



La Frontera Village

2701 La Frontera Blvd
Round Rock, TX 78681

Center Type: Regional Center
GLA: 534,566

Leasing Contact

Jordan Leon

888-669-5007

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PROPERTY HIGHLIGHTS

- **Corporate Hub:** Located in a major employment corridor with 21 large companies headquartered in the area, including Dell, Whole Foods, and Kendra Scott.
- **Prime Highway Access:** Strategically positioned at the interchange of I-35 and SH-45, offering exceptional connectivity and regional accessibility.
- **High Traffic Exposure:** Benefits from outstanding visibility to approximately 307,000 vehicles per day at the I-35 and SH-45 interchange.
- **Strong Daytime Population:** Surrounded by a significant corporate workforce that drives consistent daytime traffic and consumer demand.

DEMOGRAPHICS

| | 1M | 3M | 5M |
|---------------|----------|----------|-----------|
| 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 |
| 112 | 30,619 SF |
| 302 | 3,000 SF |
| 303 | 2,000 SF |
| 402 | 3,567 SF |
| 405 | 1,902 SF |
| 418 | 1,484 SF |
| 422 | 1,388 SF |
| 424 | 2,500 SF |
| 427A | 1,559 SF |
| 427B | 1,961 SF |
| 428 | 1,800 SF |

COMING AVAILABLE

| | |
|-----|----------|
| 605 | 1,260 SF |
|-----|----------|



CURRENT TENANTS

| | | | | | | | | |
|-----|------------------------|------------|-----|-------------------------|-----------|-----|------------------------|----------|
| G1 | LongHorn Steakhouse | 6,242 SF | 110 | Marshalls | 30,000 SF | 415 | Texas Vinyl | 1,243 SF |
| G2 | Anchor Bar | 7,950 SF | 114 | Old Navy | 17,500 SF | 416 | CPR Cell Phone Repair | 1,160 SF |
| 2 | Kohl's | 82,050 SF | 115 | Daiso California LLC | 7,500 SF | 417 | Mariner Finance | 2,218 SF |
| 4 | Cost Plus World Market | 18,300 SF | 116 | PopShelf | 8,000 SF | 419 | Puppy Dreams | 1,945 SF |
| 8 | Lane Bryant | 5,500 SF | 118 | Barnes & Noble | 24,000 SF | 420 | Honey Baked Ham | 1,500 SF |
| 12 | Man Pasand Supermarket | 18,000 SF | 120 | First Watch | 4,000 SF | 430 | Light Weight Loss | 2,148 SF |
| 14 | Hobby Lobby | 60,950 SF | 122 | Hurricane Grill & Wings | 5,000 SF | 502 | Chipotle | 2,800 SF |
| 16 | Sam's Club | 128,674 SF | 126 | ULTA Beauty | 10,800 SF | 504 | Smoothie King | 1,013 SF |
| 18 | Burlington | 41,438 SF | 128 | Skechers | 9,503 SF | 506 | Fire Bowl Cafe | 2,800 SF |
| 20 | Los Vaqueros | 11,254 SF | 301 | Mattress Firm | 4,000 SF | 508 | Sate | 1,100 SF |
| 20A | Milano Nails | 9,678 SF | 304 | Select Physical Therapy | 3,000 SF | 510 | Maggie Moo's Ice Cream | 1,200 SF |
| 22 | Boot Barn | 20,811 SF | 404 | Coffee Enlightenment | 1,283 SF | 600 | Weight Watchers | 2,000 SF |
| 26 | Lowe's | 135,196 SF | 408 | Amplify Credit Union | 2,680 SF | 601 | Kids United | 2,954 SF |
| 102 | Petco | 15,000 SF | 410 | Edible Arrangements | 3,600 SF | 602 | AT&T Wireless | 1,500 SF |
| 104 | Hallmark | 7,262 SF | 412 | Edible Arrangements | 1,200 SF | 603 | Q&T Jewelers | 1,297 SF |
| 106 | Bath & Body Works | 2,500 SF | 413 | Sweet Memes Round Rock | 1,639 SF | 604 | H&R Block | 945 SF |
| 108 | Rockler Woodworking | 8,000 SF | 414 | Rush Bowls | 1,275 SF | 605 | GameStop | 1,260 SF |

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.