt Line Road	31,676 VPD
N Jupiter Road	40,009 VPD

## Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		18,738	144,944	361,561
Total Households		7,039	52,495	135,816
Average Household Income		\$98,073	101,928	107,254
Total Daytime Population		13,320	151,036	405,599

## Area Retailers & Businesses



### Matt Luedtke

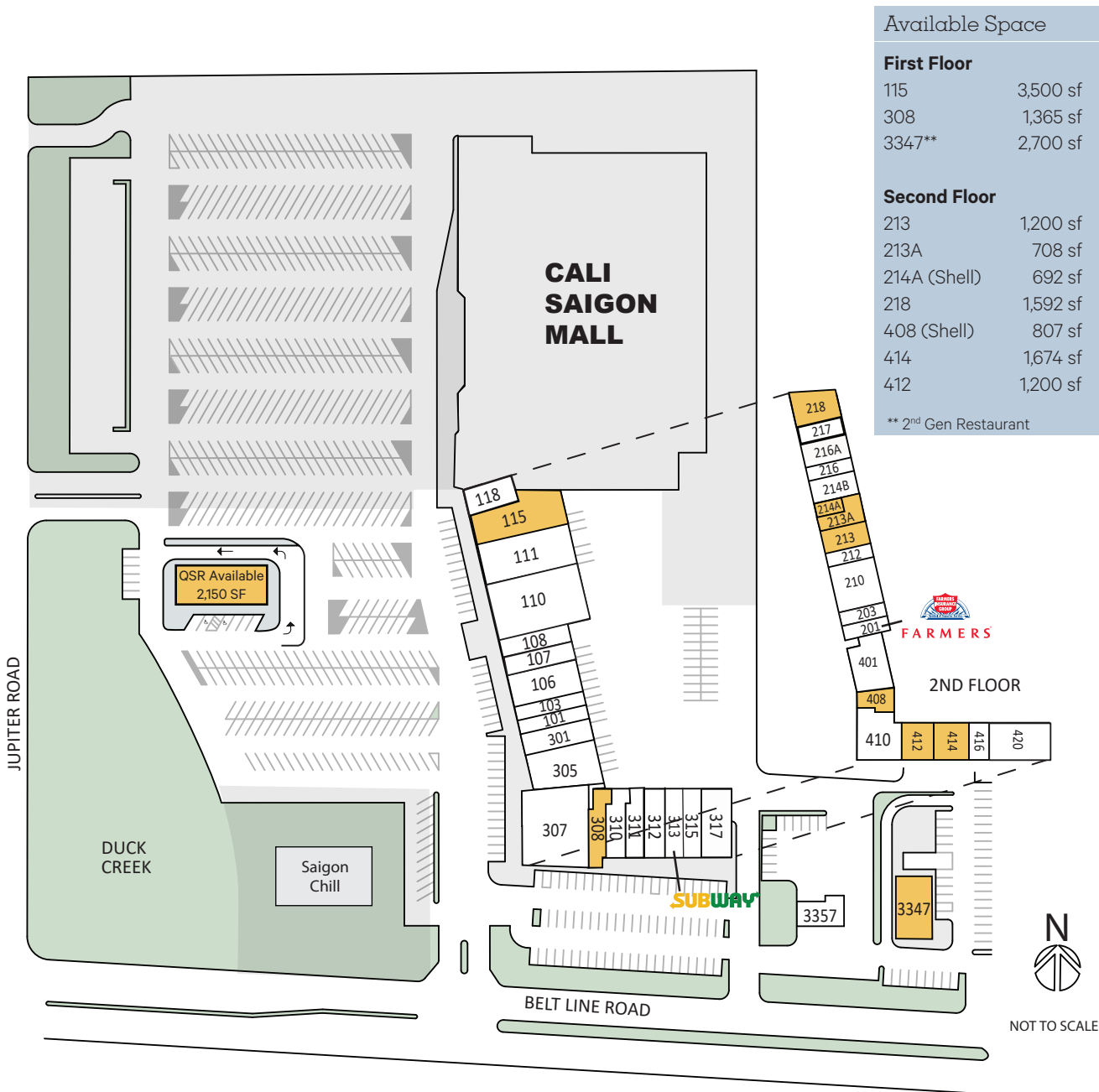
Vice President  
 214.720.6605  
[mluedtke@weitzmangroup.com](mailto:mluedtke@weitzmangroup.com)

### Maxwell Johnston

Associate  
 214.954.0600  
[mjohnston@weitzmangroup.com](mailto:mjohnston@weitzmangroup.com)

# OAKRIDGE PLAZA SHOPPING CENTER

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## Current Tenants

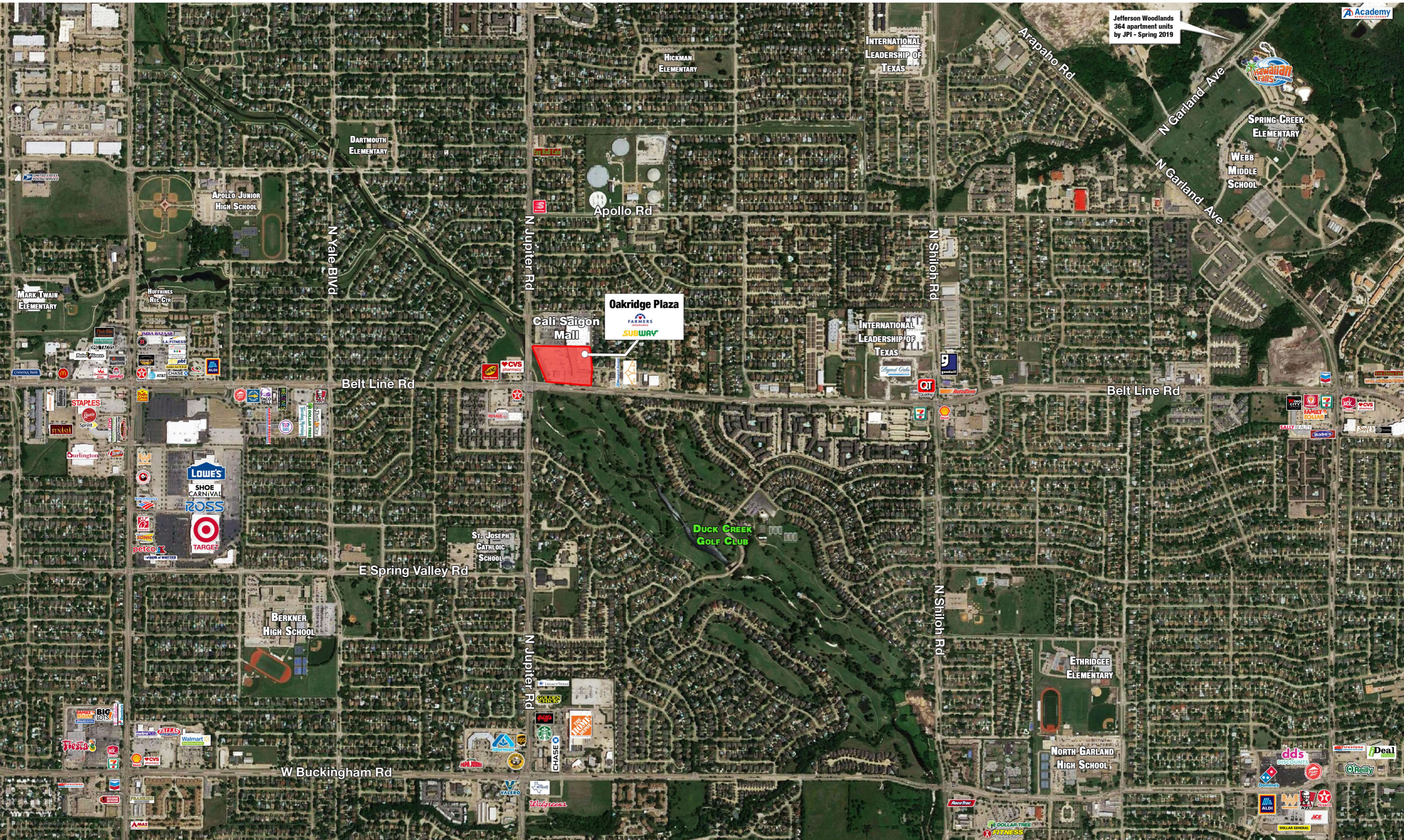
101	Art Bakery	1,250 sf
103	Blue Sky Salon	1,125 sf
106	Top Nail Supply	2,590 sf
107	Top Nail Supply	1,650 sf
108	Mango Tropical	1,500 sf
110	Isingtec Furniture/Karaoke	6,000 sf
111	Banh Mi So 1	4,875 sf
118	Oura	968 sf
201	Farmers Insurance	750 sf
203	KJ Locksmith	700 sf
210	Nguyen Dentistry	2,700 sf
212	My Viet, Inc.	750 sf
214B	SOL Nails	1,400 sf
216	360 Insurance	750 sf
216A	Lawyer Club, Inc	1,375 sf
217	US-BD Driving School	750 sf
301	Sai Gon Cha Lua	1,559 sf
305	NamHua	2,850 sf
307	BBQ King	6,070 sf
310	Dr. Alex Pham, Chiropractor	1,430 sf
311	Boba Heaven	1,230 sf
312	The Lash Supply	1,095 sf
313	Subway	1,365 sf
315	Foot Spa	1,867 sf
317	VIETV	2,843 sf
401	Golden Tiger Taekwondo	2,060 sf
410	Ultimate Tax Service	2,060 sf
416	Happy Hair Salon	923 sf
420	Dai An Insurance Agency	2,700 sf
3357	Oil Depot	1,936 sf

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**weitzman**<sup>®</sup>



Jefferson Woodlands  
364 apartment units  
by JPI - Spring 2019

Oakridge Plaza  
FARMERS INSURANCE  
SUBWAY

Cali Saigon Mall

# 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 on 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.

**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.

**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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Matthew Edwin Luedtke

Sales Agent/Associate's Name

501594

License No.

mluedtke@weitzmangroup.com

Email

214-720-6605

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

