

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

PETSMART · THE HOME DEPOT · Michaels · K

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AVAILABLE SPACES

B-018 2,328 SF

Available Coming Available



CURRENT TENANTS

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

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.