

# DENTON CROSSING WEST & EAST

DENTON, TX | 1400-1800 SOUTH LOOP 288



LEASE RATES: PLEASE CALL FOR DETAILS

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

NOW OPEN: popshelf <sup>NORDSTROM</sup> Rack



DENTON CROSSING EAST & WEST RETAILERS:



## 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]

## VISITOR | 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

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Total Population	5,909	81,661	161,991
2023 Total Households	2,529	32,063	61,643
2023 Daytime Population	13,654	85,120	158,923
2023 Average HH Income	\$56,881	\$90,808	\$97,267

## TRAFFIC COUNTS:

I-35E: 115,557 VPD  
Loop 288: 34,283 VPD  
Brinker: 7,262 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

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THE **retail** CONNECTION

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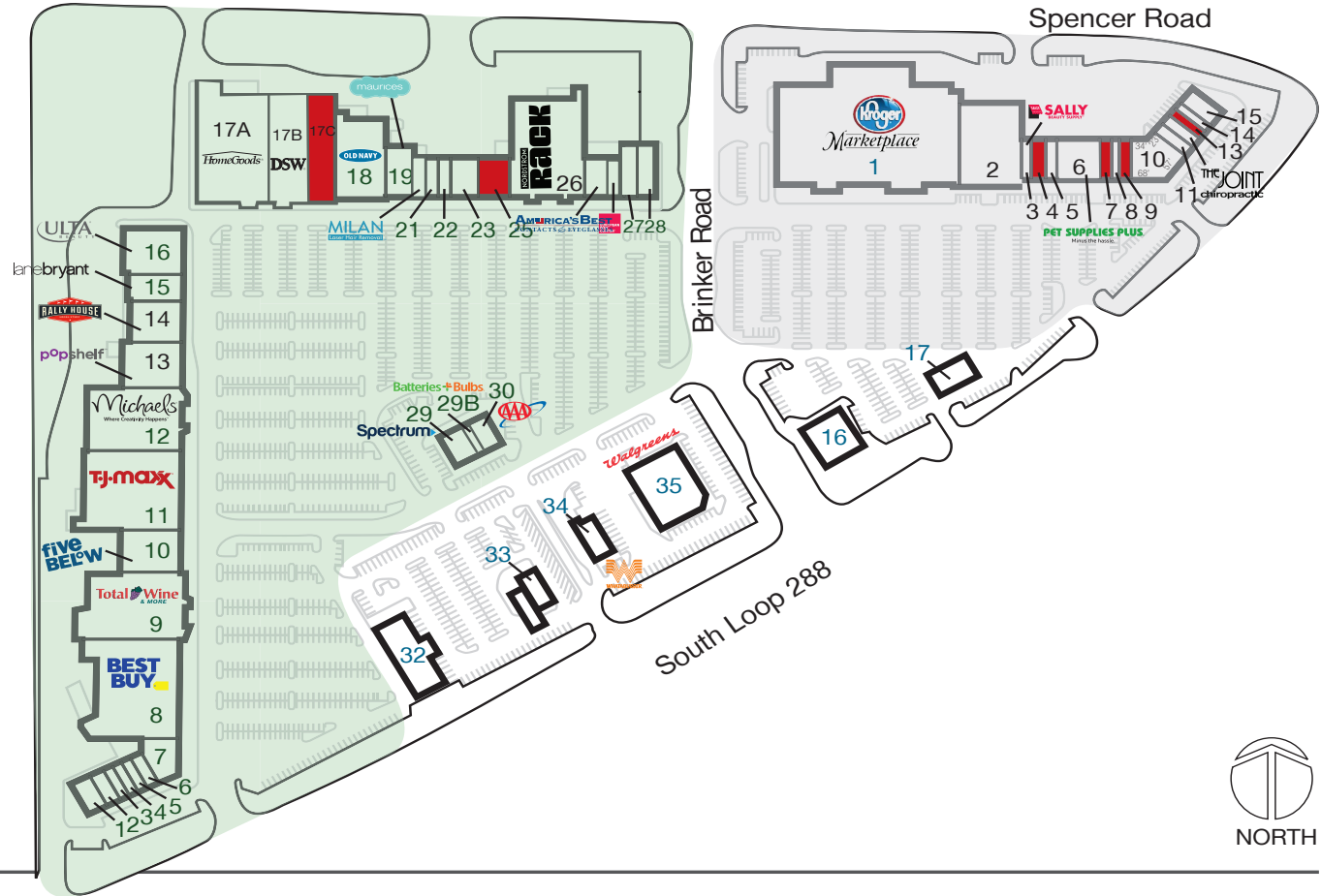
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Unit#	Sq. Ft.	Tenant
<b>Denton Crossing West: 290,135 Sq. Ft.</b>		
1	2,578	Chipotle Mexican Grill
2	1,807	Wing Pit
3	1,200	Pack 'N Mail
4	1,297	Happy Nail Spa
5	1,207	Yogurt Story
6	1,818	Jersey Mike's Subs
7	4,553	Mattress Firm
8	30,000	Best Buy
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	Nordstrom Rack
27	2,500	Envy Nail
28	3,502	The Egg & I
29	4,000	Spectrum
29B	1,930	Batteries Plus
30	3,670	AAA of Texas
32		Retail
33		Popeyes Chicken
34		Whataburger
35		Walgreens

<b>Denton Crossing East: 48,717 Sq. Ft.</b>		
1		Kroger Marketplace
2	18,300	Kroger Expansion
3	1,600	Sally Beauty Supply
4	2,000	Available
5	1,873	Mariner Finance
6	6,000	Pet Supplies Plus
7	1,600	Available
8	1,500	Hotworx
9	1,440	Available
10	6,300	Buffalo Wild Wings
11	1,500	CBD Plus USA
12	1,500	The Joint Chiropractic
13	1,200	Available
14	1,400	Sport Clips
15	2,504	J Sushi
16		Verus Real Estate Advisors
17		Kroger Fuel Station



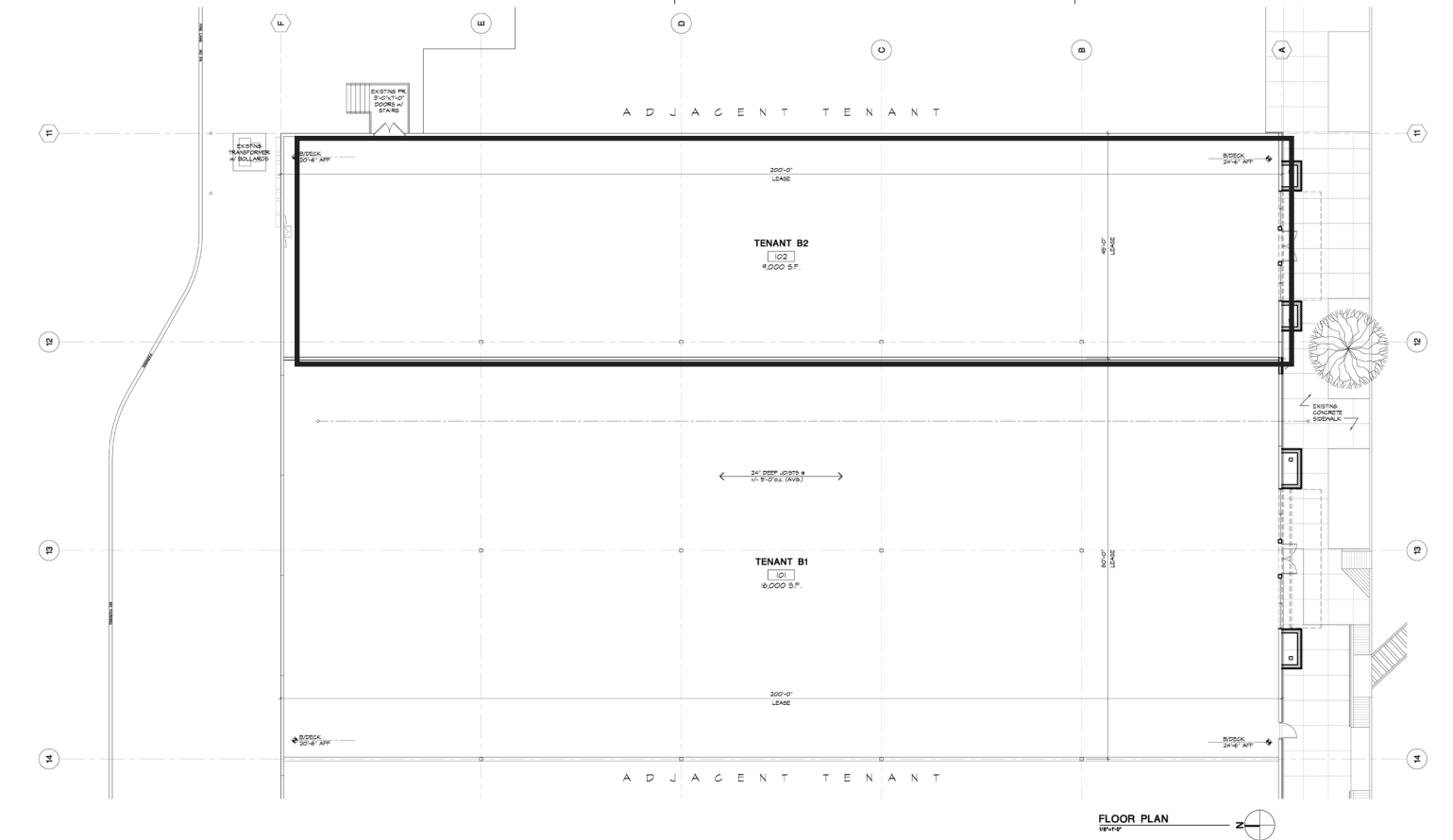
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**UNIT 17C**  
**9,000 SF**



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# DENTON CROSSING WEST & EAST

DENTON, TX | 1400-1800 SOUTH LOOP 288



**UNIT 9**  
**1,440 SF**



RTU1

### EXISTING MECHANICAL SUMMARY

COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	CAPACITY	MANUFACTURED	ADD'L COMMENTS
RTU1	DAIKIN	DCG6009038XXXAB	1611108855	--	--	GAS



PANEL A

### EXISTING ELECTRICAL SUMMARY

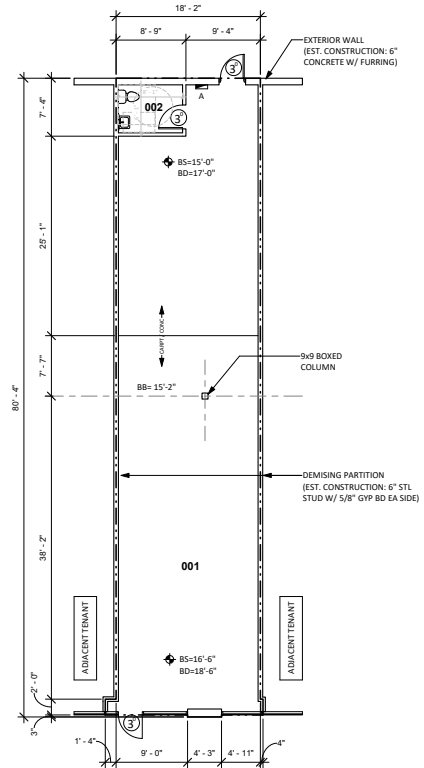
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	GENERAL ELECTRIC	AQF3422MB	208Y/120	225	3PH/4W	22 USED	

### EXISTING FINISH/CONDITIONS SUMMARY (009)

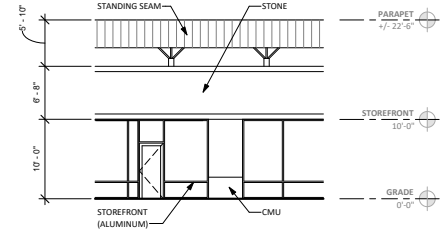
ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	FAIR	4" RUBBER	GYP BD (PTD)	GOOD	ACT	10'-0"	GOOD	
002	VCT	FAIR	4" RUBBER	GYP BD (PTD)	GOOD	GYP BD (PTD)	8'-0"	GOOD	FRP WAINSCOT

**NOTE**  
STOREFRONT: ALUMINUM / GLASS - GOOD CONDITION

**CONDITION EVALUATION DEFINITION:**  
(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 ANTICIPATED TO RESTORE



4 EXISTING FLOOR PLAN  
1/8" = 1'-0"



3 FRONT ELEVATION  
1/8" = 1'-0"

**DISCLAIMER:**  
THESE DOCUMENTS HAVE BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. FIELD MEASUREMENTS ARE REQUIRED TO THE NEAREST 1/8" AS DOCUMENTED IN THE FINAL CADD (LW90) DOCUMENT. DIMENSIONS SHOWN ARE ROUNDED TO THE NEAREST 1/4" FOR CLARITY.

GENERAL INFORMATION:	
NO. OF LEVELS:	1
BUILDING HEIGHT:	+/- 22'-6" (TOP OF PARAPET)
RESTROOM (ADA) COMPLIANCE:	NON-COMPLIANT *REFER TO SPACE CONDITION REPORT
<b>ELEVATIONS MARKERS:</b>	
BS = BOTTOM OF STRUCTURE	BD = BOTTOM OF DECKING
<b>FIRE PROTECTION (SPRINKLER):</b> YES (REMOTE RISER LOCATION)	
<b>FIRE ALARM:</b> YES (REMOTE ALARM LOCATION)	
<b>WATER SERVICE:</b> 3/4"	
<b>WATER HEATER (WH1):</b> UNDETERMINED	
<b>GAS SERVICE:</b> 1 1/4"	

GAS METER  
(#4810850SAM)

ELECTRIC METER

FIRE RISER  
(4" DIA)

FIRE ALARM  
SILENT KNIGHT  
(SK-5208)

LEGEND			
10'-4'-0"	= SILL/HEAD HEIGHT	1	= STUB FOR PLUMBING
⊙	= DOOR WIDTH/TYPE	⊙	= ROOF DRAIN (INTERNAL)
⊕	= ELEVATION MARKER	⊕	= HAND SINK



RESTROOM (002)

1 RESTROOM COMPLIANCE (PHOTOS)  
NOT TO SCALE



2 ELEVATION (PHOTO)  
NOT TO SCALE



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