

COLLEYVILLE SHOPPING CENTER

6100 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

FOR LEASE



COLONIAL
COMMERCIAL REAL ESTATE LLC

for more information, please contact:

GARRETT HADLEY
GHADLEY@COLONIALCRE.COM
CELL: 817-901-5719

All of the information contained has been obtained from sources deemed reliable, no representations or warranty is made to the accuracy thereof. Flyer lasted updated 10.14.25

COLLEYVILLE SHOPPING CENTER

Colleyville, TX | 6000 & 6100 Colleyville Blvd

AVAILABLE:

- 6000 Colleyville Blvd. - Suite 120 - 2,200 square feet
- 6000 Colleyville Blvd. - Suite 140 - 2,760 square feet
- 6100 Colleyville Blvd. - Suite 150 - 1,590 square feet

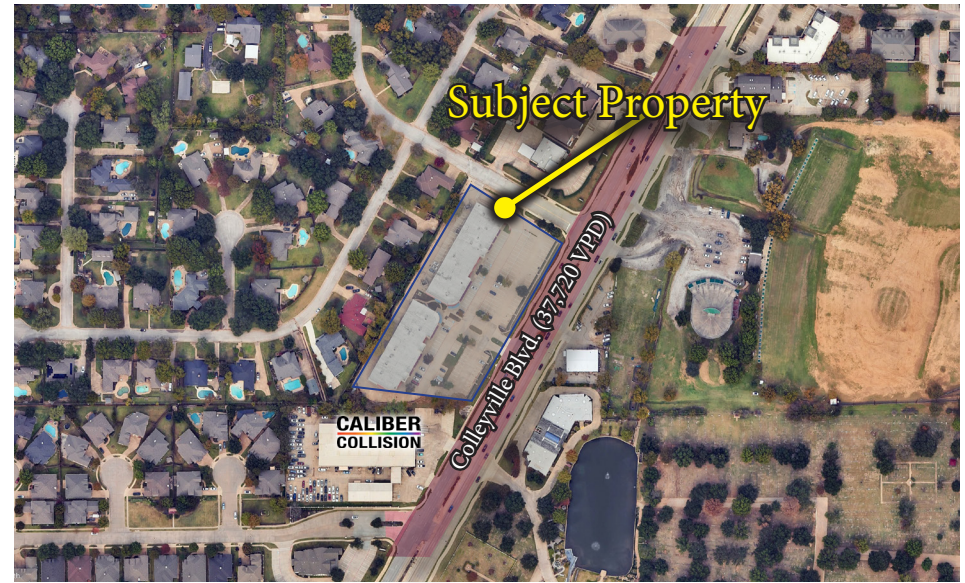
PROPERTY DESCRIPTION:

The retail center offers a compelling leasing opportunity along one of Colleyville's primary commercial corridors, benefiting from strong traffic counts, excellent visibility, and convenient access. The property is zoned F1 – Commercial and is positioned within a dense, high-income residential trade area with limited competing retail, supporting consistent daily demand.

PRICING:

- Call Broker for Guidance

AREA RETAILERS:



TRAFFIC COUNTS:

Colleyville Blvd: 37,720 VPD

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	9,386	60,420	85,598
2024 Average Household Income	\$64,336	\$80,936	\$75,183
2024 Total Households	3,675	25,528	34,334

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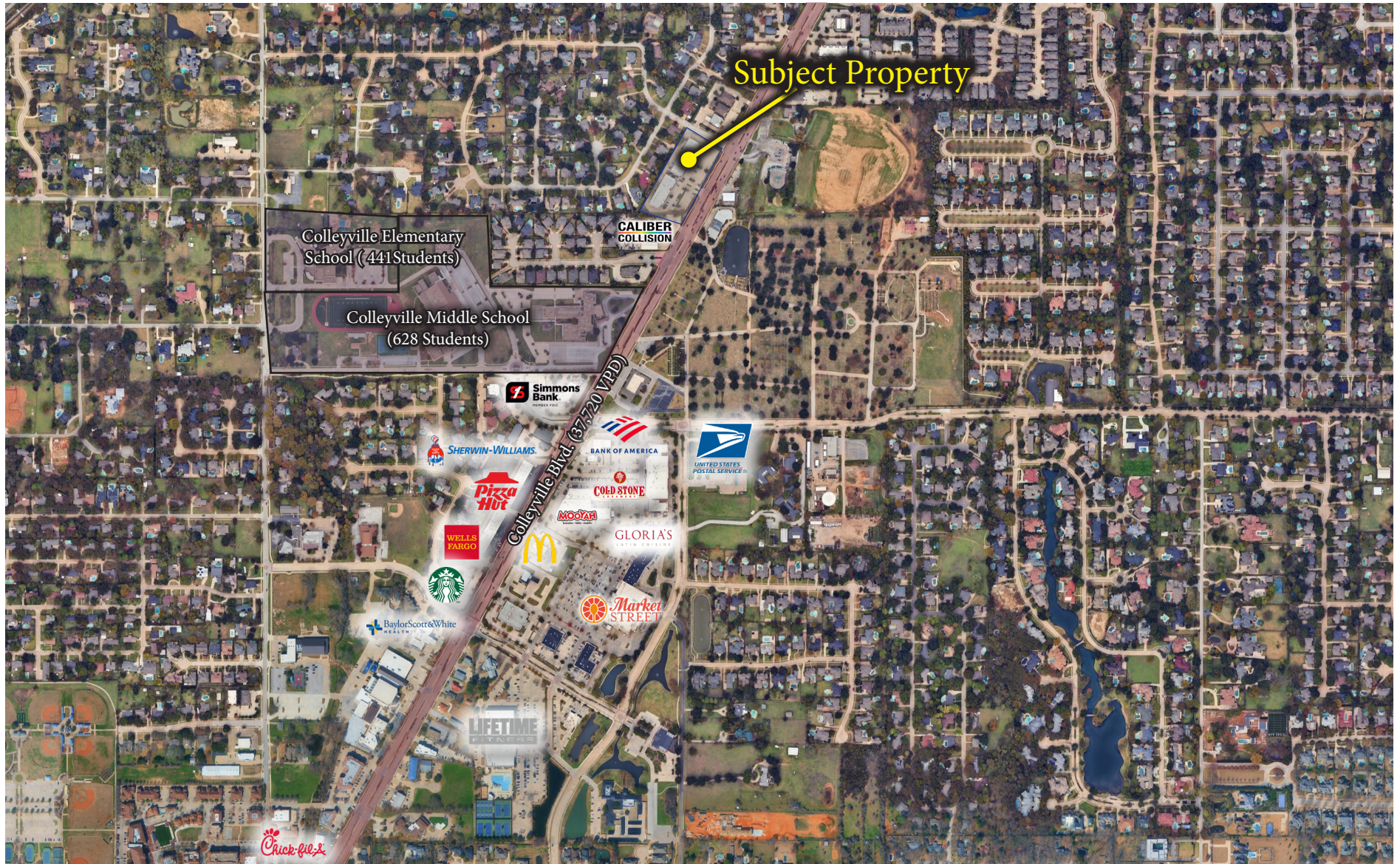
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Site Plan for Colleyville Shopping Center



 **SITE PLAN**
34,782 SF.

0 20 40
COLLEYVILLE, TEXAS

6000

- 100 FURNITURE CONSIGNMENT GALLERY
- 120 **AVAILABLE - 2,200 SF**
- 140 NEXTGEN FITNESS
- 150 TOUR PROVEN GOLF

6100

- 100 MEDICAL SPACE
- 120 OSCAR NAIL SPA
- 130 THOMPSON HEALTH AND WELLNESS PLLC
- 135 FARMERS INSURANCE
- 140 PIANO STORE
- 150 **AVAILABLE - 1,590 SF**
- 160 GRACE HEALTH DIRECT PRIMARY CARE
- 165 CALISTA SKIN & LASER CENTER
- 170 CALISTA SKIN & LASER CENTER

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Property Highlights

Prime Colleyville Boulevard frontage with strong visibility along one of the city's primary retail and commuter corridors

Affluent trade area characterized by high household incomes, dense surrounding neighborhoods, and strong consumer spending power

Limited retail supply in the immediate market, supporting long-term tenant stability and demand

Excellent accessibility with convenient ingress/egress and proximity to major thoroughfares serving the Mid-Cities

Synergistic tenant environment surrounded by established retail, medical, professional services, and destination dining

Flexible suite configurations accommodating retail, medical, and service-oriented users

Ample surface parking providing ease of access for both customers and employees

Attractive signage opportunities enhancing tenant visibility and brand presence

Well-suited for neighborhood-serving uses seeking a stable, high-quality

6000 Colleyville Blvd
Suite 130 Overview
2200 sf

Grey Shell
Floor to ceiling glass front wall
Abundance of natural light
Ideal for Gen Medical/Office/retail

6100 Colleyville Blvd
Suite 150 Overview
1590 sf

Former cryotherapy spa
Recent second gen buildout
Ready to occupy or remodel
Ideal for Gen Medical/Office/retail

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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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Colonial Commercial Real Estate, LLC 9001810 mberkowitz@colonialcre.com 817-632-6200

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____