## **DENTON CROSSING WEST & EAST**

**DENTON, TX |** 1400-1800 SOUTH LOOP 288











## **VISITOR I CENTER METRICS:**

Total Visits: 7.1M Visitor Frequency\*: 11.59

12 month trailing from March 2022–February 2023
\*Number of monthly visits per individual customer
sourced by Placer

## **AVAILABILITY:**

## [WEST]

Unit 17: 9,000 SF [shell space next to DSW] Unit 25: 3,780 SF [former Justice]

## [EAST]

Unit 4: 2,000 SF [former H&R Block]
Unit 7: 1,600 SF [former Weight Watchers]
Unit 9: 1,440 SF [former Advanced America]
Unit 13: 1,200 SF [former Fantasy Nails]

**DEMOGRAPHICS:** 

2023 Total Population 2023 Total Households 2023 Daytime Population 2023 Average HH Income **1 MILE 3 MILE 5 MILE** 5,909 81,661 161,991

 5,909
 81,661
 161,991

 2,529
 32,063
 61,643

 13,654
 85,120
 158,923

 \$56,881
 \$90,808
 \$97,267

## TRAFFIC COUNTS:

I-35E: 115,557 VPD Loop 288: 34,283 VPD Brinker: 7,262 VPD LEASE RATES: PLEASE CALL FOR DETAILS

NNN: \$6.24 PSF [WEST] \$8.75 PSF [EAST]

NOW OPEN: POpshelf ROBERT

CREW

DENTON CROSSING EAST & WEST RETAILERS:

BEST BUY **DSW**®

T-J-MQX

**MATTRESSFIRM** 





















FOR MORE INFORMATION, PLEASE CONTACT:

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# DENTON CROSSING WEST & EAST DENTON, TX | 1400-1800 SOUTH LOOP 288







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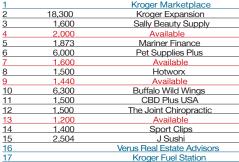
## **DENTON CROSSING WEST & EAST**

DENTON, TX | 1400-1800 SOUTH LOOP 288



| Unit#                                 | Sq. Ft.       | Tenant                                 |  |  |  |  |  |
|---------------------------------------|---------------|----------------------------------------|--|--|--|--|--|
| Denton Crossing West: 290,135 Sq. Ft. |               |                                        |  |  |  |  |  |
| 1                                     | 2,578         | Chipotle Mexican Grill                 |  |  |  |  |  |
| 2                                     | 1.807         | Wina Pit                               |  |  |  |  |  |
| 3                                     | 1,200         | Pack 'N Mail                           |  |  |  |  |  |
| 4                                     | 1,297         | Happy Nail Spa                         |  |  |  |  |  |
| 5                                     | 1,207         | Yogurt Story                           |  |  |  |  |  |
| 6                                     | 1,818         | Jersey Mike's Subs                     |  |  |  |  |  |
| 7                                     | 4.553         | Mattress Firm                          |  |  |  |  |  |
| 8                                     | 30,000        | Best Buy                               |  |  |  |  |  |
| 9                                     | 24.000        | Total Wine & More                      |  |  |  |  |  |
| 10                                    | 9.500         | Five Below                             |  |  |  |  |  |
| 11                                    | 28.000        | TJ Maxx                                |  |  |  |  |  |
| 12                                    | 21,163        | Michaels                               |  |  |  |  |  |
| 13                                    | 10,000        | Popshelf                               |  |  |  |  |  |
| 14                                    | 8,000         | Rally House                            |  |  |  |  |  |
| 15                                    | 5.000         | Lane Bryant                            |  |  |  |  |  |
| 16                                    | 10,000        | Ulta                                   |  |  |  |  |  |
| 17A                                   | 26.013        | HomeGoods                              |  |  |  |  |  |
| 17B                                   | 16.000        | DSW Shoes                              |  |  |  |  |  |
| 17C                                   | 9,000         | Available                              |  |  |  |  |  |
| 18                                    | 14,800        | Old Navy                               |  |  |  |  |  |
| 19                                    | 5.000         | Maurices                               |  |  |  |  |  |
| 20                                    | 2,000         | Milan Laser Hair Removal               |  |  |  |  |  |
| 21                                    | 2,000         | Sweet Basil - Thai Bistro              |  |  |  |  |  |
| 22                                    | 2,000         | Davanti Salon                          |  |  |  |  |  |
| 23                                    | 4,250         | J. Crew Factory                        |  |  |  |  |  |
| 24A                                   | 3,482         | America's Best Contacts and Eyeglasses |  |  |  |  |  |
| 24B                                   | 1,998         | European Wax Center                    |  |  |  |  |  |
| 25                                    | 3,780         | Available                              |  |  |  |  |  |
| 26                                    | 25,100        |                                        |  |  |  |  |  |
| 27                                    | 2,500         | Nordstrom Rack Envy Nail               |  |  |  |  |  |
| 28                                    | 3,502         | The Egg & I                            |  |  |  |  |  |
| 29                                    | 4,000         | Spectrum                               |  |  |  |  |  |
| 29B                                   | 1,930         | Batteries Plus                         |  |  |  |  |  |
| 30                                    | 3.670         | AAA of Texas                           |  |  |  |  |  |
| 32                                    | 3,070         | Retail                                 |  |  |  |  |  |
| 33                                    |               | Popeyes Chicken                        |  |  |  |  |  |
| 34                                    |               | Whataburger                            |  |  |  |  |  |
| 35                                    |               | Walgreens                              |  |  |  |  |  |
|                                       | Crossing      | East: 48,717 Sq. Ft.                   |  |  |  |  |  |
| 1                                     | Or USSII IQ I | Kroger Marketplace                     |  |  |  |  |  |
| 2                                     | 18,300        | Kroger Expansion                       |  |  |  |  |  |
| 3                                     | 1,600         | Sally Beauty Supply                    |  |  |  |  |  |
|                                       |               |                                        |  |  |  |  |  |
| 4                                     | 2,000         | Available Marinar Finance              |  |  |  |  |  |
| 5                                     | 1,873         | Mariner Finance                        |  |  |  |  |  |

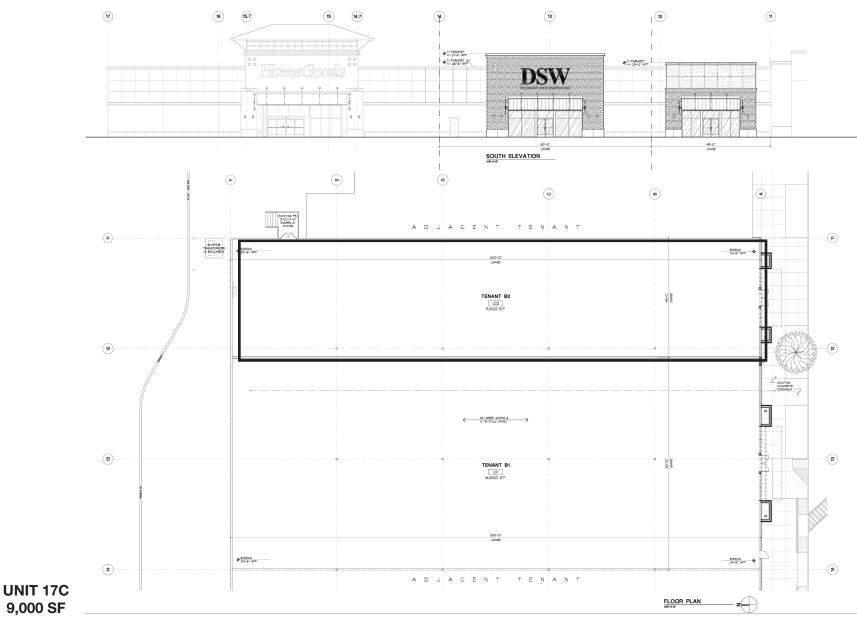
|                          |                                         |                              | _              |                  | Spencer Roa                   | ıd                                     |
|--------------------------|-----------------------------------------|------------------------------|----------------|------------------|-------------------------------|----------------------------------------|
| į į                      |                                         |                              |                |                  |                               |                                        |
|                          | 17A 17B 17C HomeGoods DSW 18 19         | <b>2</b> <sub>26</sub>       |                | Aarketplace 1 2  | 6 10 10                       | 15<br>14<br>13<br>11<br>13<br>11<br>14 |
| ULTA                     | 4 T T MILAN 21                          | 22 23 23 PACES EVECTABLE 272 |                |                  | 3 4 5 7 8 9 Pet supplies plus |                                        |
| lanebryant 16            |                                         |                              | Jaker III      |                  |                               | /                                      |
| BALLY HOUSE 14           | 0++++++++++++++++++++++++++++++++++++++ |                              | Brinker        |                  |                               |                                        |
| p <sup>o</sup> pshelf 13 |                                         |                              |                | 22 <sup>17</sup> |                               |                                        |
| Michaels:                | Batterie<br>29<br>Spectrum              | s+Bulbs 30<br>29B            | 911            |                  |                               |                                        |
| 12                       |                                         | Walque Walque                | E 3            | 6                |                               |                                        |
| T-J-MCDSX                |                                         | 34 E                         | 35             |                  |                               |                                        |
| five 10                  |                                         |                              |                |                  |                               |                                        |
| Total Wine               |                                         | AT .                         | South Loop 288 |                  |                               |                                        |
| 9                        | 00                                      |                              | outh Look      |                  |                               |                                        |
| BEST<br>BUY_             | 00                                      |                              | 50°            |                  |                               |                                        |
| 8                        | OHIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII  |                              |                |                  |                               |                                        |
| 7                        |                                         |                              |                |                  |                               |                                        |
| 12345                    | 3                                       |                              |                |                  |                               | NORTH                                  |
|                          |                                         |                              |                |                  |                               | NORTH                                  |





## **DENTON CROSSING WEST & EAST DENTON, TX |** 1400-1800 SOUTH LOOP 288





THE **retail** CONNECTION

9,000 SF

# DENTON CROSSING WEST & EAST DENTON, TX | 1400-1800 SOUTH LOOP 288

**UNIT** 9 1,440 SF



| EXISTING MECHANICAL SUMMARY |             |                  |            |          |              |                |  |  |
|-----------------------------|-------------|------------------|------------|----------|--------------|----------------|--|--|
| COMPONENT                   | MANUFACTURE | MODEL NO.        | SERIAL NO. | CAPACITY | MANUFACTURED | ADD'L COMMENTS |  |  |
|                             |             |                  |            |          |              |                |  |  |
| DTI14                       | DAIKIN      | DCC0600003BVVVAB | 1611100000 |          |              | CAS            |  |  |



| EXISTING ELECTRICAL SUMMARY                                              |                  |           |          |     |        |         |          |  |
|--------------------------------------------------------------------------|------------------|-----------|----------|-----|--------|---------|----------|--|
| COMPONENT MANUFACTURE CATALOG NO. VOLTAGE AMPS PHASING CIRCUITS COMMENTS |                  |           |          |     |        |         | COMMENTS |  |
|                                                                          |                  |           |          |     |        |         |          |  |
| PANEL A                                                                  | GENERAL ELECTRIC | AQF3422MB | 208Y/120 | 225 | 3PH/4W | 22 USED |          |  |

| EXISTING FINISH/CONDITIONS SUMMARY (009) |           |           |           |              |            |              |         |           |                |
|------------------------------------------|-----------|-----------|-----------|--------------|------------|--------------|---------|-----------|----------------|
| ROOM                                     | FLR MAT'L | FLR COND. | BASE      | WALL MAT'L   | WALL COND. | CLG MAT'L    | CLG HGT | CLG COND. | ADD'L COMMENTS |
|                                          |           |           |           |              |            |              |         |           |                |
| 001                                      | CARPET    | FAIR      | 4" RUBBER | GYP BD (PTD) | GOOD       | ACT          | 10'-0"  | GOOD      |                |
| 002                                      | VCT       | FAIR      | 4" RUBBER | GYP BD (PTD) | GOOD       | GYP BD (PTD) | 8'-0"   | GOOD      | FRP WAINSCOT   |

NOTE STOREFRONT: ALUMINUM / GLASS - GOOD CONDITION

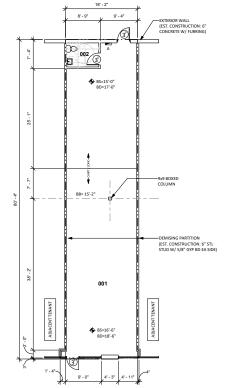
CONDITION EVALUATION DEFINITION:

THE **retail** CONNECTION

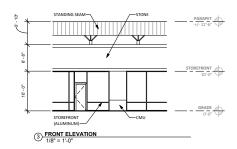
(GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.

(FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION

(POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTIPATED TO RESTORE















① RESTROOM COMPLIANCE (PHOTOS)
NOT TO SCALE



2 ELEVATION (PHOTO)



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DAVID LEVINSON 214.572.8448 dlevinson@theretailconnection.net

# 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 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:
  - 1. that the owner will accept a price less than the written asking price;
  - 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 3. 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.

| Retail Connection, L.P.                                           | 9006485     | reception@theretailconnection.net | 214-572-0777 |
|-------------------------------------------------------------------|-------------|-----------------------------------|--------------|
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                             | Phone        |
|                                                                   |             |                                   |              |
| Designated Broker of Firm                                         | License No. | Email                             | Phone        |
|                                                                   |             |                                   |              |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                             | Phone        |
|                                                                   |             |                                   |              |
| Sales Agent/Associate's Name                                      | License No. | Email                             | Phone        |
|                                                                   |             |                                   |              |
| Buve                                                              |             | Date                              |              |