

# ALESIO URBAN CENTER

IRVING, TX | 385 E. LAS COLINAS BOULEVARD



- Multi-family ground floor retail located in the heart of the Las Colinas Entertainment District
- 2<sup>nd</sup> generation restaurant space available
- Large parking garage

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Total Population	15,317	100,799	292,365
2025 Total Households	9,387	41,774	111,152
2025 Daytime Population	33,593	177,418	430,390
2025 Average HH Income	\$135,274	\$119,028	\$111,200
2025 Median HH Income	\$105,963	\$91,421	\$81,684

## TRAFFIC COUNTS:

Highway 114: 98,340 VPD  
W. Northwest Hwy: 19,966 VPD

AVAILABILITY:  
1,117 SF – 5,118 SF

LEASE RATES:  
PLEASE CALL FOR INFO.

TRAFFIC GENERATORS:

OMNI LAS COLINAS

HOTEL  
INDIGO

MUSIC  
TOYOTA FACTORY

ALAMO  
DRAFTHOUSE CINEMA

IRVING  
CONVENTION CENTER  
AT LAS COLINAS

Thirsty Lion  
GASTROPUB

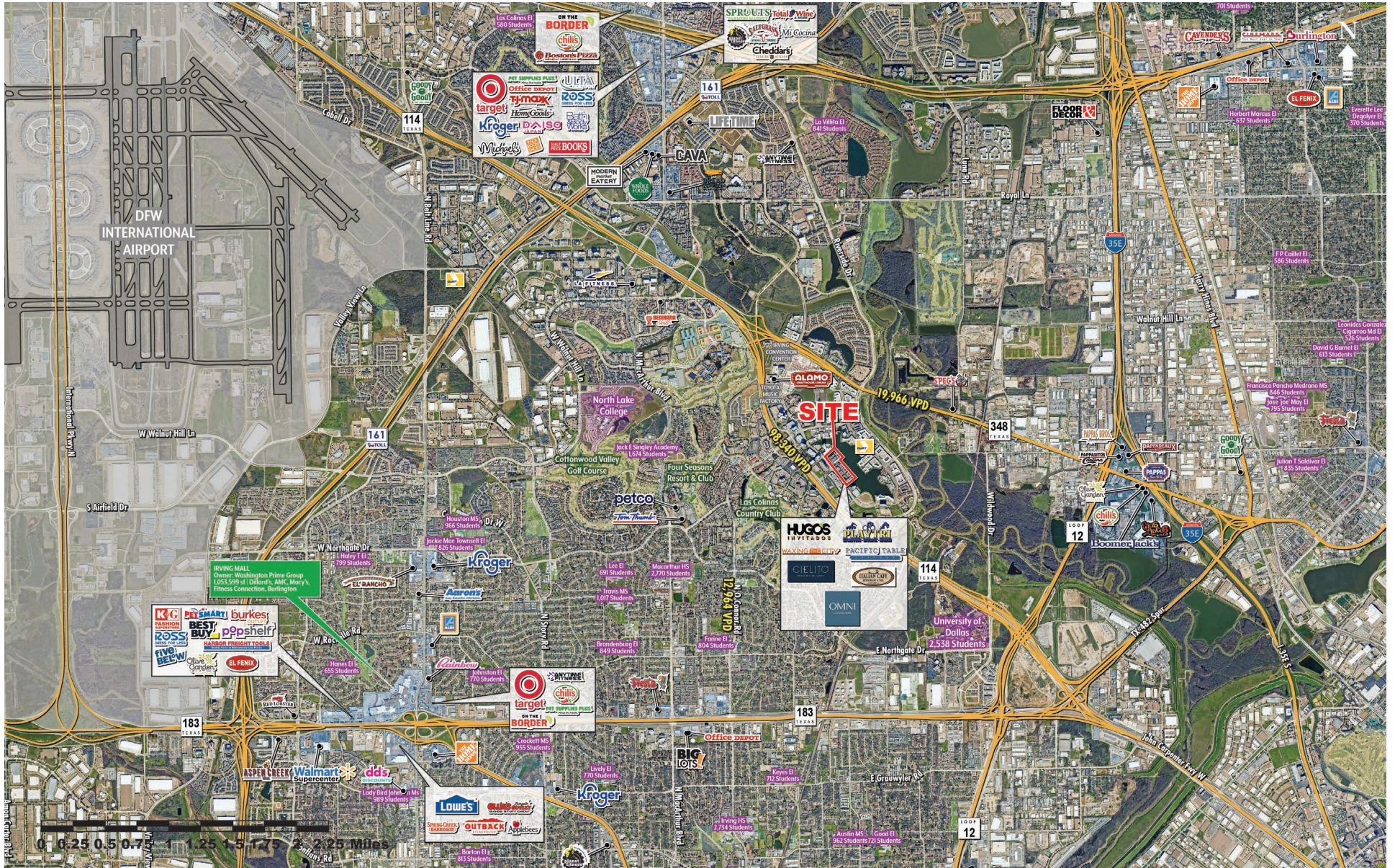
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL SWEET  
214.572.8459  
msweet@theretailconnection.net

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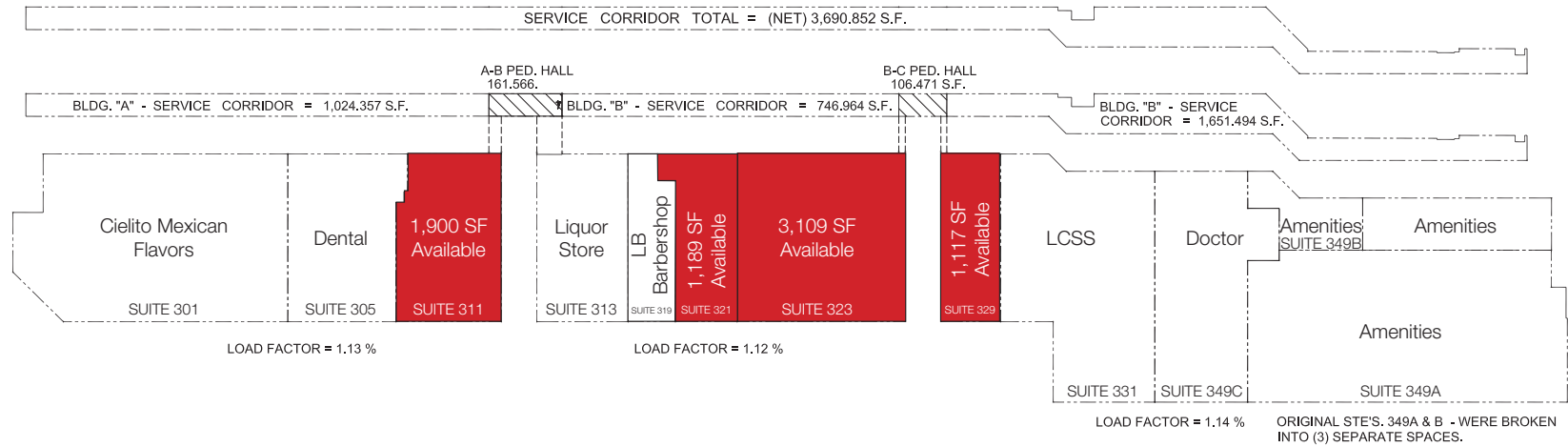
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## PHASE I



## PHASE II

