



# La Frontera Village

2701 La Frontera Blvd  
Round Rock, TX 78681

Center Type: Regional Center  
GLA: 534,566

Leasing Contact

**Travis Farren**

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## PROPERTY HIGHLIGHTS

- Fortress Regional Shopping Destination in a High Growth Suburb of Austin, TX
- Over 5.6 Million Customer Visits in the Trailing 12 Month Period, Ranking in the Top 2% of All Shopping Centers in the U.S. (Source: Placer.AI)
- Irreplaceable location at the I-35 and SH-45 Interchange with Massive Traffic Counts of 307,600 Cars/Day

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	11,359	86,763	265,663
HOUSEHOLDS	4,679	34,463	99,693
AVG HH INCOME	\$72,493	\$93,220	\$104,131

## MAJOR TENANTS





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● Available ● Coming Available

## AVAILABLE SPACES

pad	0 SF
10	3,800 SF
20	20,932 SF
302	3,000 SF
402	3,567 SF
412	1,200 SF
414	1,275 SF
418	1,484 SF
419	1,945 SF
422	1,388 SF
424	2,500 SF
426	3,500 SF
428	1,800 SF
430	2,148 SF
601	3,000 SF

## COMING AVAILABLE

605	1,260 SF
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



## CURRENT TENANTS

G1	LongHorn Steakhouse	6,242 SF	110	Marshalls	30,000 SF	410	Edible Arrangements	3,600 SF
G2	Anchor Bar	7,950 SF	112	Painted Tree	30,619 SF	413	Sweet Memes Round Rock	1,639 SF
2	Kohl's	82,050 SF	114	Old Navy	17,500 SF	415	Texas Vinyl	1,243 SF
4	Cost Plus World Market	18,300 SF	115	Daiso California LLC	7,500 SF	416	CPR Cell Phone Repair	1,160 SF
8	Lane Bryant	5,500 SF	116	PopShelf	8,000 SF	417	Mariner Finance	2,218 SF
12	Man Pasand Supermarket	18,000 SF	118	Barnes & Noble	24,000 SF	420	Honey Baked Ham	1,500 SF
14	Hobby Lobby	60,950 SF	120	First Watch	4,000 SF	502	Chipotle	2,800 SF
16	Sam's Club	128,674 SF	122	Hurricane Grill & Wings	5,000 SF	504	Smoothie King	1,013 SF
18	Burlington	41,438 SF	126	ULTA Beauty	10,800 SF	506	Fire Bowl Cafe	2,800 SF
22	Boot Barn	20,811 SF	128	Skechers	9,503 SF	508	Sate	1,100 SF
26	Lowe's	135,196 SF	301	Sleep Experts	4,000 SF	510	Maggie Moo's Ice Cream	1,200 SF
102	Petco	15,000 SF	303	Cabinet Showroom	2,000 SF	600	Weight Watchers	2,000 SF
104	Hallmark	7,262 SF	304	Select Physical Therapy	3,000 SF	602	AT&T Wireless	1,500 SF
106	Bath & Body Works	2,500 SF	404	Coffee Enlightenment	1,283 SF	603	Q&T Jewelers	1,297 SF
108	Rockler Woodworking	8,000 SF	405	Health Source	1,902 SF	604	H&R Block	945 SF
			408	Amplify Credit Union	2,680 SF	605	GameStop	1,260 SF