

FOR LEASE

1890 RANCH

1431 E WHITESTONE BLVD
CEDAR PARK, TX 78613



PROJECT SIZE

±486,825 SF

AVAILABLE

1,625 SF - 30,000 SF

ANCHOR TENANTS

Super Target, Cinemark, Natural Grocers, Academy Sports+Outdoors, Gold's Gym, ROSS, Office Max, PetsMart and Hobby Lobby

LOCATION

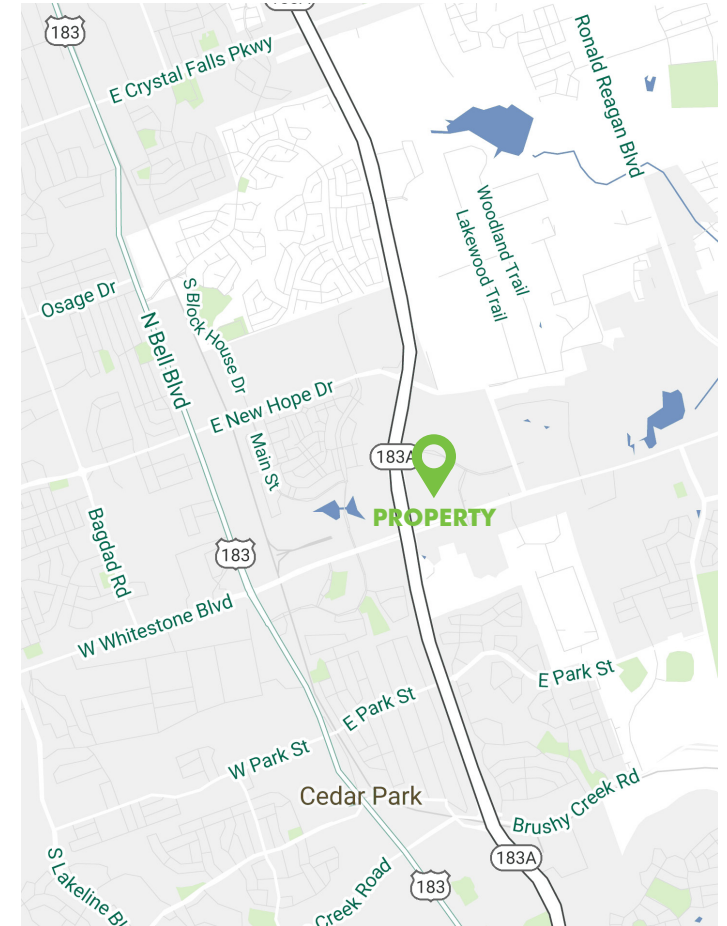
- Situated at the dominant intersection in Cedar Park/Far NW Austin trade area
- Excellent access from FM 1431/Whitestone Blvd and from Hwy 183A

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2017 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,853	76,383	175,869
Avg. HH Income	\$89,172	\$99,507	\$106,967
Median Age	34.1	34.0	34.7

TRAFFIC COUNTS	
East on Whitestone Blvd	40,414 VPD
West on Whitestone Blvd	41,452 VPD

Source: TxDot, 2015

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Suite	Tenant Name	Sq. Ft.
NAP 1	SUPER TARGET	175,000 SF
NAP 2	HOBBY LOBBY	127,000 SF
1	AT&T	4,000 SF
1B	ACADEMY SPORTS	80,352 SF
2	GIGI'S CUPCAKES	1,613 SF
2B	ROSS DRESS FOR LESS	27,689 SF
3	SPECTRUM COMMUNICATIONS	4,500 SF
3B	FREDDY'S FROZEN CUSTARD	3,600 SF
4	LOUISIANA CRAB SHACK	3,426 SF
4B	TROPICAL SMOOTHIE CAFE	1,500 SF
5	MIGHTY FINE BURGERS	4,085 SF
5B	UBREAKFIX	1,086 SF
6	STARBUCKS	1,750 SF
6B	FIREHOUSE SUBS	1,680 SF
7	GREAT HAIRCUTS	1,200 SF
7B	SPORTS CLIPS	1,200 SF
8	FEDEX OFFICE & PRINT SERVICES	1,992 SF
8B	TOTAL NUTRITION	1,400 SF
9	AVAILABLE	6,800 SF
9B	EINSTEIN BROS BAGELS	3,100 SF
10	AVAILABLE	2,880 SF
10B	JAMES AVERY CRAFTSMAN	2,504 SF
11	NATURAL GROCERS	10,515 SF
11B	VERIZON WIRELESS	4,000 SF
12	DOLLAR TREE	10,306 SF
12B	T4 MEN	1,175 SF
13	PETSMART	27,880 SF

Suite	Tenant Name	Sq. Ft.
13B	PACIFIC DENTAL SERVICES	3,400 SF
14	FAMOUS FOOTWEAR	7,000 SF
14B	BBVA COMPASS BANK	3,000 SF
15	CLEAR CHOICE EYECARE	2,595 SF
16	AVAILABLE	3,100 SF
17	MASSAGE ENVY	3,000 SF
18	GNC	1,200 SF
19	VENT BLOTIQUE	1,400 SF
20	STUDIO NAILS & SPA	1,642 SF
21A	RESULTS PHYSIOTHERAPY	3,843 SF
21B	MAYA'S BROWZ STUDIO	1,157 SF
22	100% CHIROPRACTIC	1,590 SF
22B	SALONS AT 1890 RANCH - EXP	2,476 SF
25	SALONS AT 1890 RANCH	4,500 SF
26	AVAILABLE	4,985 SF
28	RACHELTRUEBLOOD ASSOCIATES	3,420 SF
30	MEDSPRING	5,000 SF
31	EUROPEAN WAX CENTER	1,793 SF
32	TEXAS GLITTER STUDIOS	2,500 SF
33	AVAILABLE	1,625 SF
34	BASKIN ROBBINS	1,300 SF
35	I SPA NAILS	1,200 SF
36	BARRETT'S ATA MARTIAL ARTS	4,817 SF
38	IKE'S SUBS	1,750 SF
39	CHINA CAFE	3,500 SF
40	CINEMARK	39,144 SF
41	AVAILABLE	5,559 SF
41A	SITTERLE HOMES	1,200 SF

Suite	Tenant Name	Sq. Ft.
42	CHADA THAI	2,500 SF
43	TAKARA	5,011 SF
44	TEJI'S INDIAN RESTAURANT	2,200 SF
45	AVAILABLE	1,911 SF
46	EURASIA RAMEN	1,950 SF
47	THANH NHI VIETNAMESE RESTAURANT	2,018 SF
48	BIKRAM YOGA	3,094 SF
49	ADVENTURE KIDS PLAYCARE	3,620 SF
50	BREEZE SALON	4,001 SF
52	HALF-PRICE BOOKS	8,499 SF
53	PLATO'S CLOSET	2,800 SF
54	PIGTAILS AND CREWCUTS	1,600 SF
55	HUNTING LEARNING CENTER	2,232 SF
56	AVAILABLE	6,709 SF
57	AVAILABLE	30,000 SF
59	OFFICEMAX	17,992 SF
60	TAN IT ALL	2,425 SF
61	NUTRISHOP	1,400 SF
62	JENNY CRAIG	2,000 SF
63	GOLD'S GYM	40,000 SF
64	SPRINGSTONE HEALTH	5,248 SF
65	SPRINGSTONE HEALTH	1,535 SF
66	CHICAGO TITLE	3,489 SF
67	AQUA TOTS	5,166 SF
67A	AVAILABLE	1,496 SF

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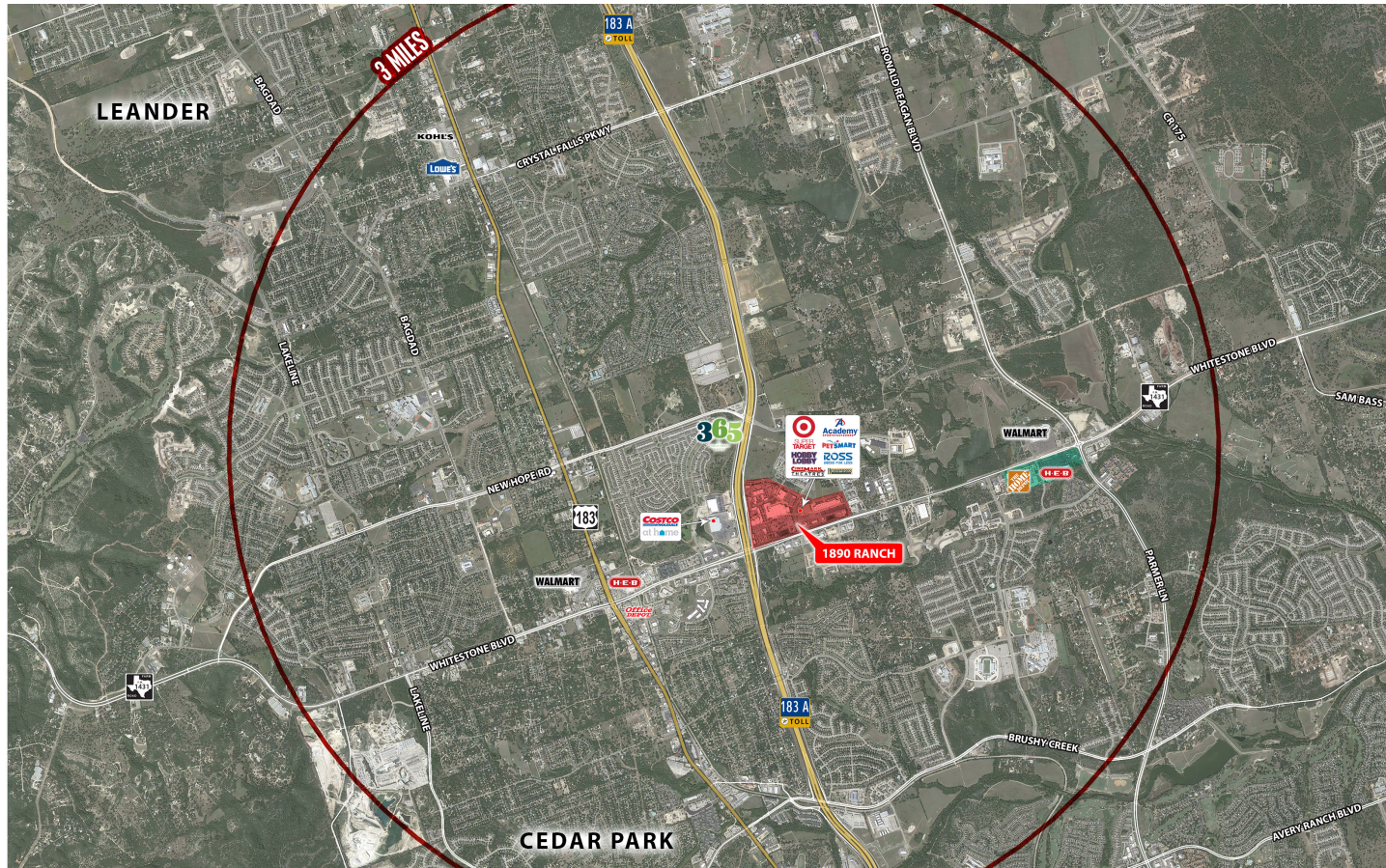


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CONTACT US

Gene Williams

First Vice President
+1 210 253 6027
gene.williams2@cbre.com

Bryan McMurrey

Vice President
+1 512 482 5582
brian.mcmurrey@cbre.com

Elliott Mulkin

Associate
+1 210 253 6004
elliott.mulkin@cbre.com

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