



FAMILY-ORIENTED TENANT MIX

O'Connor Ridge is west of State Highway 114 in Las Colinas. The shopping center is surrounded by a high density multi-family market and located near large daytime office complexes.

PROPERTY OVERVIEW

RENTAL RATES

- \$22.00 PSF (1st Floor)
- \$18.00 PSF (2nd Floor)

TRIPLE NNN

- \$7.76 PSF

AVAILABLE SPACE

1st Floor Retail End Cap:	1,850 SF
1st Floor Retail:	3,824 SF
	940 SF

TRAFFIC COUNTS

- O'Connor: 24,550 Cars Per Day

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	6,064	83,506	228,658
Median Age:	38	30.9	29.6

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SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
100	Le Peep	3,436
106	Inihaw Avenue Filipino Kitchen	2,406
112	Urban Cleaners	1,135
114	The Artisan Vapor Co.	1,010
116	Wane Salon	2,250
120	Private Workout	1,855
122	Subway	1,815
126	Available	1,850
130	Available	3,824
132	Available	940
136	Griha	1,440
200	Grace Place Event Center	3,641
206	State Farm Insurance	905
208	Knowledge Hub	2,500
	Wells Fargo ATM	

