



SIZE

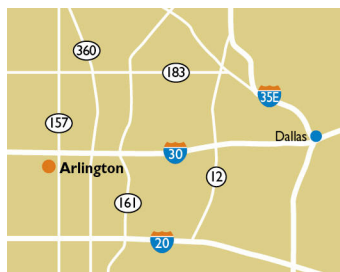
112,421 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,641	82,610	256,450
Households		
8,520	36,229	102,459
Median HH Income (\$)		
53,256	57,147	57,069

MAJOR TENANT(S)

Walmart Neighborhood Market
 La Madeleine
 Chipotle Mexican Grill
 Athletico Physical Therapy



LOCATION

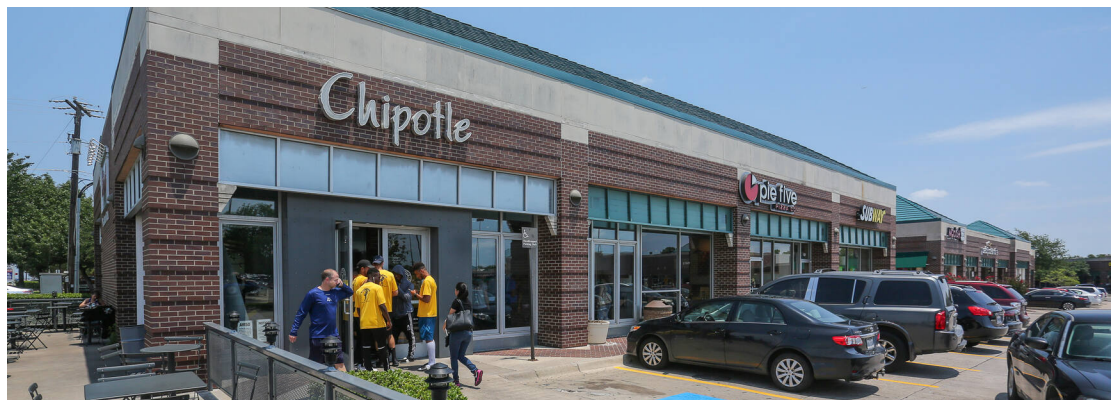
2101-2151 North Collins Street | Arlington, TX 76011

PROPERTY HIGHLIGHTS

- Anchored by Walmart Neighborhood Market
- Other national and regional tenants include Subway, Chipotle, Athletico, La Madeline and MetroPCS
- Located on North Collins Street (43,400 VPD), 1.5 miles north of Cowboys Stadium
- Population exceeds 82,600 in a three-mile radius with an average household income greater than \$82,800

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



SEVILLE COMMONS

2101-2151 North Collins Street | Arlington, TX 76011

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
201	Affordable Dentures	3,703 SF	433	Eagle Postal Center	1,574 SF
205	Goodwill	3,474 SF	503	Creative Impressions Hair Salon	1,656 SF
215	Moritz Partners, LP	1,250 SF	505	COMING AVAILABLE	935 SF
223	Synclair Studios	1,220 SF	507	Total by Verizon	1,306 SF
225	The Secret Chambers	2,743 SF	509	The Alley	1,799 SF
301	Moritz Partners, LP	1,677 SF	511	Dr. Phone Repair	1,101 SF
323	Moritz Interested, Ltd.	2,866 SF	521	Eden Pedispa Nails	1,994 SF
401	AVAILABLE	2,160 SF	525	Chicago Pizza & Grill	2,074 SF
407	MetroPCS	1,300 SF	2101	La Madeleine	4,720 SF
411	Athletico Physical Therapy	1,791 SF	2121	Walmart Neighborhood Market	58,629 SF
415	Arlington Dental Clinic	1,500 SF	2151	Subway	1,988 SF
421	Cookies by Design	1,100 SF	2151A	Pasta Masta	1,985 SF
423	Neel Beauty	1,050 SF	2151B	Chipotle Mexican Grill	2,142 SF
425	Simply Liquor	2,040 SF	TOTAL SQ. FT.	112,421	
431	City Puff N Stuff	2,644 SF			

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

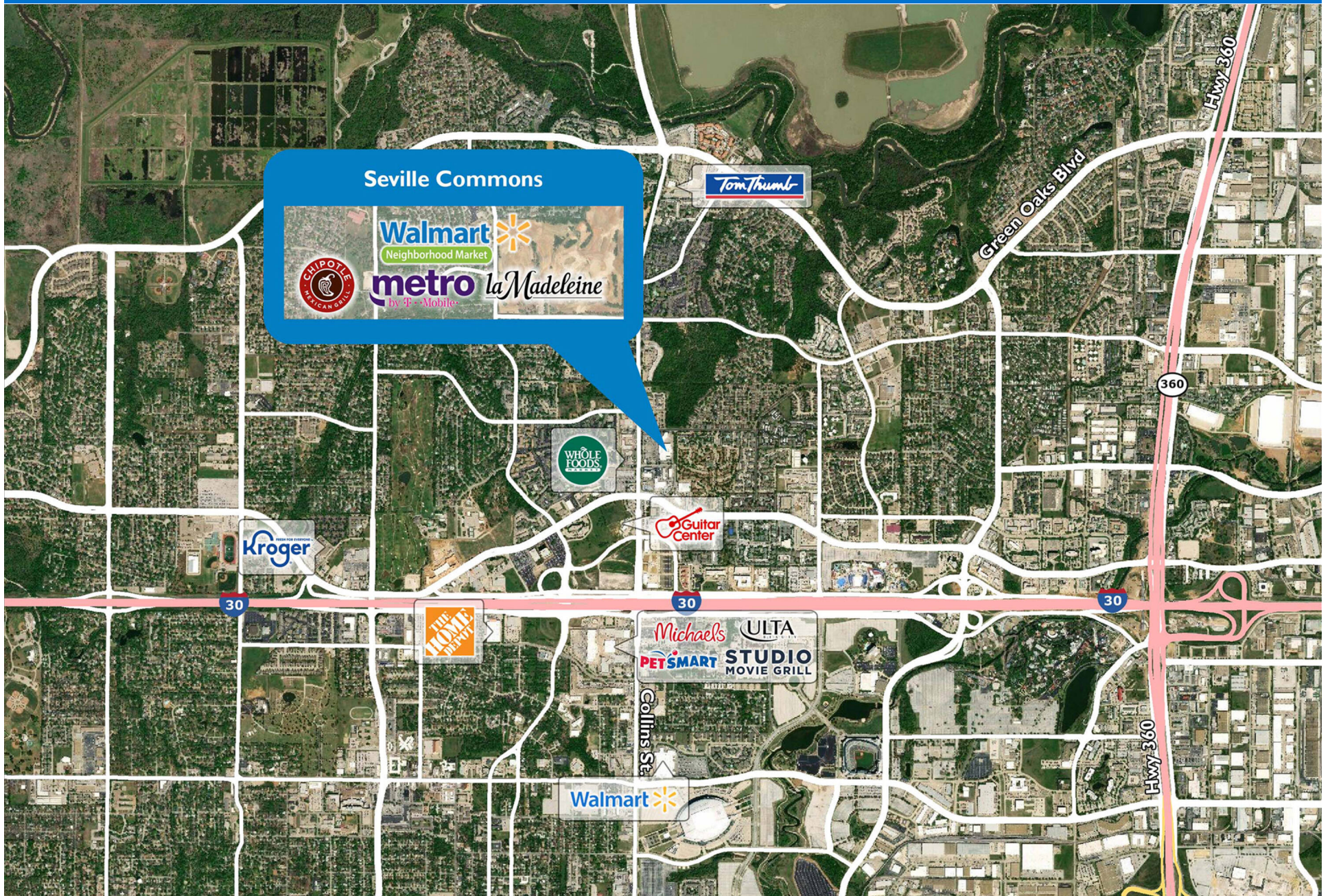
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Seville Commons Arlington, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	16,641	82,610	256,450
	2027 Projected Population	16,626	82,698	256,479
	2010 Census Population	15,777	78,143	242,434
	2000 Census Population	19,981	84,952	238,659
	1990 Census Population	16,283	69,596	198,925
	Historical Annual Growth 1990 to 2000	2.07%	2.01%	1.84%
	Historical Annual Growth 2000 to 2010	-2.33%	-0.83%	0.16%
	Estimated Annual Growth 2010 to 2022	0.42%	0.44%	0.44%
	Projected Annual Growth 2022 to 2027	-0.02%	0.02%	0.00%
	Median Age	35.8	35.4	34.9
Households	Q2 2022 Estimated Households	8,520	36,229	102,459
	2027 Projected Households	8,544	36,553	102,929
	2010 Census Households	7,932	33,518	95,784
	2000 Census Households	10,279	37,293	97,959
	1990 Census Households	8,900	31,765	84,321
	Historical Annual Growth 1990 to 2000	1.45%	1.62%	1.51%
	Historical Annual Growth 2000 to 2010	-2.56%	-1.06%	-0.22%
	Estimated Annual Growth 2010 to 2022	0.56%	0.61%	0.53%
	Projected Annual Growth 2022 to 2027	0.06%	0.18%	0.09%
	Population per Household	1.95	2.23	2.48
Population by Race	White	36.7%	37.6%	35.3%
	Black or African American	33.9%	22.4%	20.1%
	Asian & Pacific Islander	4.4%	5.6%	6.0%
	Other Races	3.0%	3.3%	3.4%
	Hispanic Population	21.9%	31.2%	35.3%
Income	Average Household Income	\$73,639	\$82,840	\$75,872
	Median Household Income	\$53,256	\$57,147	\$57,069
	Per Capita Income	\$37,732	\$36,806	\$30,549
Education (Age 25+)	Elementary	2.7%	7.5%	9.0%
	Some High School	5.4%	6.8%	9.3%
	High School Graduate	15.1%	21.9%	24.1%
	Some College	25.6%	21.9%	21.7%
	Associates Degree Only	10.6%	7.8%	7.4%
	Bachelors Degree Only	26.2%	21.7%	19.0%
	Graduate Degree	14.6%	12.5%	9.5%
Business	Number of Businesses	657	3,212	7,507
	Total Number of Employees	15,917	70,197	165,313
	Employees per Business	24.22	21.85	22.02
	Residential Population per Business	25.33	25.72	34.16

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.