

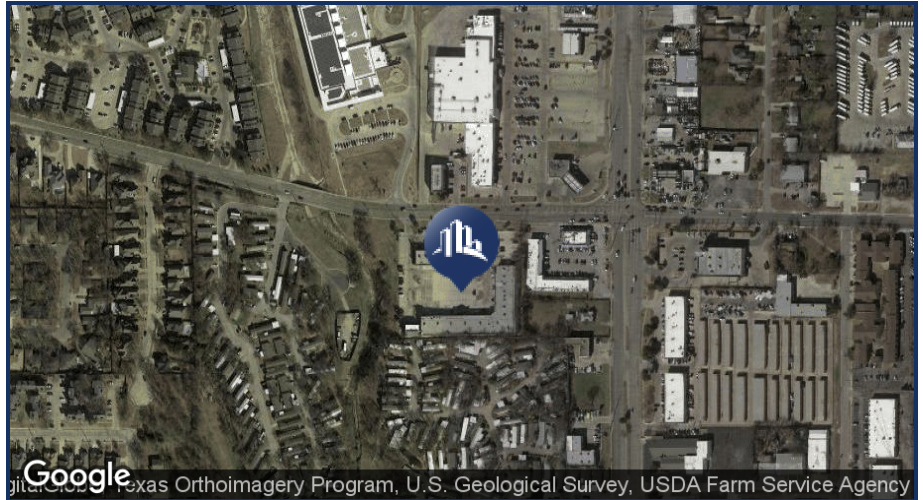
GOLDEN PIONEER PLAZA

3620 WEST PIONEER DRIVE, IRVING, TX



FOR LEASE

For Lease: Negotiable
Property Type: Retail
Building Size: 4,893 SF
Lot Size: 120,400 SF
Year Built: 2004



Features:

- Great Location!!!
- Close to DFW Airport & Irving Mall
- Minutes from TX-183
- High Traffic Area
- Excellent Tenant Mix

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*Each office Independently Owned and Operated



OFFERING SUMMARY

Available SF:	1,625 - 1,968 SF
Lease Rate:	Negotiable
Lot Size:	2.76 Acres
Year Built:	2004
Building Size:	4,893
Zoning:	Commercial

PROPERTY OVERVIEW

This 32,764 SF neighborhood multi-tenant shopping center is situated on approximately 2.7 acres of land. It is located on West Pioneer Drive near the intersection of North Belt Line and West Pioneer Drive, minutes from TX-183.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 107	Negotiable	1,968 SF
Suite 119	Negotiable	1,625 SF

ADDITIONAL PHOTOS



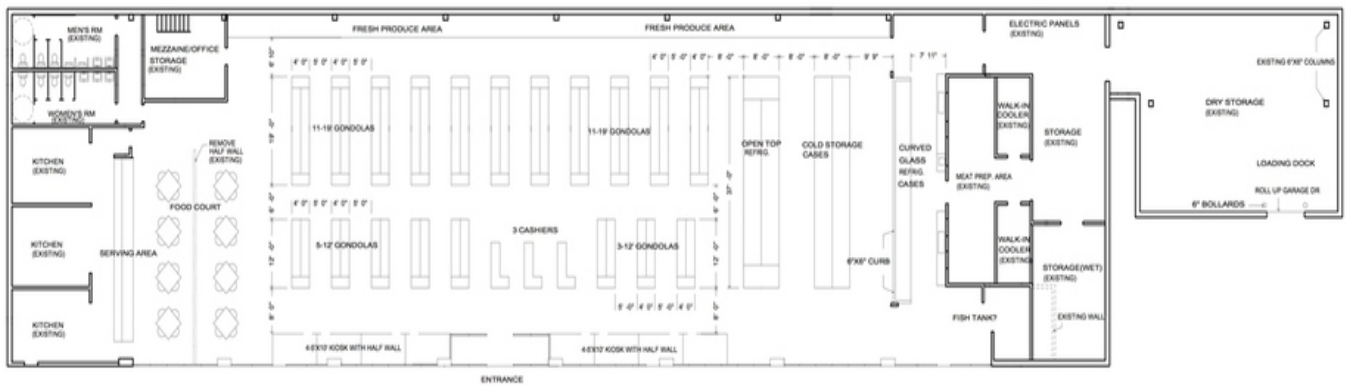
AVAILABLE SPACES



LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 1,625 - 1,968 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

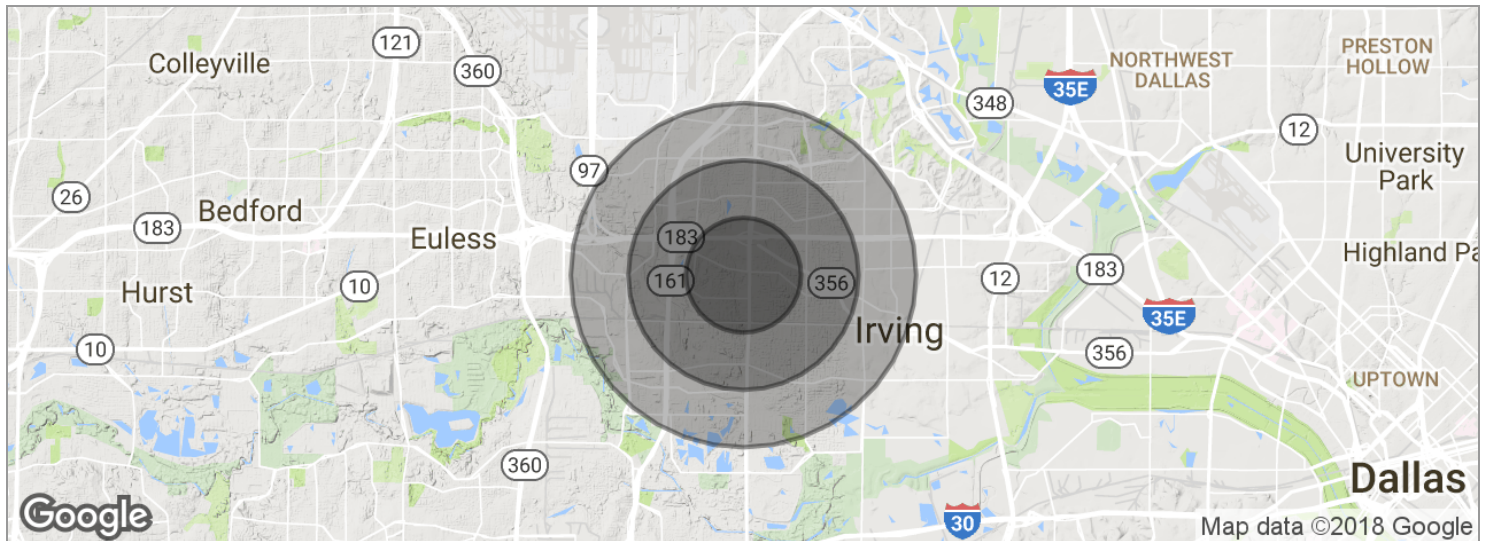
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 107	Strip Center	Negotiable	NNN	1,968 SF	Negotiable	
Suite 119	Strip Center	Negotiable	NNN	1,625 SF	Negotiable	

SITE PLAN



HISPANIC SUPERMARKET

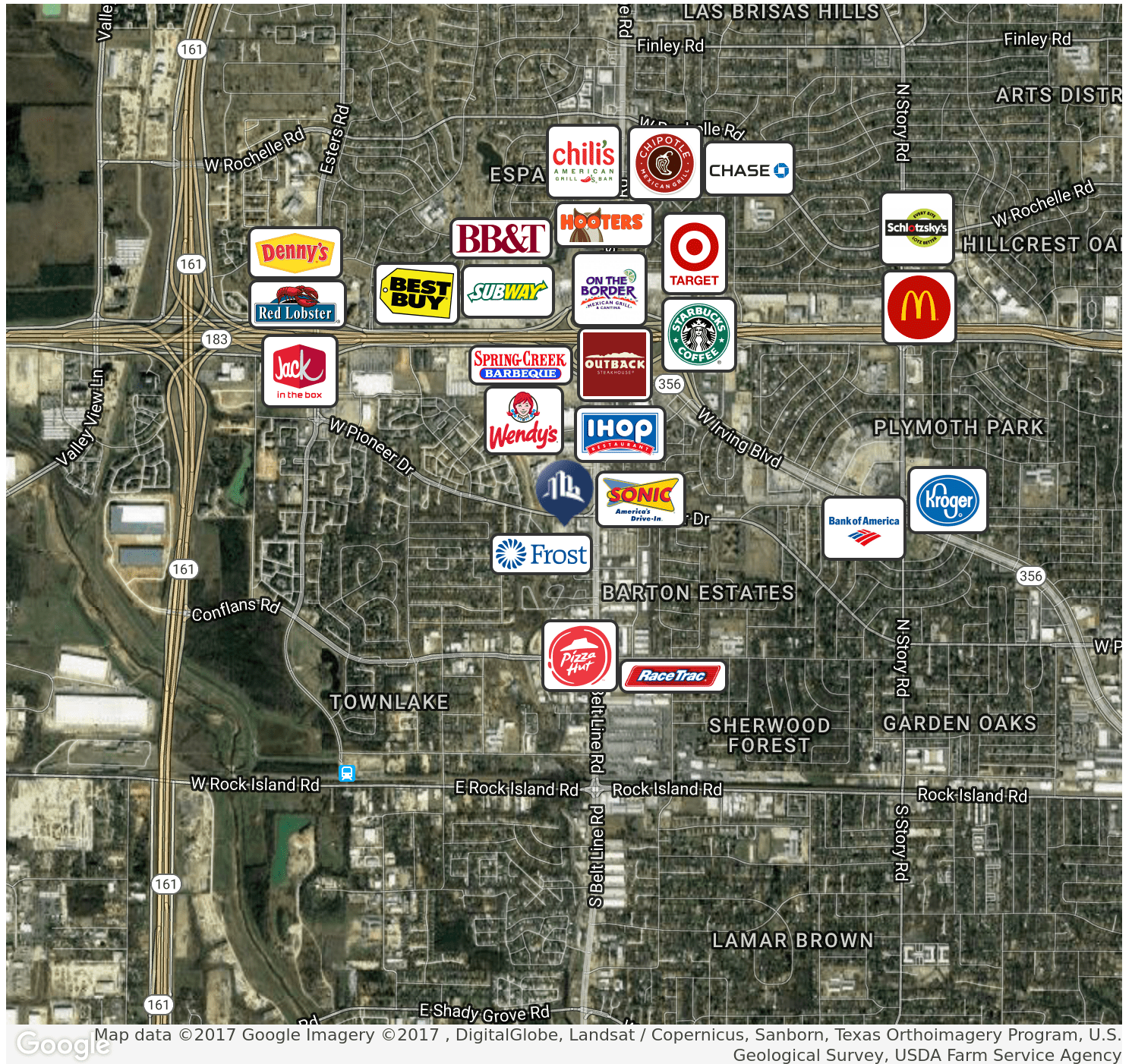
DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,025	59,968	121,446
Median age	29.2	30.7	31.2
Median age (male)	29.2	30.5	31.0
Median age (Female)	30.0	31.1	31.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,836	20,692	43,972
# of persons per HH	2.8	2.9	2.8
Average HH income	\$50,543	\$53,197	\$53,559
Average house value	\$121,738	\$119,361	\$132,201

* Demographic data derived from 2010 US Census

RETAILER MAP



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3620 WEST PIONEER DRIVE, IRVING, TX 75061

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