

7601 N MacArthur Blvd - MacArthur Park 1



Location: **MacArthur Park 1**
West Dallas Ret Cluster
Las Colinas Ret Submarket
Dallas County
Irving, TX 75063

Center Type: **Shopping Center/Strip Center**
 Bldg Status: **Built 2000**

Center Size: **29,662 SF**
 Typical Floor Size: **29,662 SF**
 Stories: **1**
 Land Area: **61 AC**

Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **8,612 SF**
 % Leased: **71.0%**
 Total Spaces Avail: **4**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **8612**

Parcel Number: **322778300A0020000**

Amenities: **Signage**

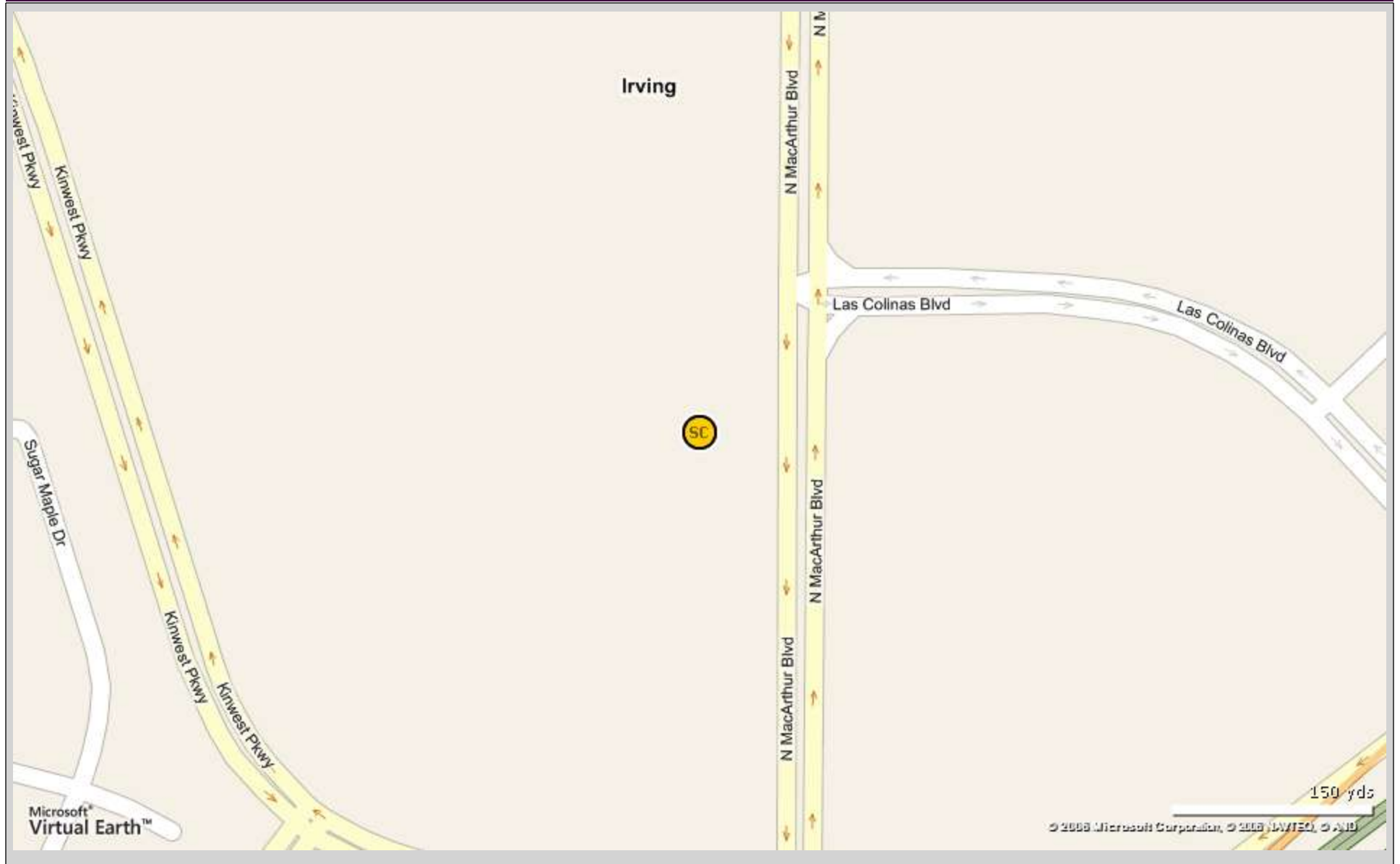
Street Frontage: **388 feet on Macarthur Blvd(with 1 curb cut)**

Parking: **240 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3H1	1,400	1,400	1,400	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 7B	1,200	1,200	1,200	Negotiable	Vacant	Negotiable	Direct
P 1st	1,500	1,500	1,500	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 3B	4,512	4,512	4,512	Negotiable	Vacant	Negotiable	Direct

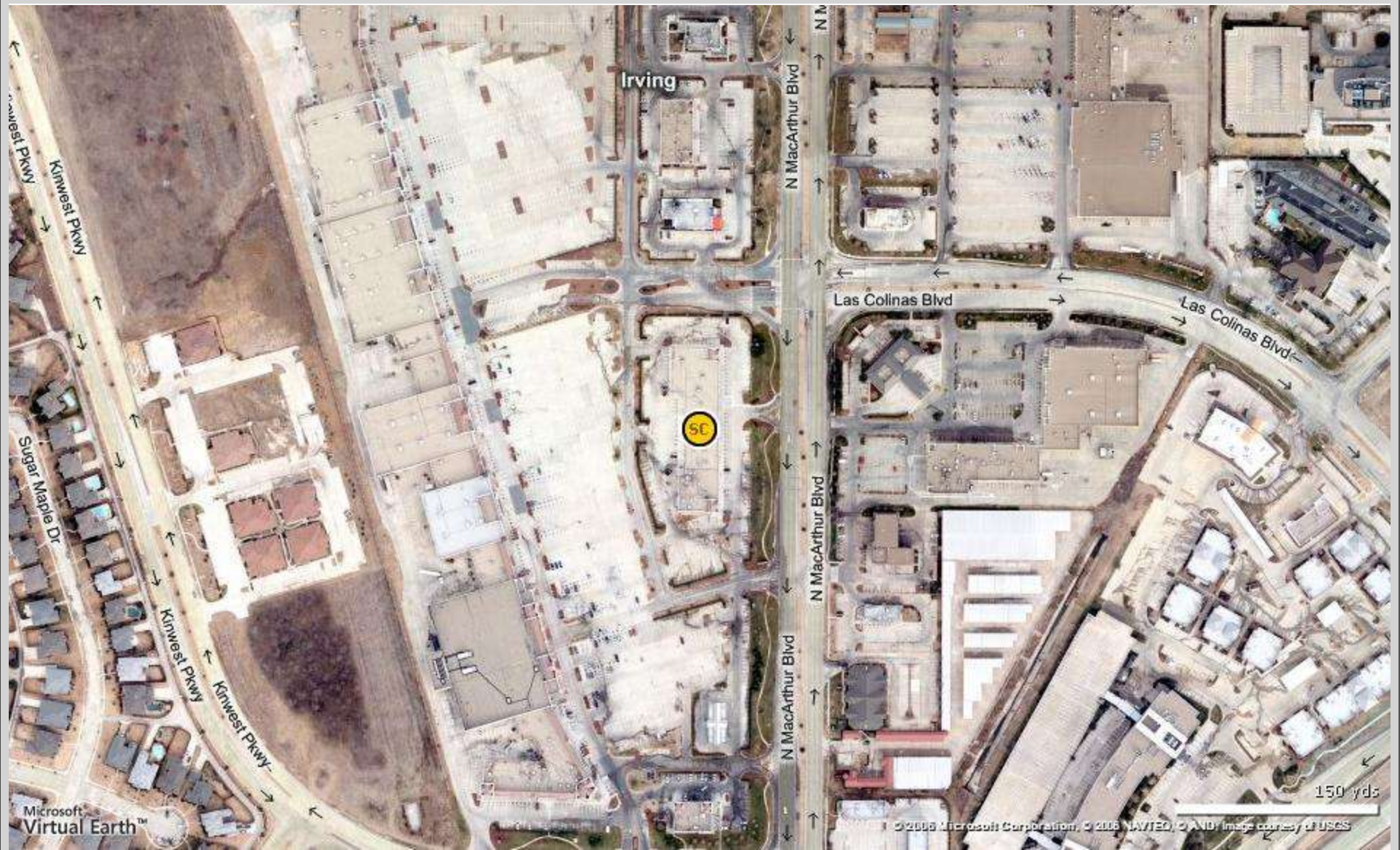
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Site Plan Report

MacArthur Park 1

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Site Plan



Tenant	GLA	Floor(s)	Store Type	# Emp	Space Location	Phone	Contacts
AT&T							
Baja Fresh Mexican Grill	4,000	1				(469)420-9400	
EB Games	1,052	1	Game Store				
Gap		1	Unisex Apparel				
GapKids	2,000	1	Children Apparel			(972)373-0614	
Marble Slab Creamery	1,200	1	Ice Cream				
T-Mobile			Wireless Commun				

Total Tenants for 7601 N MacArthur Blvd: 7

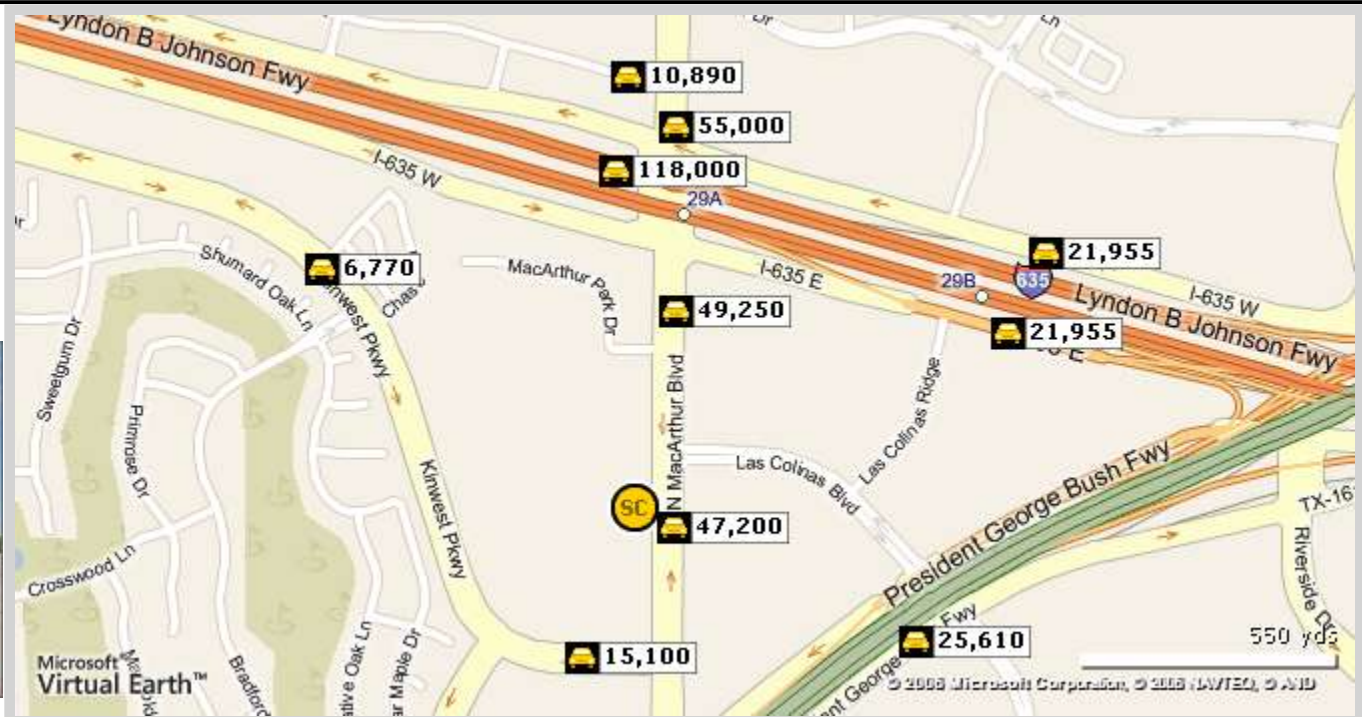
Total Tenants for report: 7

Traffic Count Report

MacArthur Park 1

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Building Type: **Shopping Center**
 Secondary: **Strip Center**
 GLA: **29,662 SF**
 Year Built: **2000**
 Total Available: **8,612 SF**
 % Leased: **70.97%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Macarthur Blvd	Las Colinas Blvd	0.10 N	2001	47,200	AADT	.06
2	Parkridge Blvd	N Macarthur Blvd	0.10 E	2004	15,100	ADT	.20
3	N Macarthur Blvd	Macarthur Park	0.05 S	2004	49,250	ADT	.25
4	President George Bush Tpke	Las Colinas Blvd	0.06 NE	2004	25,610	ADT	.39
5	I-635	N Belt Line Rd	2.03 W	2000	118,000	ADT	.42
6	N Macarthur Blvd	Lyndon B Johnson Fwy	0.11 S	2004	55,000	ADT	.47
7	Kinwest Pky	Bradford Pear Dr	0.08 SE	2004	6,770	ADT	.49
8	Lbj Fwy	Anaheim Dr	3.53 E	2004	21,955	ADT	.51
9	Market Pl	Olympus Blvd	0.91 NW	2004	10,890	ADT	.53
10	I- 635 Service Road	North Glen Dr	0.12 W	2004	21,955	ADT	.60

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18 Shopping Centers within a 1 Mile Radius



	Closest Centers	Address	Total GLA	Distance
1	MacArthur Park 2	7447-7645 N Macarthur Blvd	164,921 SF	0.12
2	MacArthur Park 4	7707 N Macarthur Blvd	9,911 SF	0.12
3	MacArthur Crossing II	7600-7640 N MacArthur Blvd	63,993 SF	0.16
4	MacArthur Park Center I	7727-7777 N Macarthur Blvd	168,856 SF	0.20
5	7410 Macarthur Blvd	7410 Macarthur Blvd	4,691 SF	0.20
6	MacArthur Park	7805 N MacArthur Blvd	13,000 SF	0.21
7	MacArthur Crossing Shopping Center	7750 N MacArthur Blvd	47,042 SF	0.22
8	MacArthur Court Two	7300 N MacArthur Blvd	18,000 SF	0.25
9	MacArthur Park	901 Macarthur Park	15,877 SF	0.33
10	The Terraces at Las Colinas	Las Colinas Blvd @ SH 161	1,500,000 SF	0.47
11	MacArthur Ranch	8140-8150 N MacArthur Blvd	28,341 SF	0.73
12	MacArthur Marketplace	8100-8170 Walton Blvd	42,857 SF	0.76
13	8350 N Macarthur Blvd	8350 N Macarthur Blvd	21,134 SF	0.83
14	8300 N Macarthur Blvd	8300 N Macarthur Blvd	19,381 SF	0.83
15	Royal MacArthur Center	6450 N Macarthur Blvd	9,028 SF	0.88
16	Royal MacArthur Center	6440 N Macarthur Blvd	12,281 SF	0.91
17	Royal MacArthur Center	6420 N Macarthur Blvd	13,277 SF	0.93
18	Hunter Plaza	1800 Market Place Blvd	16,791 SF	0.99

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4 MacArthur Park Center I

Address: **7727-7777 N Macarthur Blvd
Irving, TX 75063**

Distance: **0.20 Mi from Subject Property**

Total GLA: **168,856 SF**

Anchor GLA: **116,563 SF**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Power Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 1999**

Center Shape: **-**

Levels: **1**

Parking: **Free Surface Spaces**



Anchor: **Office Depot, Ross Dress for Less, T.J. Maxx**

Features: **-**

5 7410 Macarthur Blvd

Address: **7410 Macarthur Blvd
Irving, TX 75063**

Distance: **0.20 Mi from Subject Property**

Total GLA: **4,691 SF**

Anchor GLA: **-**

Space Available: **2,000 SF**

% Leased: **57.4%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing**

Center Shape: **-**

Levels: **1**

Parking: **33 free Surface Spaces are available**



Anchor: **-**

Features: **Signalized Intersection**

6 MacArthur Park

Address: **7805 N MacArthur Blvd
Irving, TX 75063**

Distance: **0.21 Mi from Subject Property**

Total GLA: **13,000 SF**

Anchor GLA: **4,000 SF**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing**

Center Shape: **-**

Levels: **1**

Parking: **-**



Anchor: **Eye Masters**

Features: **-**

MacArthur Park 1
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7 MacArthur Crossing Shopping Center

Address: **7750 N MacArthur Blvd**
Irving, TX 75063

Distance: **0.22 Mi from Subject Property**
Total GLA: **47,042 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 1996**
Center Shape: -
Levels: **1**
Parking: **550 free Surface Spaces are available**

 Anchors: -

 Features: **Corner Lot, Dedicated Turn Lane, Signage**



8 MacArthur Court Two

Address: **7300 N MacArthur Blvd**
Irving, TX 75063

Distance: **0.25 Mi from Subject Property**
Total GLA: **18,000 SF**
Anchor GLA: -
Space Available: **6,000 SF**
% Leased: **66.7%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 2000**
Center Shape: -
Levels: **1**
Parking: **125 free Surface Spaces are available**

 Anchors: -

 Features: -



9 MacArthur Park

Address: **901 Macarthur Park**
Irving, TX 75063

Distance: **0.33 Mi from Subject Property**
Total GLA: **15,877 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 1999**
Center Shape: -
Levels: **1**
Parking: -

 Anchors: -

 Features: -



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10 The Terraces at Las Colinas

Address: **Las Colinas Blvd @ SH 161
Irving, TX 75014**

Distance: **0.47 Mi from Subject Property**
 Total GLA: **1,500,000 SF**
 Anchor GLA: -
 Space Available: -
 % Leased: **100%**
 Secondary Type: **Specialty/Festival/Entertainment Center**
 Number Of Stores: -
 Bldg Status: **Proposed**
 Center Shape: -
 Levels: **2**
 Parking: -

Anchors: -

Features: **A/C, Corner Lot, Food Court, Mixed Use, Out Parcel, Pylon Sign, Restaurant, Signage, Signalized Intersection, Vending Machines**

11 MacArthur Ranch

Address: **8140-8150 N MacArthur Blvd
Irving, TX 75063**

Distance: **0.73 Mi from Subject Property**
 Total GLA: **28,341 SF**
 Anchor GLA: -
 Space Available: **3,119 SF**
 % Leased: **89.0%**
 Secondary Type: **Strip Center**
 Number Of Stores: -
 Bldg Status: **Existing, Built 2004**
 Center Shape: -
 Levels: **1**
 Parking: **150 free Surface Spaces are available**

Anchors: -

Features: **Freeway Visibility**



12 MacArthur Marketplace

Address: **8100-8170 Walton Blvd
Irving, TX 75063**

Distance: **0.76 Mi from Subject Property**
 Total GLA: **42,857 SF**
 Anchor GLA: **38,857 SF**
 Space Available: -
 % Leased: **100%**
 Secondary Type: **Neighborhood Center**
 Number Of Stores: **24**
 Bldg Status: **Existing, Built 1999**
 Center Shape: -
 Levels: **1**
 Parking: **Ratio of 5.00/1,000 SF**

Anchors: **OfficeMax, PETSmart**

Features: -



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13 8350 N Macarthur Blvd

Address: **8350 N Macarthur Blvd**
Irving, TX 75063

Distance: **0.83 Mi from Subject Property**
Total GLA: **21,134 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing**
Center Shape: -
Levels: **1**
Parking: **193 free Surface Spaces are available**

Anchors: -

Features: -




14 8300 N Macarthur Blvd

Address: **8300 N Macarthur Blvd**
Irving, TX 75063

Distance: **0.83 Mi from Subject Property**
Total GLA: **19,381 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing**
Center Shape: -
Levels: **1**
Parking: **125 free Surface Spaces are available**

Anchors: -

Features: -




15 Royal MacArthur Center

Address: **6450 N Macarthur Blvd**
Irving, TX 75039

Distance: **0.88 Mi from Subject Property**
Total GLA: **9,028 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 2006**
Center Shape: -
Levels: **1**
Parking: **90 free Surface Spaces are available; Ratio of 9.00/1,000 SF**

Anchors: -

Features: -



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16 Royal MacArthur Center

Address: **6440 N Macarthur Blvd**
Irving, TX 75039

Distance: **0.91 Mi from Subject Property**
Total GLA: **12,281 SF**
Anchor GLA: -
Space Available: -
% Leased: **100%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 2006**
Center Shape: -
Levels: **1**
Parking: **65 free Surface Spaces are available; Ratio of 9.00/1,000 SF**

Anchors: -

Features: -




17 Royal MacArthur Center

Address: **6420 N Macarthur Blvd**
Irving, TX 75039

Distance: **0.93 Mi from Subject Property**
Total GLA: **13,277 SF**
Anchor GLA: -
Space Available: **2,500 SF**
% Leased: **81.2%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing, Built 2006**
Center Shape: -
Levels: **1**
Parking: **69 free Surface Spaces are available; Ratio of 9.00/1,000 SF**

Anchors: -

Features: -




18 Hunter Plaza

Address: **1800 Market Place Blvd**
Irving, TX 75063

Distance: **0.99 Mi from Subject Property**
Total GLA: **16,791 SF**
Anchor GLA: -
Space Available: **4,526 SF**
% Leased: **73.1%**
Secondary Type: **Strip Center**
Number Of Stores: -
Bldg Status: **Existing**
Center Shape: -
Levels: **1**
Parking: **75 free Surface Spaces are available**

Anchors: -

Features: **Freeway Visibility, Pylon Sign**



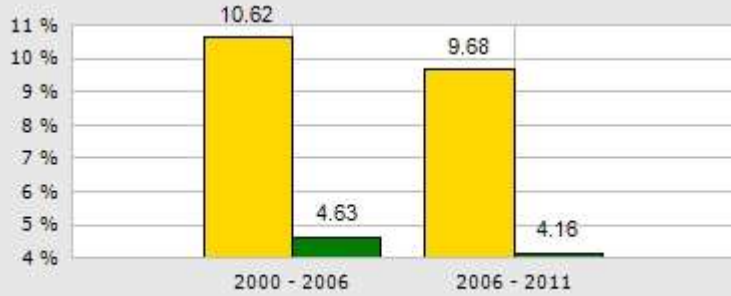
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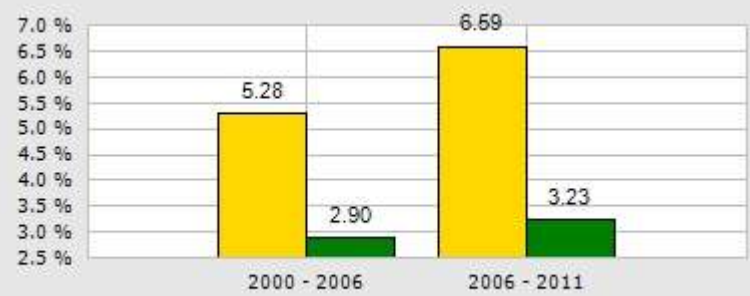
Type: **Shopping Ctr/Strip Ctr**
 County: **Dallas**

1 Mile
 County

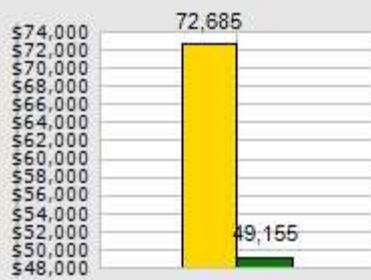
Population Growth



Household Growth



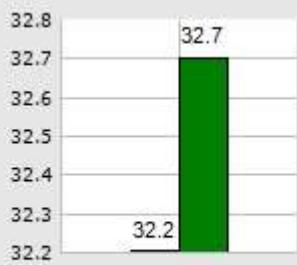
2006 Med Household Inc



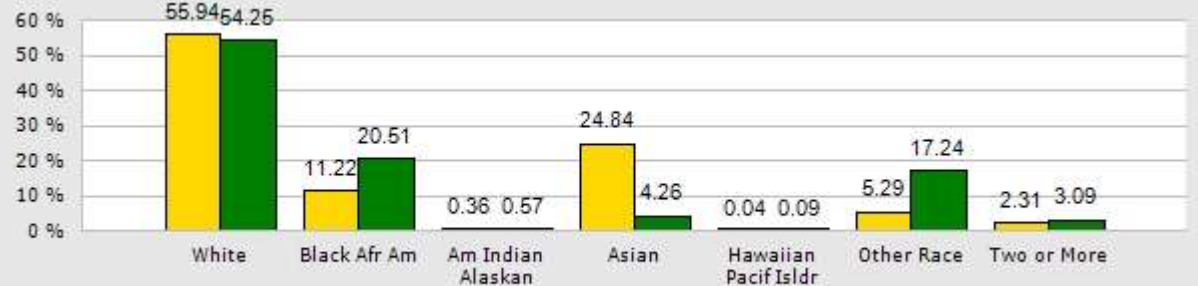
2006 Households by Household Income



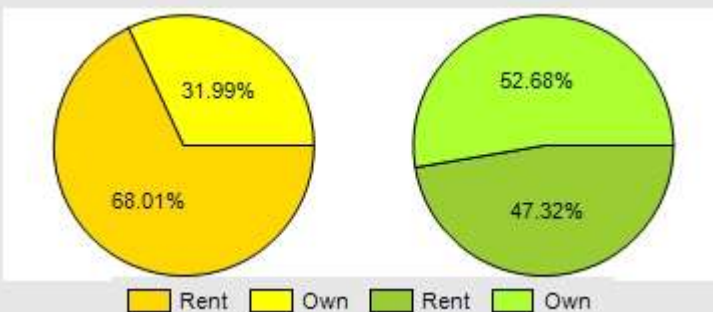
2006 Median Age



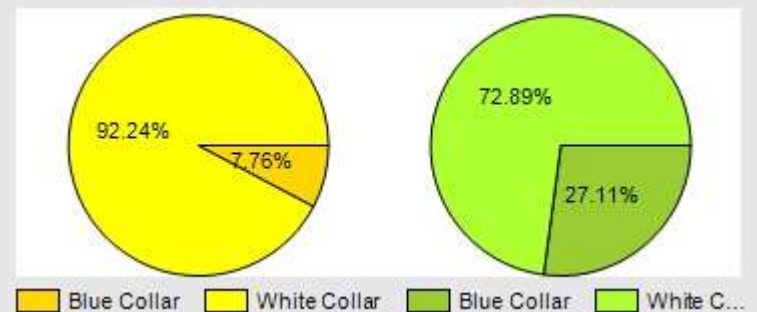
2006 Population by Race



2006 Renter vs. Owner



2006 Blue vs. White Collar



Demographic Market Comparison Report

1 mile radius

MacArthur Park 1

7601 N MacArthur Blvd, Irving, TX 75063

Type: **Shopping Ctr/Strip Ctr**
 County: **Dallas**

	1 Mile		County	
Population				
Growth 2000 - 2006	10.62%		4.63%	
Growth 2006 - 2011	9.68%		4.16%	
2006 Blue Collar	327	7.76%	260,681	27.11%
2006 White Collar	3,885	92.24%	701,033	72.89%
2006 Population By Race				
	7,227		2,321,717	
White	4,043	55.94%	1,259,451	54.25%
Black Afr Am	811	11.22%	476,120	20.51%
Am Indian Alaskan	26	0.36%	13,257	0.57%
Asian	1,795	24.84%	98,906	4.26%
Hawaiian Pacif Islldr	3	0.04%	1,997	0.09%
Other Race	382	5.29%	400,267	17.24%
Two or More	167	2.31%	71,719	3.09%
Households				
Growth 2000 - 2006	5.28%		2.90%	
Growth 2006 - 2011	6.59%		3.23%	
Renter Occupied	2,279	68.01%	393,293	47.32%
Owner Occupied	1,072	31.99%	437,765	52.68%
2006 Households by HH Income				
	3,350		831,058	
Income < \$35,000	495	14.78%	282,308	33.97%
Income \$35,000 - \$74,999	1,246	37.19%	301,431	36.27%
Income \$75,000 - \$149,999	895	26.72%	184,774	22.23%
Income \$150,000 - \$249,999	436	13.01%	40,439	4.87%
Income \$250,000+	278	8.30%	22,106	2.66%
2006 Median Household Income	\$72,685		\$49,155	
2006 Median Age	32.20		32.70	

Demographic Summary Report

MacArthur Park 1

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 GLA: **29,662 SF**
 Year Built: **2000**

Total Available: **8,612 SF**
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 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	7,928		44,539		175,290	
2006 Estimate	7,228		39,067		165,509	
2000 Census	6,534		32,181		154,230	
Growth 2006 - 2011	9.68%		14.01%		5.91%	
Growth 2000 - 2006	10.62%		21.40%		7.31%	
2006 Population by Hispanic Origin	971		4,840		53,939	
2006 Population By Race	7,228		39,067		165,509	
White	4,043	55.94%	22,377	57.28%	104,017	62.85%
Black or African American	811	11.22%	4,602	11.78%	16,441	9.93%
American Indian and Alaska Native	26	0.36%	136	0.35%	854	0.52%
Asian	1,795	24.83%	9,275	23.74%	19,173	11.58%
Native Hawaiian and Pacific Islander	3	0.04%	32	0.08%	208	0.13%
Other Race	382	5.29%	1,512	3.87%	19,465	11.76%
Two or More Races	167	2.31%	1,132	2.90%	5,350	3.23%
Households						
2011 Projection	3,572		22,152		69,058	
2006 Estimate	3,351		19,901		65,606	
2000 Census	3,183		17,017		61,749	
Growth 2006 - 2011	6.59%		11.31%		5.26%	
Growth 2000 - 2006	5.28%		16.95%		6.25%	
Owner Occupied	1,072	31.99%	5,199	26.12%	25,999	39.63%
Renter Occupied	2,279	68.01%	14,702	73.88%	39,607	60.37%
2006 Households by HH Income	3,350		19,902		65,607	
Income Less Than \$15,000	109	3.25%	897	4.51%	4,463	6.80%
Income: \$15,000 - \$24,999	93	2.78%	665	3.34%	4,560	6.95%
Income: \$25,000 - \$34,999	293	8.75%	1,702	8.55%	7,221	11.01%
Income: \$35,000 - \$49,999	524	15.64%	3,314	16.65%	11,097	16.91%
Income: \$50,000 - \$74,999	722	21.55%	4,560	22.91%	13,935	21.24%
Income: \$75,000 - \$99,999	445	13.28%	3,014	15.14%	8,359	12.74%
Income: \$100,000 - \$149,999	450	13.43%	3,155	15.85%	8,233	12.55%
Income: \$150,000 - \$249,999	436	13.01%	1,894	9.52%	5,210	7.94%
Income: \$250,000 - \$499,999	188	5.61%	483	2.43%	1,628	2.48%
Income: \$500,000 or more	90	2.69%	218	1.10%	901	1.37%
2006 Avg Household Income	\$112,182		\$90,660		\$83,886	
2006 Med Household Income	\$72,685		\$68,198		\$59,800	
2006 Per Capita Income	\$52,006		\$46,182		\$33,329	

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Year Built: **2000**

Total Available: **8,612 SF**
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Rent/SF/Yr: **Negotiable**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	312	7,791	25
Total Retail	91	2,796	31
Home Improvement Stores	0	7	0
General Merchandise Stores	7	508	73
Food Stores	7	284	41
Auto Dealers and Gas Stations	4	53	13
Apparel and Accessory Stores	7	68	10
Furniture and Home Furnishings	10	258	26
Eating and Drinking Places	35	932	27
Miscellaneous Retail Stores	21	686	33
Finance-Insurance-Real Estate	43	518	12
Banks, Saving and Lending Inst.	15	170	11
Security Brokers and Investments	3	34	11
Insurance Carriers and Agencies	5	78	16
Real Estate-Trust-Holding Co.	20	236	12
Services	120	2,997	25
Hotels and Lodging	2	50	25
Personal Services	18	140	8
Business Services	21	1,076	51
Motion Picture and Amusement	5	31	6
Health Services	40	658	16
Legal Services	3	9	3
Educational Services	4	113	28
Social Services	7	186	27
Other Services	20	734	37
Agriculture/Mining	3	27	9
Construction	8	136	17
Manufacturing	6	153	26
Transportation, Comm./Pub Util.	19	500	26
Wholesale Trade	11	342	31
Government	11	322	29
Daytime Population	7,791		
Daytime Population/Business	25		
Residential Population	7,228		
Residential Population/Business	23		

Consumer Spending Report

MacArthur Park 1

7601 N MacArthur Blvd, Irving, TX 75063

Building Type: **Shopping Center**
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2006 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$174,039	\$938,215	\$3,032,664
Total Apparel	\$20,702	\$107,078	\$348,490
Women's Apparel	5,805	29,680	95,651
Men's Apparel	3,944	20,675	67,554
Girl's Apparel	1,001	5,120	20,800
Boy's Apparel	816	4,225	17,505
Infant Apparel	415	2,249	8,669
Footwear (excl. Infants)	2,080	10,891	38,097
Other Apparel Prod/Services	6,640	34,238	100,213
Total Entertainment	\$23,942	\$125,876	\$384,452
Sports and Recreation	6,727	34,507	106,023
TV, Radio and Sound Equipment	7,781	42,763	134,421
Reading Materials	2,026	11,233	32,230
Travel	7,202	36,251	108,446
Photographic Equipment	206	1,122	3,332
Total Food At Home	\$10,546	\$57,321	\$220,685
Cereal Products	916	4,928	19,111
Bread & Bakery Products	1,388	7,502	28,873
Fish and Seafood	492	2,685	9,649
Meats (All)	3,786	20,617	81,187
Dairy Products	1,655	9,032	35,648
Fruits and Vegetables	2,308	12,558	46,216
Total Food Away From Home	\$17,499	\$97,508	\$303,401
Breakfast and Brunch	1,561	8,921	29,055
Dinner	6,604	36,663	111,715
Lunch	6,317	35,188	109,603
Snacks and Non Alcoholic Bev	2,413	13,718	43,646
Catered Affairs	604	3,017	9,381

Consumer Spending Report

MacArthur Park 1			
7601 N MacArthur Blvd, Irving, TX 75063			
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$5,483	\$30,625	\$93,859
Alcoholic Bev. at Home	3,563	19,933	63,185
Alcoholic Bev. away from Home	1,920	10,692	30,674
Total Furniture/Appliances	\$9,769	\$49,994	\$160,266
Bedroom Furniture	937	4,967	15,698
Living Room Furniture	1,595	8,045	25,324
Other Living & Family Room Furniture	447	2,217	7,067
Other Furniture	1,061	5,321	16,886
Major Appliances	1,027	5,388	19,145
Small Appliances	2,948	14,792	44,866
Misc Household Equipment	1,754	9,264	31,280
Total Transportation/Maint.	\$62,185	\$342,937	\$1,101,844
New Autos/Trucks/Vans	12,965	71,799	223,618
Used Vehicles	6,860	38,447	129,819
Boats and Outboard Motor, Etc.	1,287	5,158	16,782
Gasoline	6,002	34,297	112,186
Diesel Fuel	41	219	894
Automotive Maintenance/Repair	6,411	35,531	115,700
Transportation	28,621	157,486	502,844
Total Health Care	\$11,988	\$65,208	\$232,769
Medical Services	6,111	33,129	110,235
Prescription Drugs	5,416	29,660	114,301
Medical Supplies	460	2,418	8,233
Total Education/Day Care	\$15,695	\$81,765	\$240,470
Education	7,363	38,428	111,480
Room and Board	379	1,700	5,627
Tuition/School Supplies	6,983	36,728	105,853
Day Care, Nursery & Preschool	970	4,908	17,510