

FOR LEASE

LA GRAN PLAZA

4200 South Freeway St., Fort Worth, TX at E Seminary Dr. and I-35W

The Legaspi Company
 Marketing/Realty Services

José de Jesús Legaspi

1611 Paramount Boulevard
 Montebello, CA 90640
 Tel: (323) 728-8455
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 www.thelegaspi.com



An iconic epicenter for
Hispanic retailing for the
 Dallas – Ft. Worth metroplex

Over **200,000 cars** per day

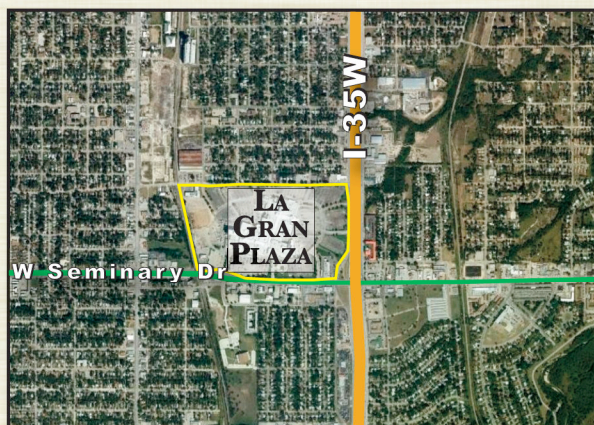
A **1 Million sq. ft.** one-stop
 shopping destination

Unequaled visibility
 and accessibility

Super regional drawing
 power

Reach the Hispanic market
 and open in La Gran Plaza

= THE LARGEST HISPANIC-ORIENTED MALL IN THE COUNTRY =



| 2009 Est. | 1 Mi | 5 Mi | 10 Mi |
|----------------------|----------|----------|----------|
| Total Pop. | 15,974 | 273,112 | 760,795 |
| % Hispanic | 86% | 41% | 34% |
| Avg HH Income | \$42,183 | \$52,500 | \$59,946 |
| Households | 4,227 | 9,2054 | 274,323 |

* Claritas

SPECIALIZING IN HISPANIC RETAIL SINCE 1977

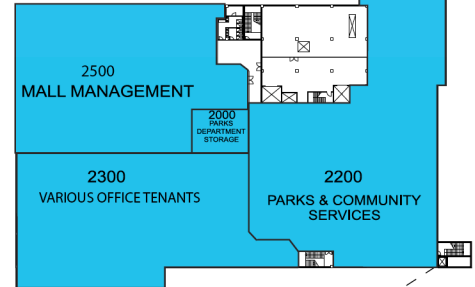
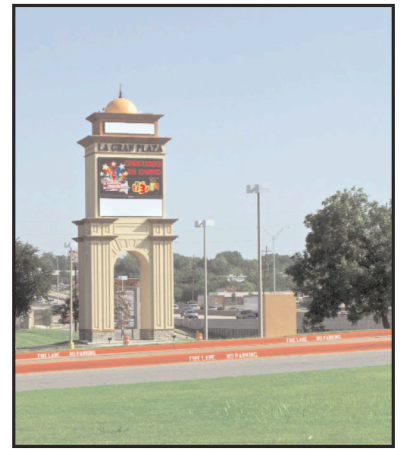
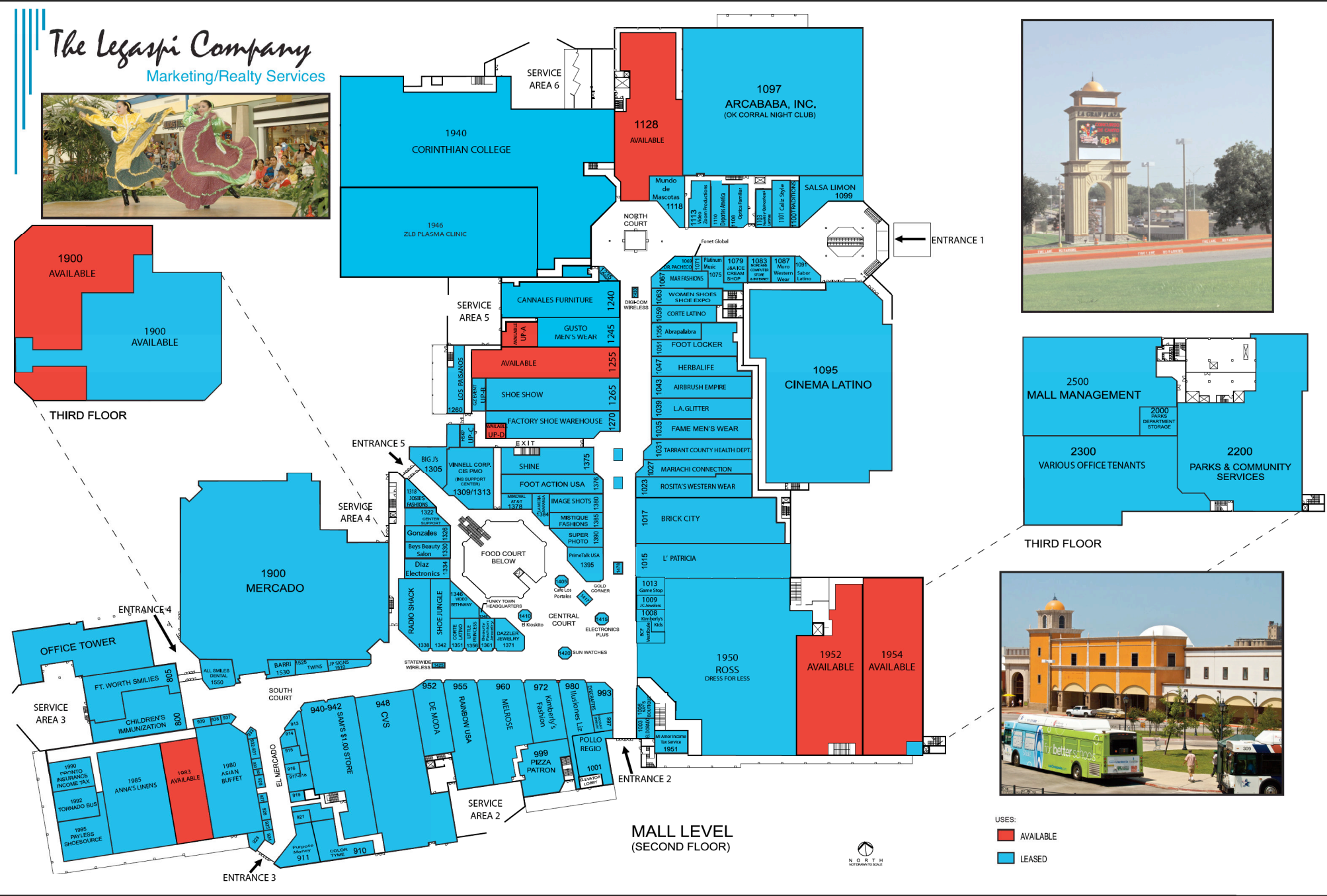


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USES:
■ AVAILABLE
■ LEASED



MALL LEVEL
 (SECOND FLOOR)

Pop-Facts: Demographic Quick Facts Report

Radius 1: 4200 SOUTH FWY, FORT WORTH, TX 76115-1400, aggregate

Radius 2: 4200 SOUTH FWY, FORT WORTH, TX 76115-1400, aggregate

Radius 3: 4200 SOUTH FWY, FORT WORTH, TX 76115-1400, aggregate

| Description | 0.00 - 1.00 miles <i>Radius 1</i> | | 0.00 - 5.00 miles <i>Radius 2</i> | | 0.00 - 10.00 miles <i>Radius 3</i> | |
|---|--------------------------------------|-------|--------------------------------------|-------|---------------------------------------|-------|
| | | % | | % | | % |
| Population | | | | | | |
| 2014 Projection | 16,940 | | 290,882 | | 822,787 | |
| 2009 Estimate | 15,974 | | 273,112 | | 760,795 | |
| 2000 Census | 14,749 | | 248,204 | | 665,489 | |
| 1990 Census | 12,344 | | 227,864 | | 593,118 | |
| Growth 1990 - 2000 | 19.48% | | 8.93% | | 12.20% | |
| Households | | | | | | |
| 2014 Projection | 4,429 | | 97,811 | | 296,293 | |
| 2009 Estimate | 4,227 | | 92,054 | | 274,323 | |
| 2000 Census | 3,997 | | 84,526 | | 241,649 | |
| 1990 Census | 3,619 | | 79,795 | | 218,628 | |
| Growth 1990 - 2000 | 10.44% | | 5.93% | | 10.53% | |
| 2009 Est. Population by Single Classification Race | | | | | | |
| | 15,974.00 | | 273,112.00 | | 760,795.00 | |
| White Alone | 7,229 | 45.25 | 131,552 | 48.17 | 454,021 | 59.68 |
| Black or African American Alone | 803 | 5.03 | 70,278 | 25.73 | 142,478 | 18.73 |
| American Indian and Alaska Native Alone | 139 | 0.87 | 1,850 | 0.68 | 5,438 | 0.71 |
| Asian Alone | 419 | 2.62 | 5,575 | 2.04 | 17,480 | 2.30 |
| Native Hawaiian and Other Pacific Islander Alone | 20 | 0.13 | 160 | 0.06 | 565 | 0.07 |
| Some Other Race Alone | 6,808 | 42.62 | 55,496 | 20.32 | 117,509 | 15.45 |
| Two or More Races | 556 | 3.48 | 8,200 | 3.00 | 23,304 | 3.06 |
| 2009 Est. Population Hispanic or Latino | | | | | | |
| | 15,974.00 | | 273,112.00 | | 760,795.00 | |
| Hispanic or Latino | 13,684 | 85.66 | 113,289 | 41.48 | 259,733 | 34.14 |
| Not Hispanic or Latino | 2,290 | 14.34 | 159,823 | 58.52 | 501,062 | 65.86 |
| 2009 Tenure of Occupied Housing Units | | | | | | |
| | 4,227.00 | | 92,054.00 | | 274,323.00 | |
| Owner Occupied | 2,481 | 58.69 | 55,835 | 60.65 | 163,872 | 59.74 |
| Renter Occupied | 1,746 | 41.31 | 36,219 | 39.35 | 110,451 | 40.26 |
| 2009 Average Household Size | | | | | | |
| | 3.76 | | 2.83 | | 2.70 | |



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| Description | 0.00 - 1.00 miles | | 0.00 - 5.00 miles | | 0.00 - 10.00 miles | |
|---|-------------------|-------|-------------------|-------|--------------------|-------|
| | <i>Radius 1</i> | % | <i>Radius 2</i> | % | <i>Radius 3</i> | % |
| 2009 Est. Households by Household Income | 4,227.00 | | 92,054.00 | | 274,323.00 | |
| Income Less than \$15,000 | 756 | 17.89 | 16,133 | 17.53 | 39,200 | 14.29 |
| Income \$15,000 - \$24,999 | 743 | 17.58 | 12,764 | 13.87 | 33,924 | 12.37 |
| Income \$25,000 - \$34,999 | 722 | 17.08 | 12,762 | 13.86 | 35,011 | 12.76 |
| Income \$35,000 - \$49,999 | 830 | 19.64 | 16,766 | 18.21 | 47,633 | 17.36 |
| Income \$50,000 - \$74,999 | 668 | 15.80 | 16,258 | 17.66 | 51,113 | 18.63 |
| Income \$75,000 - \$99,999 | 266 | 6.29 | 7,788 | 8.46 | 27,889 | 10.17 |
| Income \$100,000 - \$149,999 | 164 | 3.88 | 5,947 | 6.46 | 25,678 | 9.36 |
| Income \$150,000 - \$249,999 | 65 | 1.54 | 2,461 | 2.67 | 9,460 | 3.45 |
| Income \$250,000 - \$499,999 | 8 | 0.19 | 849 | 0.92 | 2,928 | 1.07 |
| Income \$500,000 and over | 5 | 0.12 | 327 | 0.36 | 1,488 | 0.54 |
| 2009 Est. Average Household Income | 42,182.99 | | 52,499.69 | | 59,945.91 | |
| 2009 Est. Median Household Income | 33,506.22 | | 38,908.57 | | 44,140.79 | |
| 2009 Est. Per Capita Income | 11,254.48 | | 18,399.55 | | 22,045.53 | |



Area Map

Prepared For:

Order #: 968815918
Site: 01

4200 SOUTH FWY
FORT WORTH, TX 76115-1400
Coord: 32.687076, -97.321133
Radius - See Appendix for Details

