

# For lease

Sunset Mall  
4001 Sunset Drive  
San Angelo, TX 76904

[www.sunsetmall.com](http://www.sunsetmall.com)

**Property highlights:**

- Only enclosed mall in a trade area that spans more than 50 miles and 13 counties with tenant mix of over 80 national and local retailers
- Excellent visibility and access with five entrances off three major intersections including Loop 306 (36,000 VPD)
- Nearly 14,500 students enrolled in San Angelo Independent School District and more than 15,000 college students at two area universities
- Goodfellow Air Force Base is the city's top employer with more than 5,500 civilian and military employees
- San Angelo is a major regional center for renewable energy, industrial manufacturing and servicing for the Permian Basin, the largest oil reserve in the Western Hemisphere.

**Key Tenants:**



**Property Size:**

Site: 55 Acres

Total GLA: 388,208 SF

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Tenant Overview	
Dunham's	63,000 SF
Dillard's South	58,800 SF
Dillard's North	48,000 SF
Fitness 1440	14,782 SF
JCPenney	94,618 SF
Marshalls	25,486 SF
Murdoch's	63,840 SF
Ulta	9,982 SF
<b>Total GLA</b>	<b>345,208 SF</b>

# Sunset Mall

## Demographics

Area Profile	10-mile radius	20-mile radius	50-mile radius
Est. Population	109,839	120,897	143,036
Est. Households	43,929	47,871	56,530
Avg. Household Income	\$82,980	\$84,644	\$83,923
Median Age	36.6	37	38.1

Source: Esri, 2026

