



Colliers

For Lease

Central Mall
3100 FM 365
Port Arthur, TX 77642

Bob Feinberg

Sr. Vice President | Principal
+1 505 238 7707
Albuquerque, NM
License #9916
bob.feinberg@colliers.com

Tom Jones, CCIM

Sr. Vice President | Principal
+1 505 880 7063
Albuquerque, NM
License #37218
tom.jones@colliers.com

Colliers | New Mexico - El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Property Profile

Details

Lease Rate	See broker
Lease Type	See broker
Space Available	± 14,656 SF (with exterior storefront and mall access)
Zoning	PD

Features

- Port Arthur's only regional enclosed mall serving as the trade areas primary shopping destination
- Excellent co-tenancy anchored by Dillard's, JC Penney, Target, TJ Maxx, Burlington (planned), Dunham Sports and more...
- Crunch Fitness and the newly opened Altitude Trampoline Park (opened August 2026) is driving immense, family-focused traffic, peaking at 16,097 visits during its opening weekend in August 2026
- Very strong sales and occupancy trajectory with full project redevelopment and rebranding underway with new ownership and management
- Extremely well located along Hwy 287 & FM 365 with exceptional vehicular traffic counts and multiple full movement access points
- Newly constructed pylon signage opportunities in progress
- Traffic Momentum: Sustained Annual Growth (2024 vs. 2025): Annual visits increased to 3.5M in 2025, representing a +22.2% increase over 2024's 2.8M visits
- YTD Growth (through August): Year-to-date traffic grew to 2.6M visits (up +20.0% compared to 2.1M visits during the same period in 2025)
- Community and Family-friendly Events: Over 50 activations driving strong regional foot traffic
- Recurring Community & Wellness Programs
- High-traffic Seasonal and Holiday celebrations



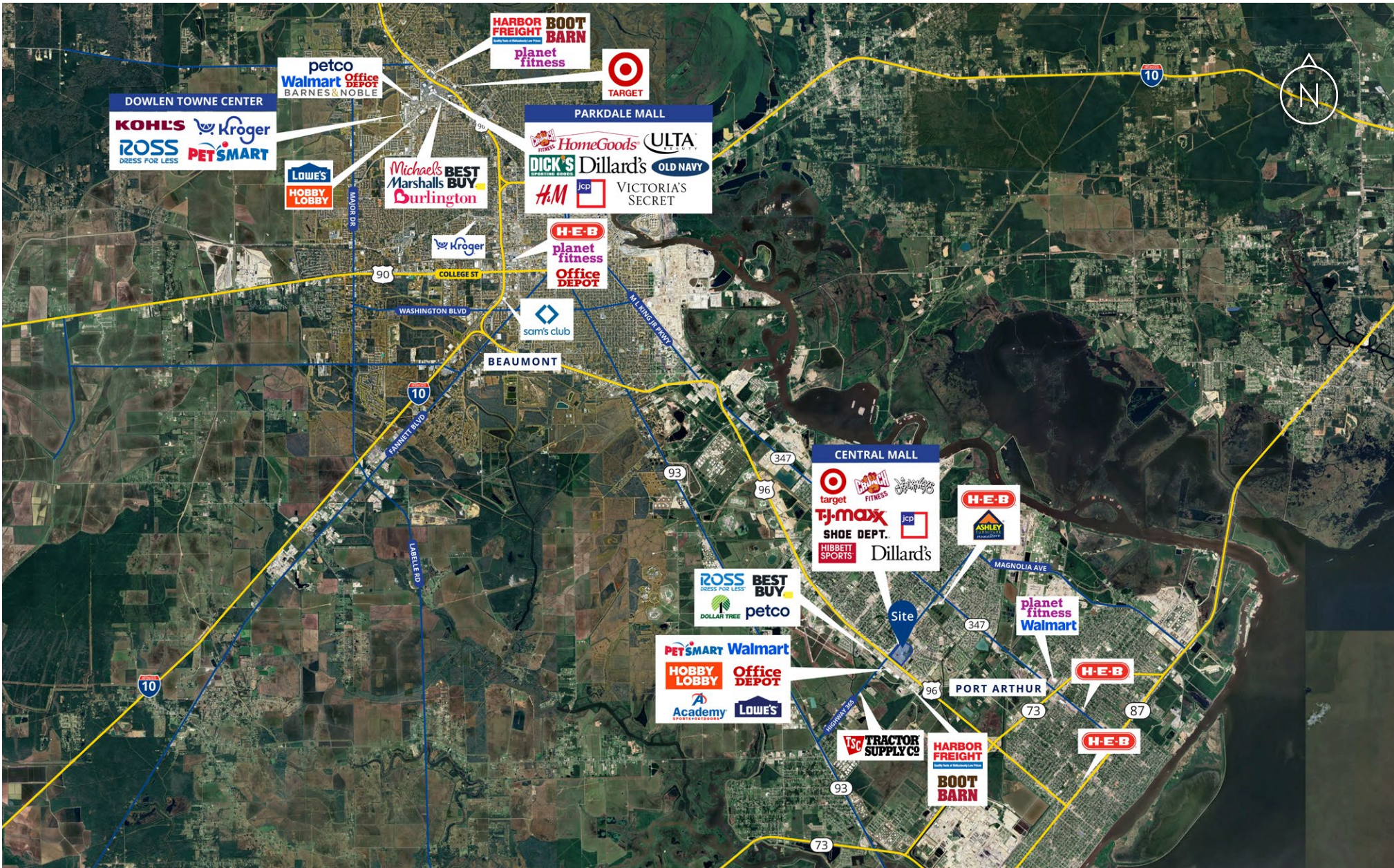
Key Co-tenancy

Dillard's TJ-maxx Burlington

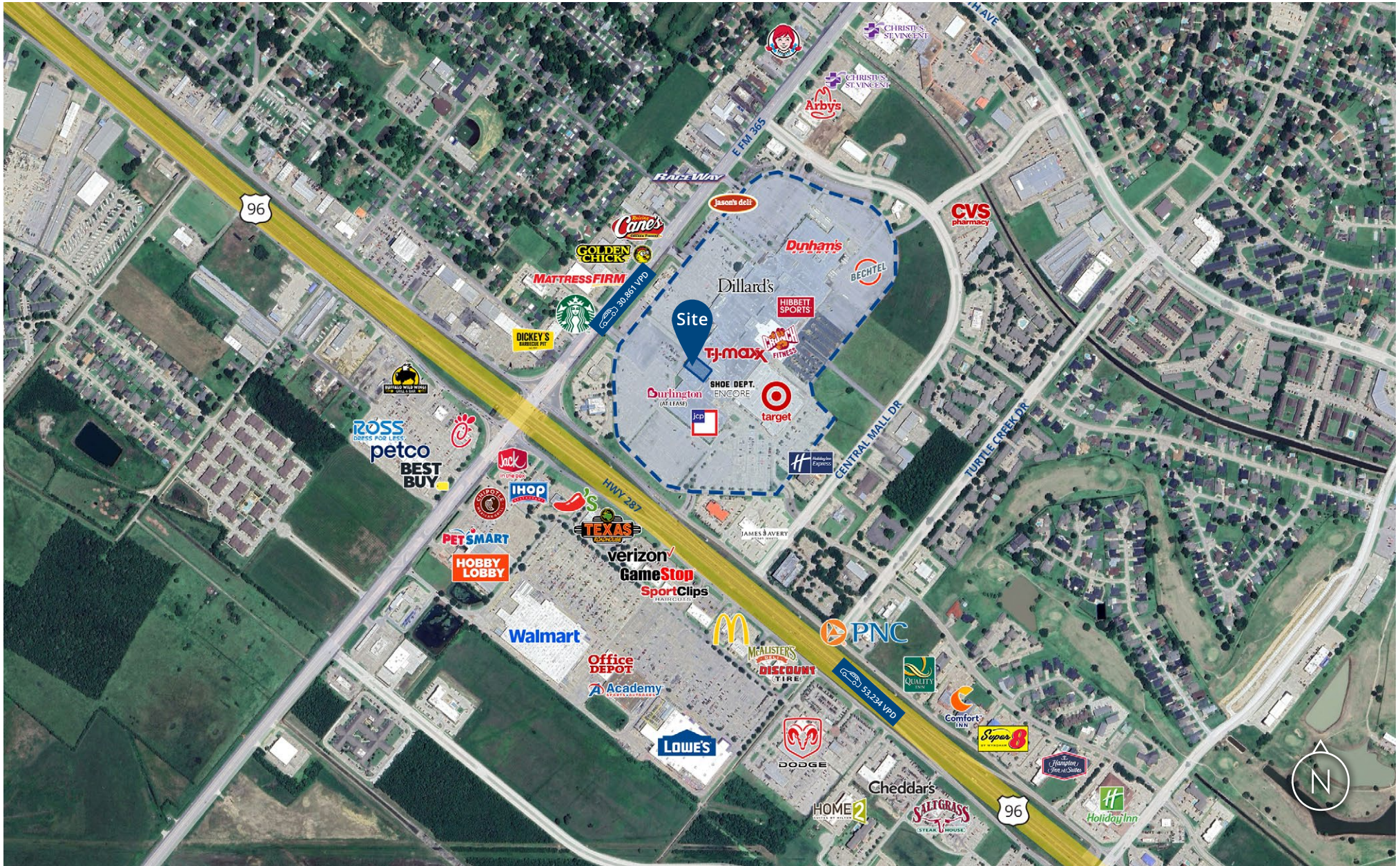


Port Arthur Central Mall | For Lease

Market Aerial



Intersection Aerial

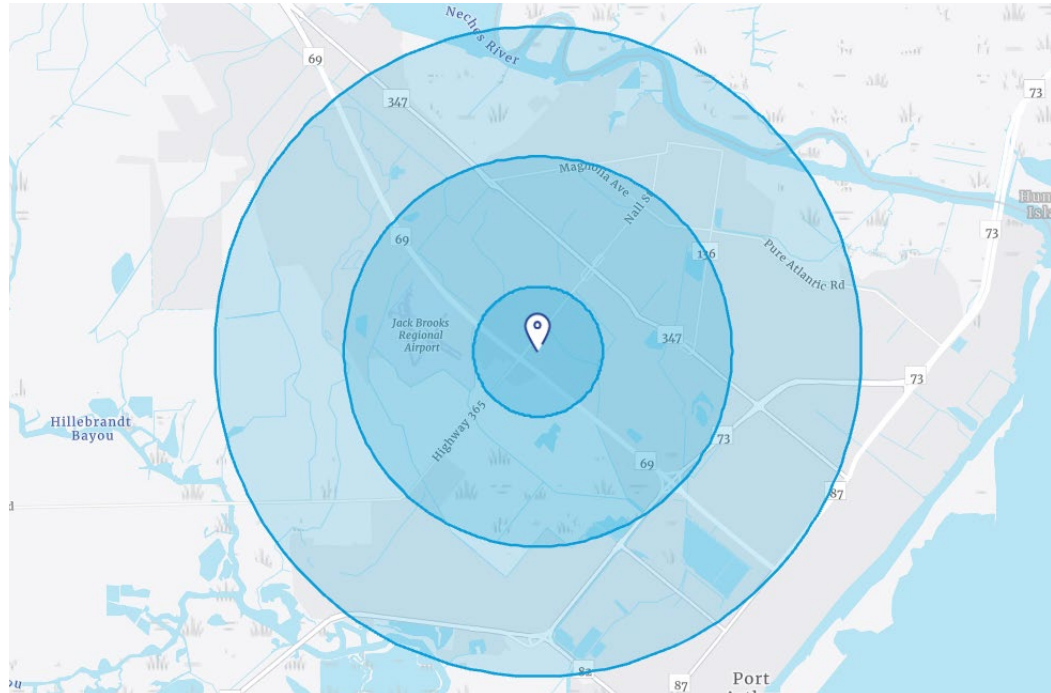


Lease Plan



Demographics*

* Demographic data derived from esri 2020



	1 Mile	3 Miles	5 Miles
Population	9,182	42,917	91,080
Households	4,008	17,601	32,600
Average HH Income	\$83,083	\$103,163	\$95,316
Median HH Income	\$51,712	\$103,163	\$95,316

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s).
William Robertson, Qualifying Broker — Lic. #8433 ©2024 All rights reserved.