

Park Plaza Shopping Center

1502-1601 New York Ave, Arlington, TX 76010

Retail
Leasing Opportunity
Leasing Brochure



MATTHEWS™

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Project Scope

Available Suites

Suite 1601: $\pm 3,000$ SF
Suite 1606: 1,867 SF (2nd Gen Restaurant)
Suite 1629: $\pm 12,000$ SF
(Lease ends September 2026)

$\pm 10,298$ VPD
New York Ave

$\pm 14,285$ VPD
E Park Row Dr

Project Scope

- Located at the densely populated intersection of E Park Row Rd & New York Ave
- Less than ± 2 miles away from the University of Texas at Arlington (Over 48,000 students)
- Diverse population of over 344,068 within a ± 5 -mile radius
- ± 3 miles from both I-20 & I-30; ± 1 mile to Hwy 360
- Area retailers include El Rancho Supermercado, AutoZone Auto Parts, Family Dollar, Chevron, O'Reilly Auto Parts, USPS, Jack in the Box, Dollar General & many more!

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,953	137,283	344,068
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,948	46,554	117,024
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,054	\$94,312	\$100,324





E PARK ROW DR

NEW YORK AVE

SWQ

SEQ

1504	AI UNITED INSURANCE	1,500 SF
1506A	H & D STUFF	650 SF
1506B	OUTKAST TATTOO	950 SF
1508	CLINICA FAMILIAR HISPANA	2,000 SF
1510	OCEAN CHINESE SEAFOOD	4,250 SF
1524	EL PIQUIN RESTAURANT	3,146 SF
1540	TEXAS HEALTH HUMAN SERVICES	24,875 SF
1604	BRIDENT DENTAL	8,410 SF
1606	AVAILABLE	2,628 SF
1608A	EVOLUTION BARBER & BEAUTY SHOP	2,628 SF
1610	NUTRITIONAL PRODUCTS OF TEXAS	1,600 SF
1634	POLLO LA PULUTA	1,800 SF
1660	ARLINGTON AUTO CARE	7,586 SF
1808	TASTE-ICE	450 SF
1828A	H&R BLOCK	2,624 SF
1828B	US POSTAL SERVICE	4,480 SF
1830A	OSHE BOOTS	1,220 SF
1830B	VAPOR 2000	834 SF

1507	METRO BY T-MOBILE	1,000 SF
1509	MICHOACANA CREAMERY	1,600 SF
1511	O'REILLY AUTO PARTS	2,000 SF
1513	RICH & FAMOUS HAIRCUTS	900 SF
1515	VIVA SALUDABLE	960 SF
1517	PTL RODEO	2,825 SF
1519	TOMASITA'S FORMAL WEAR	1,200 SF
1521	YOLAN'S SALON	1,167 SF
1523	ARAMEX INSURANCE	1,200 SF
1525	DOLLAR GENERAL	10,582 SF
1527	OH DONUTS	1,200 SF
1601	AVAILABLE	3,000 SF
1605	PLAZA PUB	2,000 SF
1609	CERVECIA GUERERO	1,500 SF
1611	LUCY'S SALON	800 SF
1617	EL JACALITO	2,473 SF
1623		2,880 SF
1625	LUCY'S DANCE FITNESS	2,880 SF
1627	LUPITA'S SALON	1,550 SF
1629	AVAILABLE (LEASE ENDS SEPTEMBER 2026)	12,000 SF
1631	INSPECTION STATION	1,200 SF
1633	BETTY'S SALON	1,400 SF
1635	LUNA FAMILY FUNERAL HOME	5,800 SF
1645	FNTS POWERHOUSE SPORTS	17,064 SF
1651	LANDROMAT	7,980 SF
1655	FOODLAND	47,260 SF
1950	DOC HOLIDAY'S PAWN	7,120 SF

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1504-1508 New York Ave

Arlington, TX 76010







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1504-1508 New York Ave, Arlington, TX 76010** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham
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