

FOR LEASE

Las Colinas Plaza

Irving, Texas



❖ *Tom Thumb Flagship recently remodeled* ❖
❖ *Four Seasons Resort and Club adjacent to center* ❖

LOCATION:

Northeast Corner of MacArthur Boulevard and Northgate Drive
Irving, Texas

SIZE:

134,953 square feet

DEMOGRAPHICS:

	1 Mile	2 Mile	3 Mile
2005 Population	10,529	51,708	101,083
2005 Avg. HH Income	\$87,874	\$69,807	\$62,133
Daytime Population	7,898	56,359	97,538

TRAFFIC COUNTS:

MacArthur Boulevard: 26,300 vehicles per day



FOR INFORMATION
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214-378-1212

The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

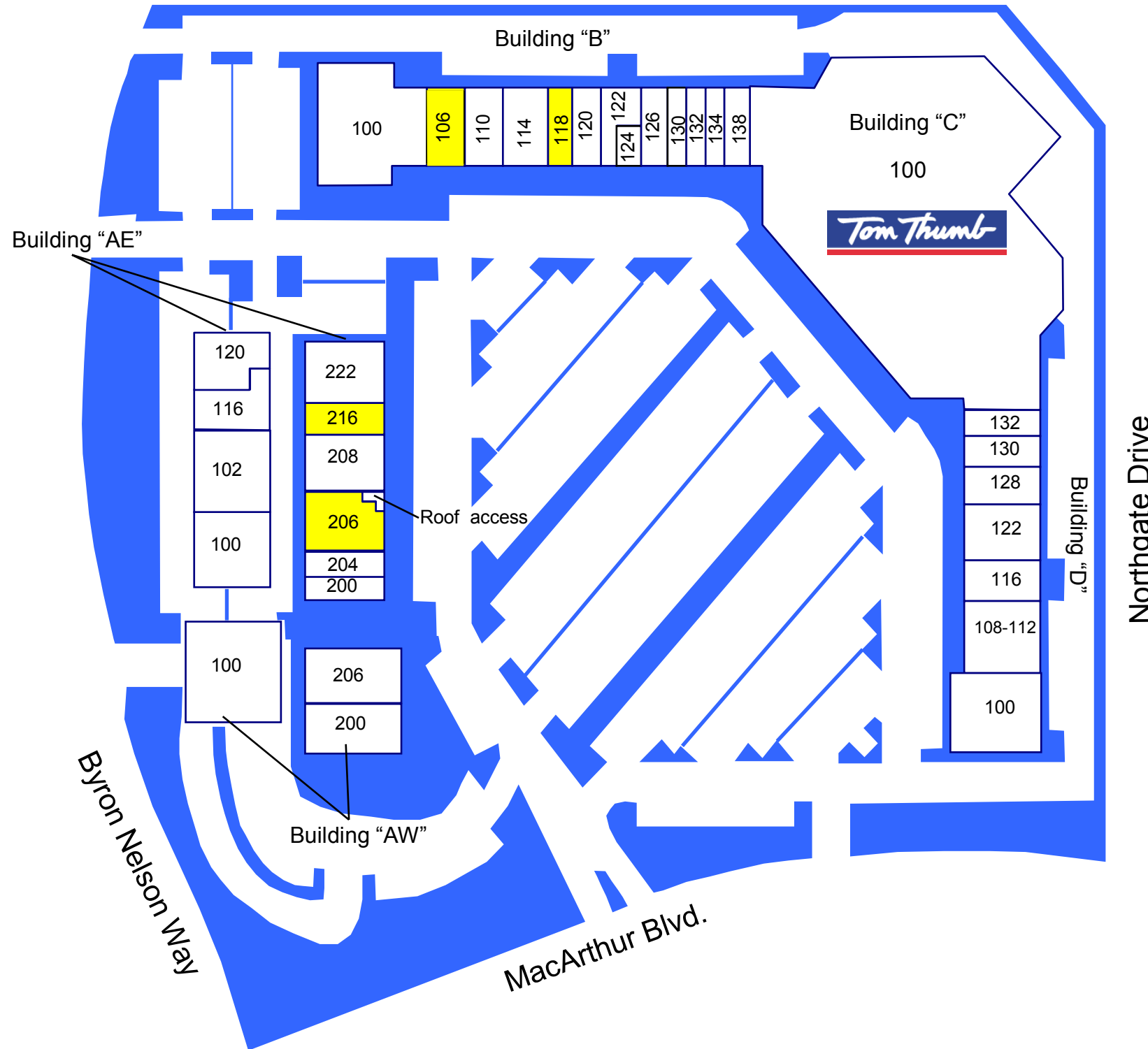
LAS COLINAS PLAZA

IRVING, TEXAS

FOR INFORMATION:



8235 Douglas Avenue, Suite 720
 Dallas, Texas 75225
 (214) 378-1212
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Suite	Tenant	Sq. Ft.
4000 N. MacArthur, Building "D"		
100	Blockbuster Video	4,802
108-112	Humphrey's Salon	3,837
116	Manteau, Inc. (Inge's Boutique)	2,990
122	Wolf Camera	2,217
128	Cross Gallery	978
130	Hun's Taylor	675
132	International Diamonds	1,981
4010 N. MacArthur, Building "C"		
100	Tom Thumb #621	53,275
4020 N. MacArthur, Building "B"		
100	Via Real Mexican Restaurant	8,540
106	Club del Sol (Available)	1,690
110	General Nutrition Center	1,159
114	Won Jun Yoon (Sushi)	2,643
118	VACANT	975
120	Subway	1,300
122	Mail Boxes, Etc.	1,200
124	Tobacco	690
126	Hollywood Nails	1,364
130	Supercut's	1,299
132	Fratelli Italian Restaurant	1,272
134	Just Imagine Gifts	1,339
138	Ranch Market Cleaners	1,625
4030 N. MacArthur, Building "AE"		
100	Nicholas F. Leber, D.D.S.	3,719
112	Spirit Grille	4,259
116	Cat Hospital	2,401
120	Flowers of Las Colinas	2,607
200	Sala Thai	1,449
204	Dr. David Eisenberg	1,258
206	VACANT	2,941
208	Las Colinas Vision	3,105
216	Susan Charles Salon (month to month)	2,328
222	Sonny Bryan's Smokehouse	3,472
4040 N. MacArthur, Building "AW"		
100	Las Colinas Pain Center	5,950
200	World Savings #507	3,401
206	Byron Mitchell, D.D.S.	2,212

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.

