

● AVAILABLE



LA FRONTERA VILLAGE
ROUND ROCK, TX

ACADIA Realty. Trust.

La Frontera Village is a necessity-oriented power center located in Round Rock, TX, about 10 miles north of Downtown Austin. The property is located at the intersection of I-35 and SH-45 freeways which yield a daily traffic count in excess of 300,000 vehicles per day. The annual 5.6 million customer visits to the property put it within the top 2% of shopping centers nationally. La Frontera Village has a strong lineup of high performing tenants including Kohl's, Burlington, Hobby Lobby, Marshalls and Old Navy and is shadow anchored by Lowe's and Sam's Club.

ADDRESS

2601 La Frontera Blvd
Round Rock, TX 78681

GLA

± 534,566 SF

ANCHORS

Kohl's, Burlington, Hobby Lobby,
Marshall's, Old Navy, World Market,
Boot Barn, Barnes & Noble, Painted
Tree, Ulta

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SITE PLAN



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TENANT ROSTER

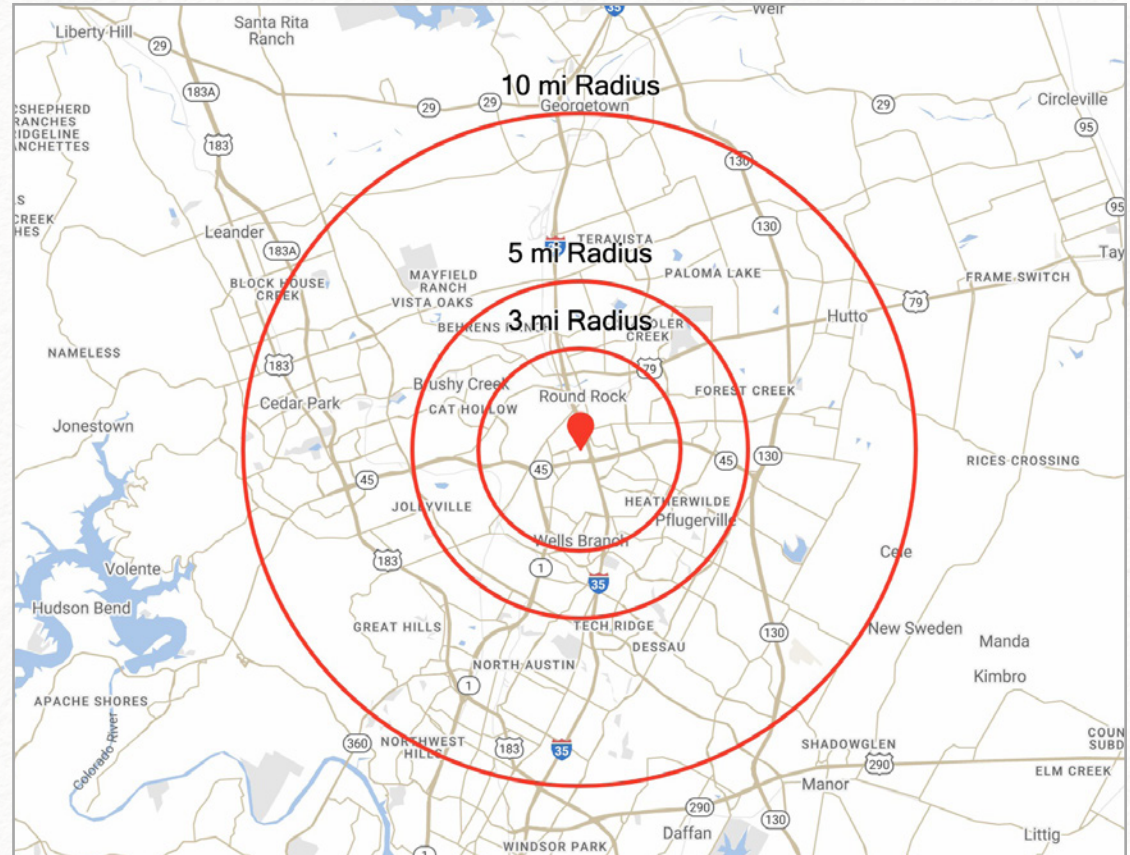
2. Kohl's.....	82,050 SF
4. World Market.....	18,300 SF
8. Lane Bryant.....	5,500 SF
10. Available.....	3,800 SF
12. Man Pasand.....	18,000 SF
14. Hobby Lobby.....	60,950 SF
16. Sam's Club.....	Not Owned
18. Burlington.....	41,400 SF
20. Available.....	20,932 SF
22. Boot Barn (Coming Soon).....	20,811 SF
26. Lowe's.....	Not Owned
102. Petco.....	15,000 SF
104. Hallmark.....	7,262 SF
106. Bath & Body Works.....	2,500 SF
108. Rockler Retail Group.....	8,000 SF
110. Marshall's.....	30,000 SF
112 Painted Tree.....	30,500 SF
114. Old Navy.....	17,500 SF
115. Dasio.....	7,500 SF
116. Pop Shelf.....	8,000 SF
118. Barnes & Noble.....	24,000 SF
120. First Watch.....	4,000 SF
122. Hurricane Grill & Wings.....	5,000 SF
126. Ulta.....	10,800 SF
128. Sketchers.....	9,503 SF
301. Mattress Firm.....	4,000 SF
302. Available.....	3,000 SF
303. Elite Kitchen & Bath.....	2,000 SF
304. Rehabilitation.....	3,000 SF
402. Available.....	3,567 SF
404. Coffee Enlightenment.....	1,283 SF
406. Available.....	1,902 SF
408. Amplify Federal CU.....	2,680 SF
410. Honey Baked Ham.....	3,600 SF
412. Available.....	1,200 SF
413. Sweet Memes Round Rock.....	1,639 SF
414. Available.....	1,275 SF
415. Texas Vinyl.....	1,243 SF
416. CPR Cell Phone Repair.....	1,160 SF

417. Mariner Finance.....	2,218 SF
418. Available.....	1,484 SF
419. Available.....	1,945 SF
420. Honey Baked Ham Co.....	1,500 SF
422. Al's Formal Wear.....	1,388 SF
424. Available.....	2,500 SF
426. Available.....	3,500 SF
428. Available.....	1,800 SF
430. Available.....	2,148 SF
502. Chipotle.....	2,800 SF
504. Smoothie King.....	1,013 SF
506. Fire Bowl Cafe.....	2,800 SF
508. Wingstop.....	1,100 SF
510. Maggie Moo's Ice Creamery.....	1,200 SF
600. Weight Watchers.....	2,000 SF
601 Available.....	3,000 SF
602. QT Jewelry.....	1,500 SF
603. Available.....	1,297 SF
604. AT&T.....	945 SF
605. GameStop.....	1,260 SF
G1. Anchor Bar.....	7,950 SF
G2. Longhorn.....	6,225 SF





DEMOGRAPHICS



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
 POPULATION	87,835	261,125	838,677
 HOUSEHOLDS	36,666	104,714	338,223
 AVERAGE HHI	\$125,456	\$143,508	\$146,572