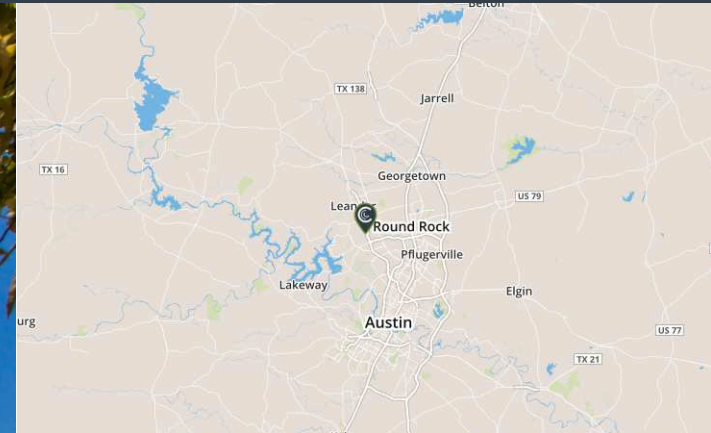


1890 RANCH

1431 E WHITESTONE BLVD // CEDAR PARK, TX, 78613



SUPER TARGET

HOBBY LOBBY

Academy
SPORTS+OUTDOORS

CINEMARK
The Best Seat In Town

PET SMART

ROSS
DRESS FOR LESS

OWNED GLA
486,825 SF

LOCATION
Longitude: -97.810700
Latitude: 30.526900

DEMOGRAPHICS
Population
Avg Income

	1 Mile	3 Mile	5 Mile
Population	6,393	75,580	189,310
Avg Income	\$105,778	\$103,032	\$113,204

SHOPCORE
PROPERTIES

- + Conveniently located on 183A toll road at the Whitestone Blvd. exit in Cedar Park
- + Adjacent to Cinemark Theater
- + Dynamic tenant mix anchored by Cinemark Theaters, Academy Sports, and Super Target

FOR LEASING INFORMATION
Nick Freddo
972-535-0440
nfreddo@shopcore.com
www.ShopCore.com

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SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
NAP 1	SUPER TARGET (NAP)	175,000 SF	13B	PACIFIC DENTAL	3,400 SF	41A	SITTERLE HOMES	1,200 SF
NAP 2	HOBBY LOBBY (NAP)	127,000 SF	14	FAMOUS FOOTWEAR	7,000 SF	42	CHADA THAI	2,500 SF
1	AT&T	4,000 SF	14B	BBVA COMPASS BANK	3,000 SF	43	TAKARA SUSHI AND ASIAN BISTRO	5,011 SF
1B	ACADEMY SPORTS	80,352 SF	15	CLEAR CHOICE EYECARE	2,595 SF	44	TEJI'S INDIAN RESTAURANT	2,200 SF
2	GIGI'S CUPCAKES	1,613 SF	16	AVAILABLE	3,100 SF	45	AVAILABLE	1,911 SF
2B	ROSS DRESS FOR LESS	27,689 SF	17	MASSAGE ENVY	3,000 SF	46	EURASIA RAMEN	1,950 SF
3	MATTRESS FIRM	4,500 SF	18	GNC	1,200 SF	47	PHO THANH NHI VIETNAMESE REST	2,018 SF
3B	FREDDY'S FROZEN CUSTARD	3,600 SF	19	VENT BLOTIQUE	1,400 SF	48	BIKRAM YOGA	3,094 SF
4	MIGHTY FINE BURGERS FRIES	4,085 SF	20	STUDIO NAILS & SPA	1,642 SF	49	ADVENTURE KIDS PLAYCARE	3,620 SF
4B	TROPICAL SMOOTHIE CAFE	1,500 SF	21A	RESULTS PHYSIOTHERAPY	3,843 SF	50	BREEZE SALON	4,001 SF
5	AVAILABLE	3,426 SF	21B	AVAILABLE	1,157 SF	52	HALF PRICE BOOKS	8,499 SF
5B	UBREAKIFIX	1,086 SF	22	100% CHIROPRACTIC	1,590 SF	53	PLATO'S CLOSET	2,800 SF
6	STARBUCKS	1,750 SF	22B	SALONS AT 1890 RANCH - EXP	2,476 SF	54	PIGTAILS AND CREWCUTS	1,600 SF
6B	FIREHOUSE SUBS	1,680 SF	25	SALONS AT 1890 RANCH	4,500 SF	55	HUNTINGTON COUNSELING CENTER	2,232 SF
7	GREAT HAIRCUTS	1,200 SF	26	AVAILABLE	4,985 SF	56	AVAILABLE	6,709 SF
7B	SPORTCLIPS HAIRCUTS	1,200 SF	28	BIG TOP DENTISTRY FOR KIDS	3,420 SF	57	BEALL'S	30,000 SF
8	FEDEX OFFICE & PRINT SERVICES	1,992 SF	30	MEDSPRING	5,000 SF	59	OFFICEMAX	17,992 SF
8B	TOTAL NUTRITION	1,400 SF	31	EUROPEAN WAX CENTER	1,793 SF	60	TAN IT ALL	2,425 SF
9	CHARMING CHARLIE	6,800 SF	32	CRAZY 8	2,500 SF	61	NUTRISHOP	1,400 SF
9B	EINSTEIN BROS BAGELS	3,100 SF	33	THE JUICE SPOT	1,625 SF	62	JENNY CRAIG	2,000 SF
10	ZALES	2,880 SF	34	BASKIN ROBBINS	1,300 SF	63	GOLD'S GYM	40,000 SF
10B	JAMES AVERY JEWELRY	2,504 SF	35	I SPA NAILS	1,200 SF	64	CHANGES ROCK SPRINGS	6,783 SF
11	NATURAL GROCERS	10,515 SF	36	BARRETT'S ATA MARTIAL ARTS	4,817 SF	65	CHANGES ROCK SPRINGS	1,535 SF
11B	VERIZON	4,000 SF	38	IKES LOVE & SANDWICHES	1,750 SF	66	CHICAGO TITLE	3,489 SF
12	DOLLAR TREE	10,306 SF	39	CHINA CAFE	3,500 SF	67	AQUA TOTS	5,166 SF
12B	T4MEN	1,175 SF	40	CINEMARK	39,144 SF	67A	AVAILABLE	1,496 SF
13	PETSMART	27,880 SF	41	AVAILABLE	5,559 SF			

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