LAS COLINAS PLAZA

IRVING, TX | 4040 N. MACARTHUR BOULEVARD







- Top 10 Tom Thumb in Texas
- Strategically located adjacent to The Ritz Carlton Hotel of Las Colinas and affluent Las Colinas residential communities
- Center Size [GLA]: 135,020 SF
- Superior access, visibility and parking

NOW AVAILABLE:
- 2,400 SF [FORMER FITNESS SPACE]
- 2,607 SF [OFFICE SUITE]

POTENTIALLY AVAILABLE:
- 1,460 SF [DO NOT DISTURB]
- 8,540 SF [DO NOT DISTURB]

LEASE RATES:
PLEASE CALL FOR RATES

CAM	$3.33 PSF
INS	$0.40 PSF
TAX	$4.82 PSF
TOTAL	$8.55 PSF

TRAFFIC GENERATORS:

Tom Thumb · petco · WELLS FARGO · YOGASIX · CLUB PILATES · GNC LIVE WELL SINCE 1935 · i Fratelli PIZZA

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	11,098	130,851	263,185
2026 Total Households	4,717	52,393	101,536
2026 Daytime Population	15,312	188,159	377,350
2026 Average HH Income	$151,884	$119,811	$117,851
2026 Median HH Income	$102,263	$89,457	$86,954

TRAFFIC COUNTS:
N. MacArthur Blvd: 29,196 VPD
W. Northgate Drive: 18,048 VPD

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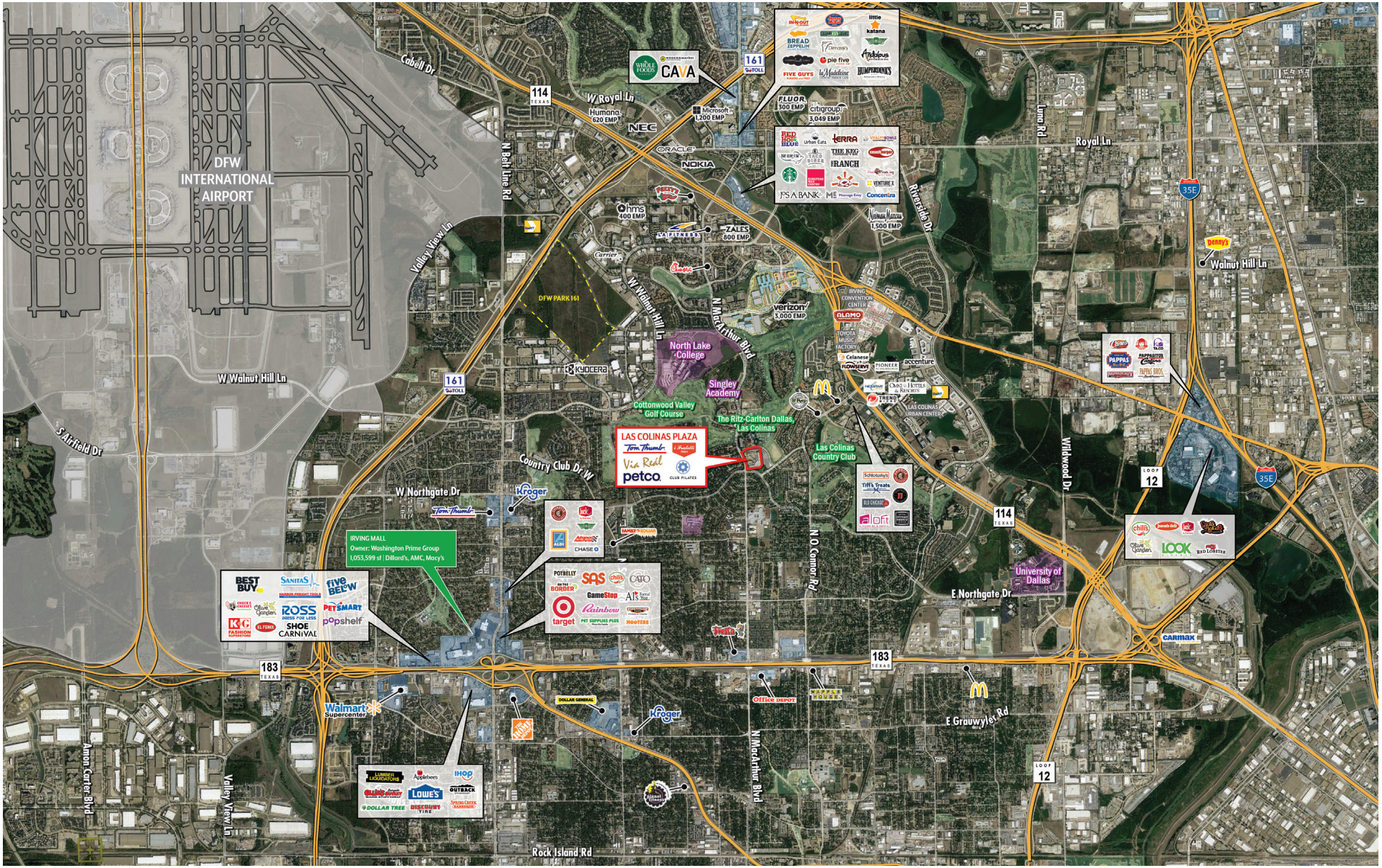
FOR MORE INFORMATION, PLEASE CONTACT:

CHRISTOPHER M. GIBBONS
214.793.6588
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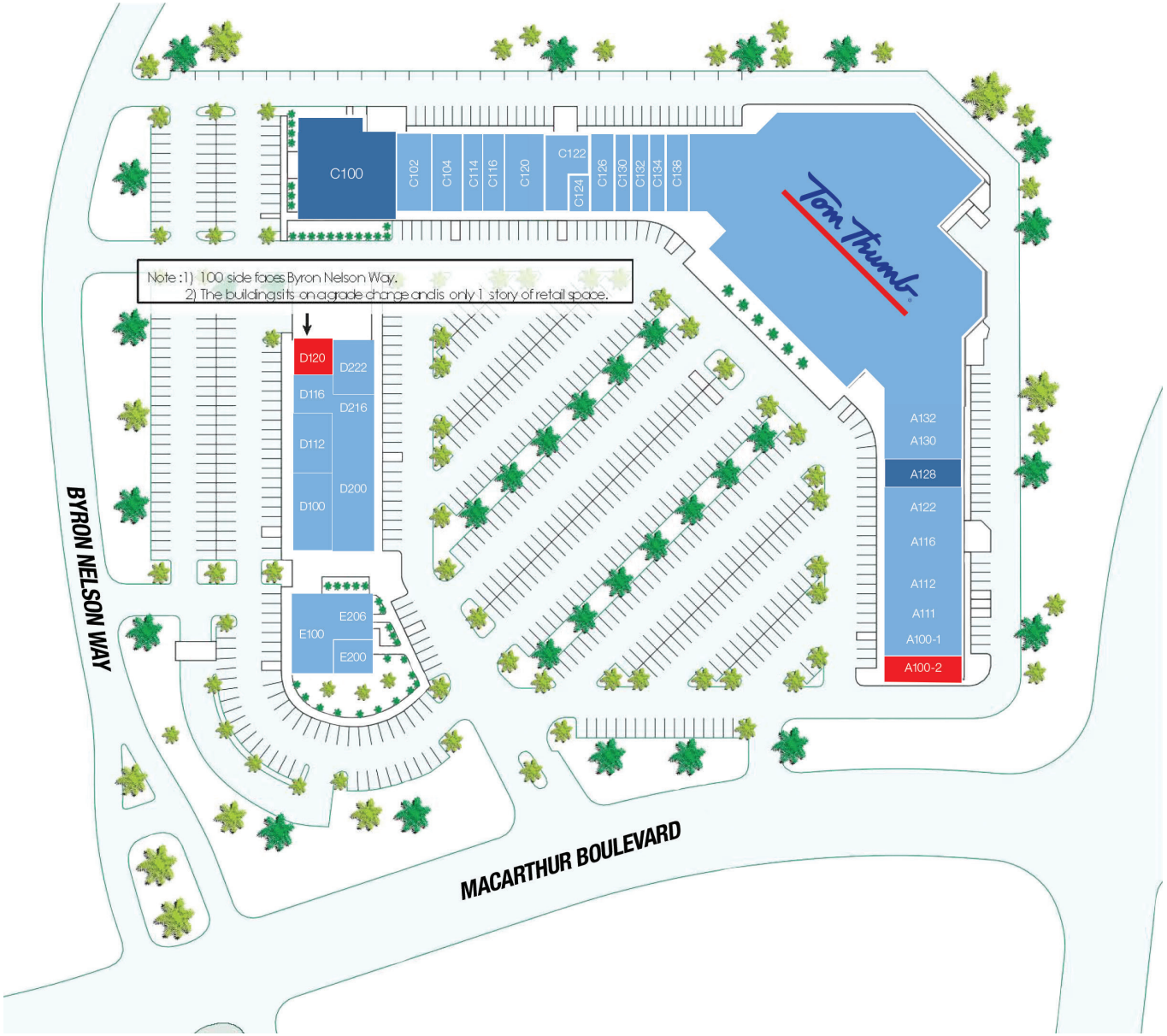
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Unit	Tenant	SF
A100-1	YogaSix	2,400
A100-2	Available [former Fitness Space]	2,400
A111	Palmercare Chiropractic	1,888
A112	Humphrey's Salon	2,000
A116	MINT Dentistry	3,008
A122	Club Pilates	1,735
A128	Wingstop [potentially available—do not disturb]	1,460
A130	Hun's Tailors	675
A132	Mint Orthodontics	1,981
B100	Tom Thumb	53,275
C100	Via Real Mexican Restaurant [potentially available—do not disturb]	8,540
C102	Dr. Vu Tran	1,690
C104	General Nutrition Center	1,159
C114	Midori Sushi	2,400
C116	JMY Health Massage	975
C120	Recovery Plus	1,300
C122	Mail Ship and More	1,200
C124	The Velvet Ash	690
C126	Beverly Hills Nails Spa	1,364
C130	Supercuts	1,299
C132	i Fratelli Pizza	1,272
C134	Miracle-Ear	1,339
C138	Ranch Market Cleaners	1,625
D100	Green Oaks Physical Therapy	3,719
D112	Spirit Grille	4,259
D116	Fossil Creek Liquor	2,401
D120	Available [Office Suite]	2,607
D200	Petco	8,753
D216	Pure Salon	2,328
D222	Mike Bury Golf Studios	3,472
E100	Phenix Salon Suites	5,950
E200	Wells Fargo	3,401
E206	Byron Mitchell, DDS	2,212

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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.

EQUAL HOUSING OPPORTUNITY

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____