



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

jleon@dlcmgmt.com

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
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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	Miniso	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.