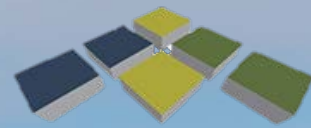


# FAÇADE RENOVATION

COMING 2018!



Proposed Facade

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD, UNIVERSAL CITY, TX 78148

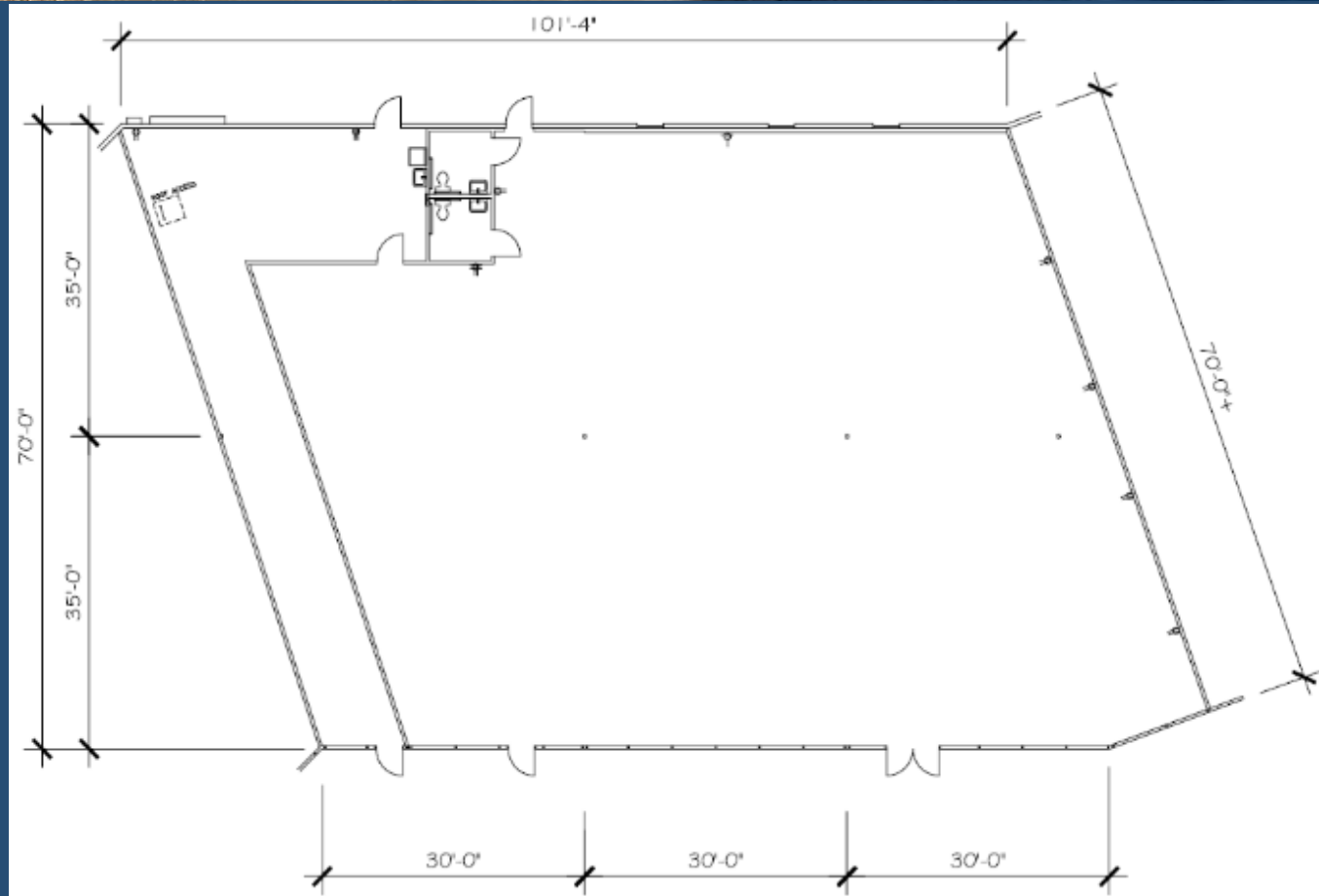


Existing Facade

# FLOOR PLAN

**7,100 Square Foot Retail Space Available at Triangle Shopping Center: A 140,000 Sq. Ft. center with direct access & visibility along TX-1604.**

**Triangles tenant mix is focused on a combination of family activities & services such as a full-service gym, Gattiland, tutoring, and restaurants.**





# INTERIOR

[CLICK TO SEE MORE](#)

# DEMOGRAPHICS:

<u>Detail</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Avg. Hshld Inc.	\$68,952	\$72,599	\$75,785
Population	11,463	81,502	214,199



**TOTAL SQUARE FOOTAGE: 140,030 Sq. Ft**  
**AVAILABLE SQUARE FOOTAGE: 17,000 Sq. Ft**  
**EXPENSES (CAM/TAX/INS): Est. \$3.90 PSF/PY**

**CAL IVEY – SR. VP Retail Services**

**CIVEY@ROHDEREALTY.COM PHONE: (210) 366-1400 Ext. 116**

**www.rohderealty.com www.loopnet.com ID# 16033342**

