



# Watauga Pavilion

7600 Denton Highway  
Watauga, TX 76148

Center Type:  
GLA: 205,643

Leasing Contact

**Travis Farren**

(888) 343-1219

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## PROPERTY HIGHLIGHTS

- Interstate-accessible regional power center: Conveniently located in Watauga, TX with strong connectivity for local and regional shoppers.
- Excellent visibility: Positioned along US Route 377, the city's primary transportation corridor.
- Strong neighborhood presence: Serving a densely populated community with steady demand for everyday retail and services.
- Reliable national anchor lineup: Featuring PetSmart, Cost Plus World Market, Ross, and Office Depot.

## DEMOGRAPHICS

	1M	3M	5M
POPULATION	17,134	141,253	329,921
HOUSEHOLDS	5,664	48,675	117,961
AVG HH INCOME	\$131,980	\$137,273	\$136,626

## MAJOR TENANTS





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## AVAILABLE SPACES

6	32,895 SF
8	24,272 SF
12A	3,070 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.

● Available ● Coming Available



DENTON HIGHWAY (US-377)  
(32,720 ADT)

## CURRENT TENANTS

1	Jersey Mike's Subs	2,008 SF	9	World Market	17,999 SF	15	Dream Spa Nails	1,500 SF
2	Sharkey's Cuts For Kids	1,210 SF	10	PetSmart	19,180 SF	16	Mattison Avenue	6,260 SF
3	PopShelf	9,373 SF	11	Half Price Books	9,663 SF	17	Zales	2,805 SF
4	Office Depot	20,064 SF	12	Five Below	9,025 SF	18	Vision City	2,258 SF
5	T-Mobile	2,738 SF	13	Hokkaido Ramen & Sushi	3,397 SF	19	Chipotle	2,549 SF
7	Ross Dress for Less	30,130 SF	14	Hibbett	5,047 SF			