



ROYAL MACARTHUR SHOPPING CENTER FOR LEASE

214.378.1212

6410-6460 N. MACARTHUR BLVD
IRVING, TX

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LOCATION

**NEC ROYAL LN & MACARTHUR BLVD
IRVING, TX**

SIZE

**TOTAL SHOPPING CENTER
44,915 SF**

AVAILABLE SPACES

**6410 SUITE 100/110 (AVAILABLE 06/01/24)
5,361 SF**
TENANT OPERATING - DO NOT DISTURB

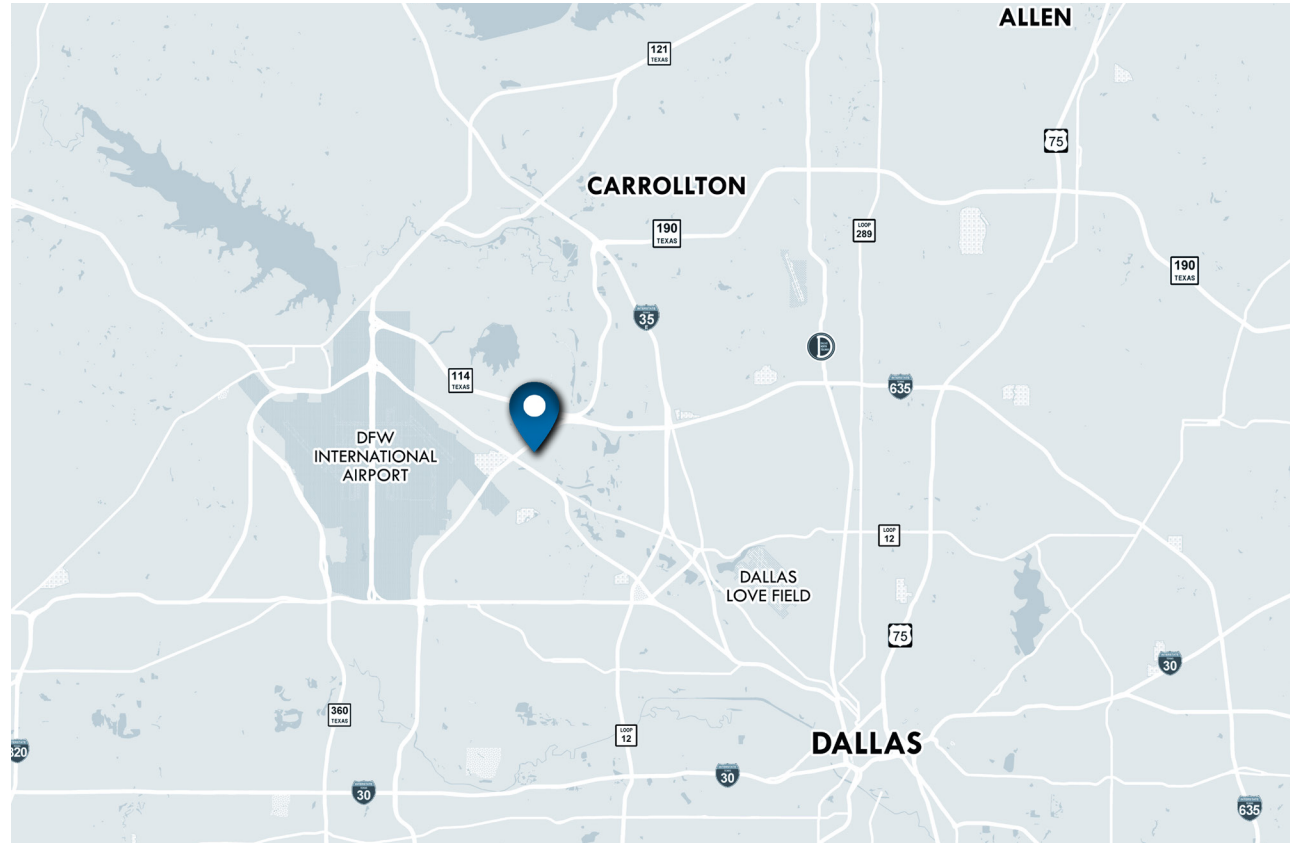
**6410 SUITE 130 (FORMER MEDICAL SPACE)
APPROXIMATELY 1,400 - 3,959 SF**

TRAFFIC COUNTS

ROYAL LN	MACARTHUR BLVD
14,844 VPD	41,189 VPD

PROPERTY HIGHLIGHTS

- ★ **LOCATED IN LAS COLINAS WHICH BOASTS 25 MILLION SF OF OFFICE WITH MORE THAN 2,000 COMPANIES**
- ★ **AT THE HARD CORNER OF ROYAL LN AND MACARTHUR BLVD WITH EASY ACCESS**
- ★ **SUBSTANTIAL PARKING**
- ★ **MONUMENT SIGNAGE AVAILABLE**

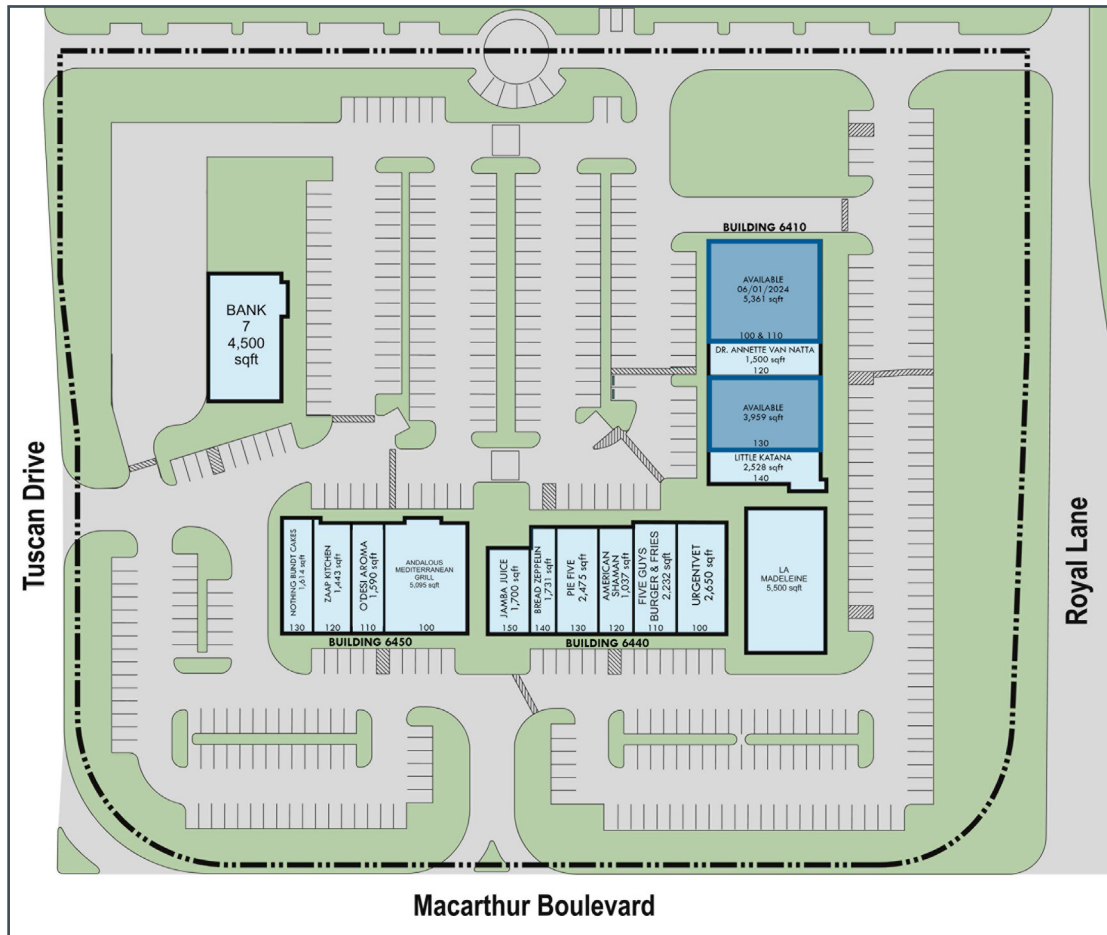


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,894	89,637	227,709
EST. DAYTIME POPULATION	17,731	137,067	289,075
EST. AVG. HH INCOME	\$153,756	\$129,379	\$121,134

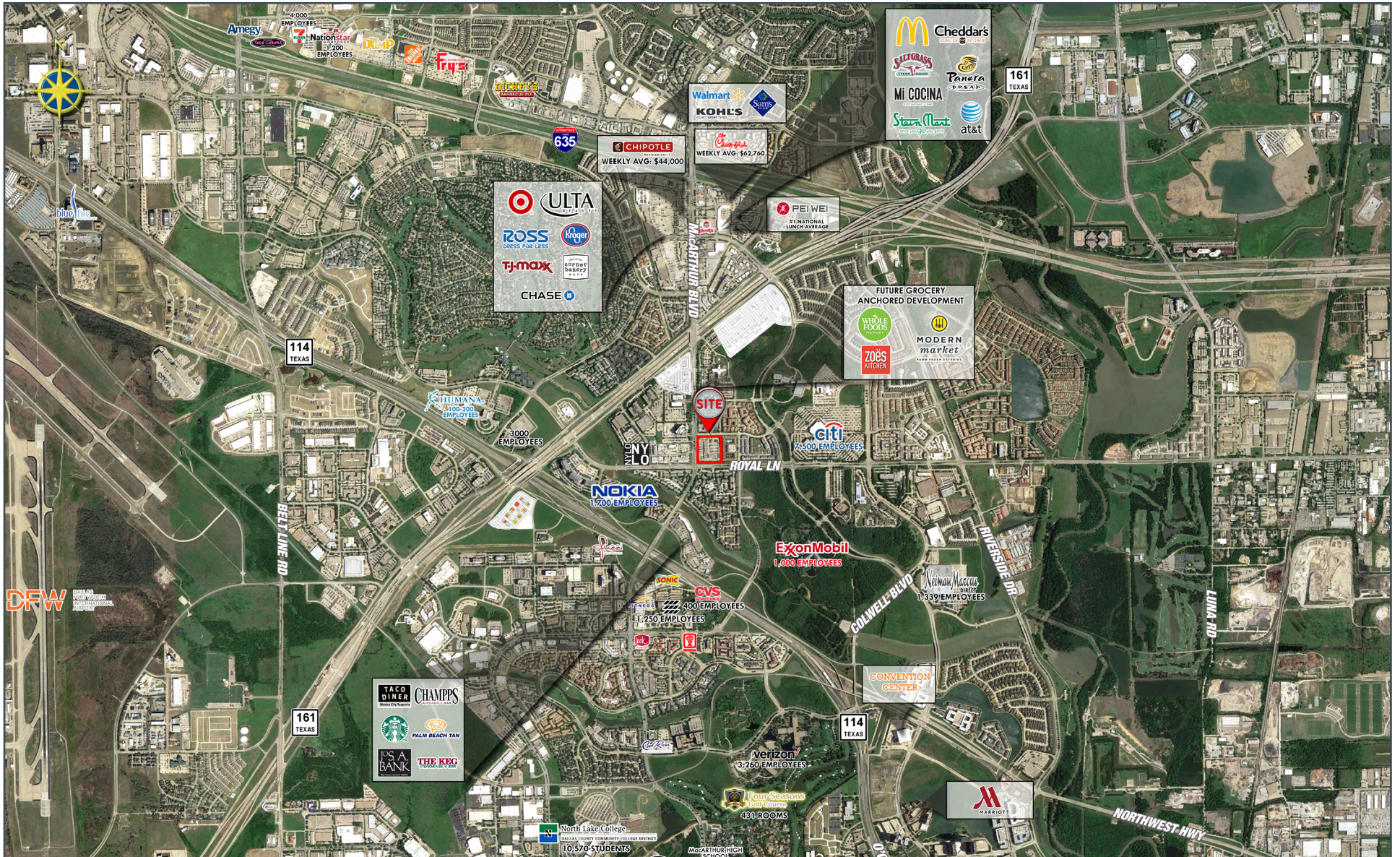
AREA ATTRACTIONS





AVAILABLE SPACES

UNIT	TENANTS	SF
	Bank 7	4,500
	La Madeleine	5,500
BUILDING 6410		
100/	AVAILABLE 06/01/2024	5,361
110	Tenant Operating - Do Not Disturb	
120	Dr. Annette Van Natta	1,500
130	AVAILABLE (Former Medical Space)	1,400-
		3,959
140	Little Katana	2,528
BUILDING 6440		
100	UrgentVet	2,650
110	Five Guys Burger & Fries	2,232
120	American Shaman	1,037
130	Pie Five	2,475
140	Bread Zeppelin	1,731
150	Jamba Juice	1,700
BUILDING 6450		
100	Andalous Mediterranean Grill	5,095
110	O'Desi Aroma	1,590
120	ZAAP Kitchen	1,443
130	Nothing Bundt Cakes	1,614







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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
Ben Hines	667680	bhines@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date