

# Preston Ridge

Dallas-Fort Worth-Arlington, TX

33.1039, -96.8102  
3333 Preston Road | Frisco, TX 75034



Center Size: 788,584 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 12,304    | 114,463   | 323,767   |
|              | 6,274     | 46,574    | 122,221   |
|              | \$126,428 | \$161,952 | \$173,840 |

Regional power center anchored by Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty & J.Crew Factory, drawing an estimated 9.8M+ annual visits (Placer.ai 2024)

Affluent and highly educated trade area with an avg household income of \$161K+ and 65% that have a college education within 3 miles

Adjacent to Stonebriar Centre (1.7M Sq Ft), a regional mall anchored by Nordstrom, Macy's, Dillards, Dick's Sporting Goods & JCPenney with 10.4M+ annual visits, and within 2 miles of 415K Sq Ft Legacy West (Placer.ai 2024)

Strong daytime population of 188K+ within a 3-mile radius, plus nearby major offices for Toyota, FedEx Office, JCPenney, PepsiCo-Frito-Lay & Ericsson

High visibility from 54K+ vehicles daily on Preston Rd, 22K+ vehicles daily on Gaylord Pkwy & 19K+ vehicles daily on Warren Pkwy (Kalibrate 2022)

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1387

## Available Space

|       |           |
|-------|-----------|
| A-9   | 6,400 SF  |
| B1-2  | 3,000 SF  |
| E-3   | 1,661 SF  |
| H-2A  | 1,104 SF  |
| H-8   | 3,000 SF  |
| II-03 | 1,800 SF  |
| N-1   | 5,000 SF  |
| N-2   | 7,730 SF  |
| O2A   | 10,495 SF |
| O7    | 37,500 SF |

## Current Retailers

|       |                                      |           |         |                                   |           |
|-------|--------------------------------------|-----------|---------|-----------------------------------|-----------|
| A-1   | Unify Financial Credit Union         | 2,000 SF  | H-1     | Happy Beauty                      | 3,000 SF  |
| A-2   | Kolache Heaven                       | 1,320 SF  | H-10    | Maya Creamery                     | 1,400 SF  |
| A-3   | Oudji                                | 2,269 SF  | H-11    | Accent Dental                     | 1,600 SF  |
| A-4   | Dallas Designer Handbags             | 1,750 SF  | H-12    | Norma's Cafe                      | 3,884 SF  |
| A-5   | uBREAKiFiX                           | 1,190 SF  | H-13    | Fleet Feet                        | 5,040 SF  |
| A-6   | Sam's Cleaners                       | 880 SF    | H-15    | Raman Hakata Frisco               | 2,551 SF  |
| A-7   | Milan Laser Hair Removal             | 1,200 SF  | H-2     | New Balance                       | 2,500 SF  |
| A-8   | America's Best Contacts & Eyeglasses | 3,417 SF  | H-3     | Bath & Body Works                 | 2,514 SF  |
| B1-1  | Dumpling House                       | 4,182 SF  | H-4     | Bath & Body Works                 | 1,713 SF  |
| B1-1A | Yardbird                             | 4,000 SF  | H-5     | A+ Tailoring                      | 1,244 SF  |
| B1-3  | TTO Seoul Korean Cuisine             | 2,000 SF  | H-6     | Nails America                     | 1,350 SF  |
| B1-4  | Cotton Patch Cafe                    | 4,500 SF  | H-7     | Sport Clips                       | 1,350 SF  |
| B1-5  | Sinbad Burger                        | 1,500 SF  | H-9     | Anabelle's Brazilian Wax          | 2,000 SF  |
| B1-6  | Warhammer                            | 1,255 SF  | I-1     | Men's Wearhouse                   | 9,450 SF  |
| B1-7  | AR Workshop                          | 2,292 SF  | I-16B   | Nordstrom Rack                    | 33,239 SF |
| B3-2  | Cold Stone Creamery                  | 0 SF      | I-H-13  | Run On!                           | 5,040 SF  |
| C-1   | Restore Hyper Wellness               | 2,650 SF  | II-01   | Boot Barn                         | 29,309 SF |
| C-2   | Salon Di Lusso                       | 2,050 SF  | II-02   | Alla's Alteration & Custom Tailor | 800 SF    |
| C-3   | Evolve Boutique Salon                | 1,000 SF  | II-04   | GolfTec                           | 2,800 SF  |
| C-4   | Luxury Surfaces by Acue              | 1,450 SF  | II-05   | Drones Plus of Dallas             | 1,200 SF  |
| C-5   | Marmonte                             | 2,650 SF  | II-06   | Jos. A. Bank                      | 4,050 SF  |
| C-6   | Salata Restaurant                    | 1,353 SF  | II-07   | Red Hot Chili Pepper              | 4,100 SF  |
| C-6A  | The Joint Chiropractic               | 1,149 SF  | II-08   | The Gyro Shop Inc                 | 1,500 SF  |
| C-7   | Unrefined Bakery                     | 6,755 SF  | II-8-9  | Marc Samuel's Jewelers            | 4,767 SF  |
| D-1   | Amish Showcase                       | 6,755 SF  | J-1     | Rally House                       | 8,990 SF  |
| D-2   | Chipotle Mexican Grill               | 2,420 SF  | K-1     | Sonoma Skin Works                 | 5,000 SF  |
| D-3   | LaserAway                            | 2,520 SF  | K-2     | Gloria's Restaurant               | 6,000 SF  |
| D-4   | Marble Slab Creamery                 | 1,100 SF  | L-2     | Dollar Tree                       | 9,120 SF  |
| D-5   | Poke Works                           | 1,500 SF  | N-3     | Dollar Shop                       | 6,000 SF  |
| D-6   | Tea Memory                           | 1,200 SF  | N-4     | The Little Gym                    | 4,150 SF  |
| D-7   | Biscuit                              | 3,000 SF  | N.A.P.  | SuperTarget                       | 0 SF      |
| D-8   | Karahi Boys                          | 4,502 SF  | N.A.P.1 | Apartments                        | 0 SF      |
| D-8A  | Ultimate Sports Nutrition            | 1,788 SF  | Office  | Brixmor Leasing                   | 0 SF      |
| D-9   | Vapor Lab                            | 1,200 SF  | PAD A-1 | AT&T                              | 3,865 SF  |
| D-9A  | Heena Salon                          | 1,926 SF  | PAD B-1 | Panda Express                     | 2,500 SF  |
| E-1   | Purple Kiwi                          | 1,200 SF  | PAD B-2 | Starbucks                         | 2,000 SF  |
| E-2   | Noodle One                           | 2,960 SF  | PAD C-1 | Hudson House                      | 6,620 SF  |
| E-3   | Mary's Mountain Cookies              | 1,305 SF  | PAD D   | Kelly's Craft Tavern              | 7,246 SF  |
| E-4   | Capelli Salon                        | 1,500 SF  | PAD E   | Umiya Sushi Seafood & Grill       | 4,997 SF  |
| E-5   | Hummus Republic                      | 1,600 SF  | PAD F   | Rodeo Goat                        | 7,600 SF  |
| E-5A  | The DripBar                          | 1,200 SF  | O1      | Sky Zone                          | 37,543 SF |
| E-6   | Preston Ridge Dental                 | 1,771 SF  | O2      | pOpshelf                          | 14,397 SF |
| E-7   | Blaze Pizza                          | 3,375 SF  | O3      | PetSmart                          | 19,353 SF |
| E-8   | Flames                               | 1,735 SF  | O4      | DSW                               | 25,000 SF |
| E-9   | Roll & Poke                          | 1,725 SF  | O5      | Ross Dress for Less               | 30,187 SF |
| F-1   | Piada Italian Street Food            | 3,000 SF  | O6      | Ulta Beauty                       | 10,800 SF |
| F-2   | Corner Bakery Cafe                   | 3,039 SF  | O8A     | Old Navy                          | 16,665 SF |
| F-3   | Chennai Cafe                         | 8,300 SF  | O8B     | Five Below                        | 8,363 SF  |
| F-4   | Milano Nails                         | 5,637 SF  | O9      | Marshalls                         | 30,000 SF |
| F-5   | Floyds Barber Shop                   | 1,500 SF  | O10     | Kirkland's                        | 9,000 SF  |
| F-6   | Tropical Smoothie Cafe               | 1,200 SF  | O11     | Maurices                          | 5,314 SF  |
| G1-1  | Levant Barbecue                      | 4,000 SF  | O11A    | Torrid                            | 2,750 SF  |
| G1-2  | Testosterone Centers of Texas        | 3,000 SF  | O12     | Carter's                          | 5,000 SF  |
| G1-3  | Buffalo Wild Wings                   | 6,200 SF  | O13     | 2nd Street                        | 6,466 SF  |
| G1-4  | 5.11 Tactical                        | 5,000 SF  | O14     | Staples                           | 23,942 SF |
| G1-5  | Lands' End                           | 6,000 SF  | O15     | Best Buy                          | 46,078 SF |
| G1-6  | Scrubs & Beyond                      | 3,256 SF  | O16     | Macy's Backstage                  | 28,995 SF |
| G1-6A | Hand & Stone Massage & Facial Spa    | 3,287 SF  | O16A    | J. Crew Factory                   | 6,062 SF  |
| G1-7  | Music & Arts Center                  | 3,000 SF  | O18     | T.J. Maxx                         | 25,000 SF |
| G1-8  | Arwa Yemeni Cafe                     | 2,748 SF  |         |                                   |           |
| G2-3  | Half Price Books                     | 10,000 SF |         |                                   |           |