



Gateway Station

1501 University Drive E.
College Station, TX 77840

Center Type:
GLA: 125,406

Leasing Contact

Jordan Leon

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PROPERTY HIGHLIGHTS

- **Dominant Retail Corridor:** Prominent power center located along College Station's primary retail artery with exceptional visibility and accessibility from Highway 6 and University Drive.
- **University-Driven Demand:** Benefits from immediate access to Texas A&M University and its large student, faculty, and alumni population, supporting year-round consumer activity.
- **Strong Market Fundamentals:** Serves a growing trade area of more than 80,000 residents within 3 miles with strong educational attainment and stable housing fundamentals.
- **Premier Anchor Lineup:** Strong mix of national retailers including The Home Depot, Michaels, PetSmart, Ulta Beauty, and J.Crew Factory.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	8,441	90,341	165,801
HOUSEHOLDS	3,611	34,526	64,320
AVG HH INCOME	\$64,910	\$65,970	\$71,396

MAJOR TENANTS





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AVAILABLE SPACES

B-018 2,328 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



CURRENT TENANTS

A-001	5.11 Tactical	3,905 SF	B-004	America's Best Contacts & Eyeglasses	4,000 SF	NAP 10	Texas Roadhouse
A-002	Minuti Coffee	2,057 SF	B-005	GolfTec	2,000 SF	NAP 11	Wing's N More
A-003	Skechers	5,000 SF	B-006	Amazing Lash Studio	2,031 SF	NAP 2	The Home Depot
A-004	Chico's	2,740 SF	B-008	Half Price Books	10,103 SF	NAP 3	Olive Garden
A-005	Talbots	4,200 SF	B-013	Michaels	21,323 SF	NAP 4	Freebirds World Burrito
A-006	Chrome Salon Experience	1,501 SF	B-014	ULTA Beauty	10,000 SF	NAP 5	Chicken Express
A-007	Anabelle's Heartworks	2,191 SF	B-015	Carter's	4,960 SF	NAP 6	Cheddar's
A-008	Balanced Foods	1,754 SF	B-016	Learning Express	1,467 SF	NAP 7	Papa John's Pizza
B-001	Kirkland's	10,201 SF	B-017	Rio Nails	1,626 SF	NAP 8	Newk's Eatery
B-002	PetSmart	22,785 SF	B-019	Chipotle	2,285 SF	NAP 9	Fish Daddy's Grill House
B-003	J.Crew Factory	6,949 SF	NAP 1	Spec's Wines, Spirits & Finer Foods			