



IRVING MARKET CENTER

237,058 SF | 99% Occupied
Major Highway Frontage in the Heart of DFW
Irving, TX











The Offering

The Property

Address	3905-4026 W Airport Fwy Irving, TX 75062
Occupancy	99%
NOI (Year 1)	\$2,787,310
Square Footage	237,058 SF
Year Built / Renovation	1987 / 2017
Land Area	19.65 Acres
Parking	1,193 (5.0 / 1000)
WALT	4.4 Years
Avg. Tenant Tenure	17.6 Years



Major Tenant Accolades

Tenant								
Accolade	#1	#2	#1	#5	#1	#3	#3	#1
	IN 10-MILE RADIUS	IN 10-MILE RADIUS	IN 10-MILE RADIUS	STORE IN DFW	IN 10-MILE RADIUS	LOCATION IN DFW	STORE IN DFW	IN 10-MILE RADIUS



Major Tenant Summary

Tenant	Square Feet	% Total Property	Average Tenant Tenure	Remaining Lease Term
Best Buy	30,000	13.2%	23.6 Years	4.3 Years
Ross Dress for Less	30,000	13.2%	24.4 Years	1.3 Years
Petsmart	23,988	10.6%	33.2 Years	7.8 Years
K&G Menswear	20,000	8.8%	17.6 Years	0.3 Years
Burkes Outlet	20,000	8.8%	5.2 Years	2.3 Years
Harbor Freight	15,000	6.6%	5.1 Years	0.3 Years
Chuck E Cheese	14,712	6.5%	34.1 Years	8.0 Years
Party City	12,940	5.7%	12.2 Years	8.3 Years
Popshelf (Dollar General)	12,036	5.3%	0.2 Years	10.3 Years
El Fenix	9,976	4.4%	13.8 Years	6.2 Years
Five Below	7,850	3.5%	7.1 Years	3.3 Years
Totals / Averages	196,502	82.8%	17.5 Years	3.8 Years

The Asset

Dense Trade Area Centered between Dallas and Fort Worth

Premier Tenant Roster
Generating 2.1M+ Visitors
Top 20% of Shopping Centers Nationally

Highly Visible Along Highway 183 with 195,400 VPD

87% Cash Flow From National Credit Tenancy
With a WALT of 4+ Years

Value-Creation Opportunities Via Pad Sell Down Opportunities as Debt Matures

Loyal Rent Roll With 17 weighted average years of Tenant Tenure

Source: Placer.AI



SMART

Store in DFW
Anchor Tenant

popshelf

(Parent Company:
Dollar General)

burkes
OUTLET

#1 Store within 30 miles
Anchor Tenant

ROSS
DRESS FOR LESS

#2 Store with in 10 miles
Anchor Tenant

PartyCity
THE DISCOUNT PARTY SUPER STORE

**HARBOR
FREIGHT**
Quality Tools at Radiculously Low Prices

SANITAS

**five
BELOW**

Salons of Irving

**SHOE
CARNIVAL**

Bellisima Day Spa

EL FENIX
MEXICAN RESTAURANT
SINCE 2010

9,976 SF
Ground Lease



CHUCK E. CHEESE'S

#3 Location in DFW

14,712 SF pad

195,400 VPDs

183
TEXAS

OFFERING SUMMARY 5

High Traffic Infill Location

161
TEXAS

N Beltline Road

DALLAS COLLEGE
NORTHLAKE CAMPUS

IRVING CONVENTION CENTER
AT LAS COLINAS

NORTHWEST
RECREATION CENTER



IRVING
MALL
80+ Retail Stores
Dillard's
★ macy's

HANES
ELEMENTARY SCHOOL

IMC | IRVING
MARKET
CENTER

BiLife
PLASMA SERVICES
Under Construction





LAS COLINAS
Population: 35,583
Median Home Price: \$549,000

**JOHNSTON
ELEMENTARY SCHOOL**



195,400 VPDs

183
TEXAS



HONDA



DOLLAR TREE

WITHIN A 5-MILE RADIUS



14%

Population Growth vs 2010



96,542

Total Households



63,487

Multi-Family Units



\$7.9B

Consumer Spending Power

Diverse & Growing Dallas / Fort Worth MSA

D/FW Open For Business - Economic Resiliency

#1 MOST
JOBS RECOVERED

(88% THROUGH THE END OF Q2 2021)

#3 MARKET FOR
RETURNING TO THE OFFICE

(50% OF DALLAS WORKERS ARE BACK IN
OFFICE ACCORDING TO KASTLE SYSTEMS)

#1 BEST PERFORMING
LABOR MARKETS

(AS OF JULY 2021 BY LABORIQ)

#1 MARKET FOR COMMERCIAL
PROPERTY INVESTMENT IN 2021

(\$13.4 BILLION IN ACTIVITY THROUGH 1H21)

DFW'S RETAIL OCCUPANCY
IS NOW 95% - NEAR ALL TIME HIGHS



Why Dallas / Fort Worth

#1 FASTEST
GROWING METRO
(328 NEW RESIDENTS EACH DAY)

ONLY 7.5% OF JOBS
LOST DUE TO THE PANDEMIC
(3RD BEST IN THE COUNTRY)

#4 REAL ESTATE
MARKET FOR 2021
(PWC/URBAN LAND INSTITUTE)

#1 MSA FOR PROJECTED
POPULATION GROWTH
(749,726 NEW RESIDENTS PROJECTED BY 2026)

LEADING PRO-BUSINESS
ENVIRONMENT
(#1 MARKET FOR DOING BUSINESS 15 YEARS IN A ROW)



IRVING MARKET CENTER

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