



Colliers

Dillard's

For Lease
157,014 SF

7701 Interstate 40
Amarillo, TX 79106

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Property Profile

Details

Lease Rate	See broker
Lease Type	See broker
Space Available	+/- 157,014 SF
Levels	2
Zoning	Planned Development District

Features

- Premium regional anchor position opportunity at the Westgate Mall.
- Westgate Mall is 884,864 SF with over 75 retailers, drawing traffic from the primary trade area of the Texas Panhandle and eastern New Mexico, to the outer reaches of the Oklahoma Panhandle.
- Located in the highest density retail corridor of Amarillo.
- Exterior and mall entrances.
- Excellent I-40 visibility and strong Interstate traffic counts of 87,388 VPD.
- Multiple access points and ample parking.
- Loading area with three truck well, dock-high loading doors and freight elevator access to second floor.
- Serves a trade area of more than 131,000 people and is the only Regional Mall within a 120 mile radius.
- Subject fronts main vehicular access driveway.

Key Co-tenancy

Dillard's

VICTORIA'S
SECRET

URBAN
ADVENTURE PARK

Eddie Bauer

F21

jcp

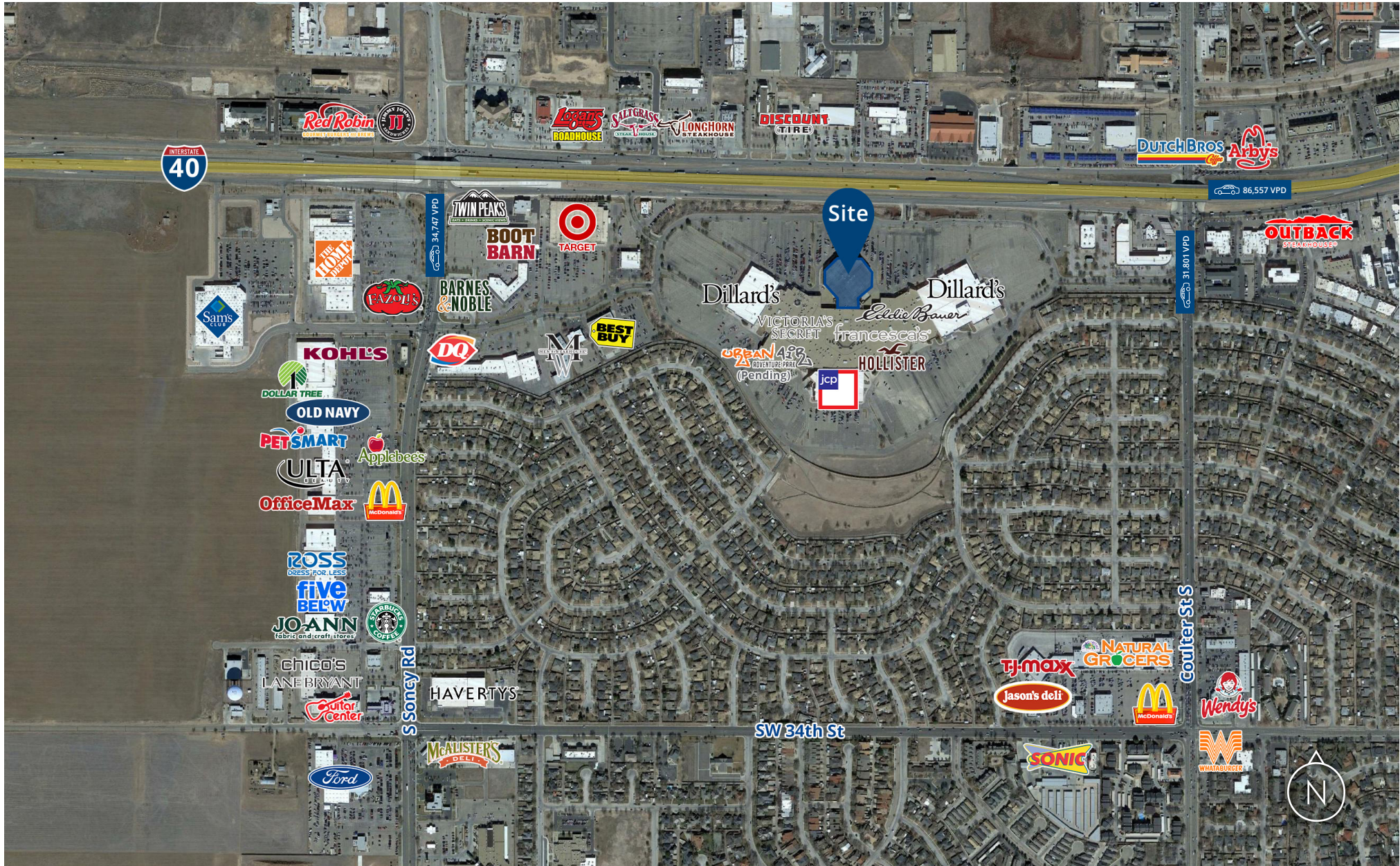
HOLLISTER



Market Aerial



Intersection Aerial

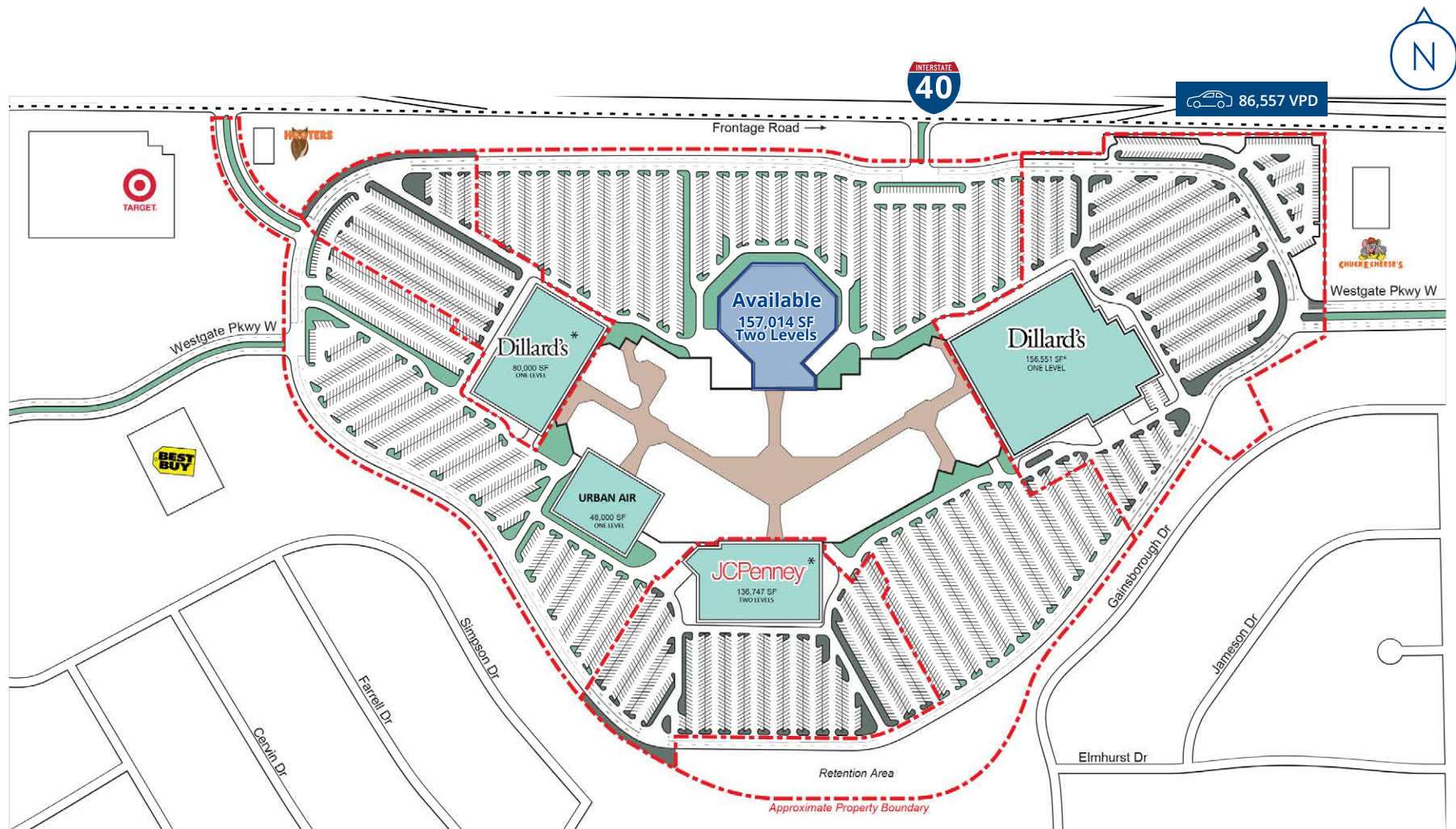


Anchor Space - Westgate Mall | For Lease

Oblique Aerial



Site Plan



Lease Plan



*NOT OWNED

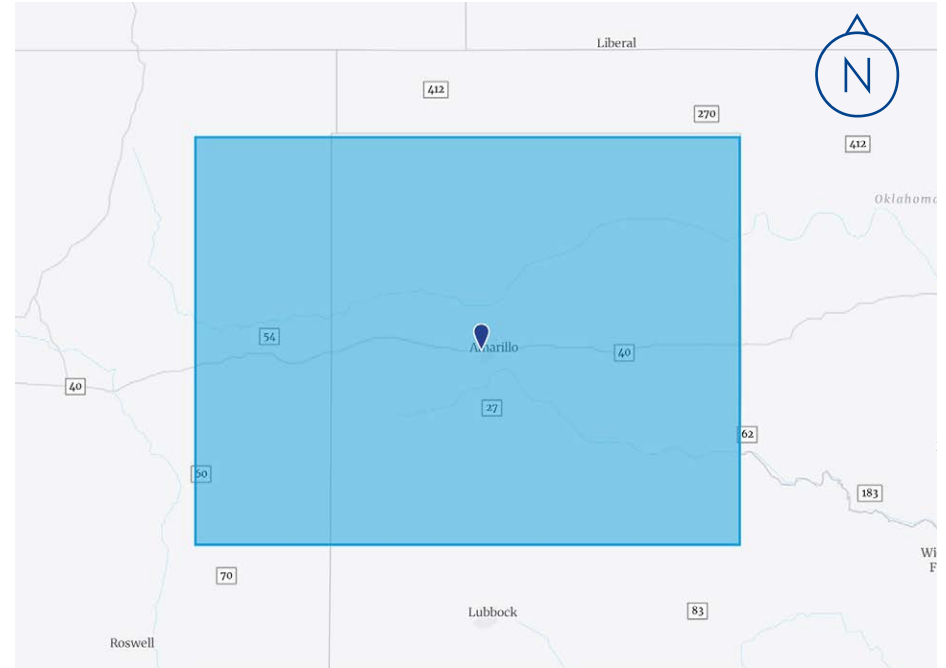
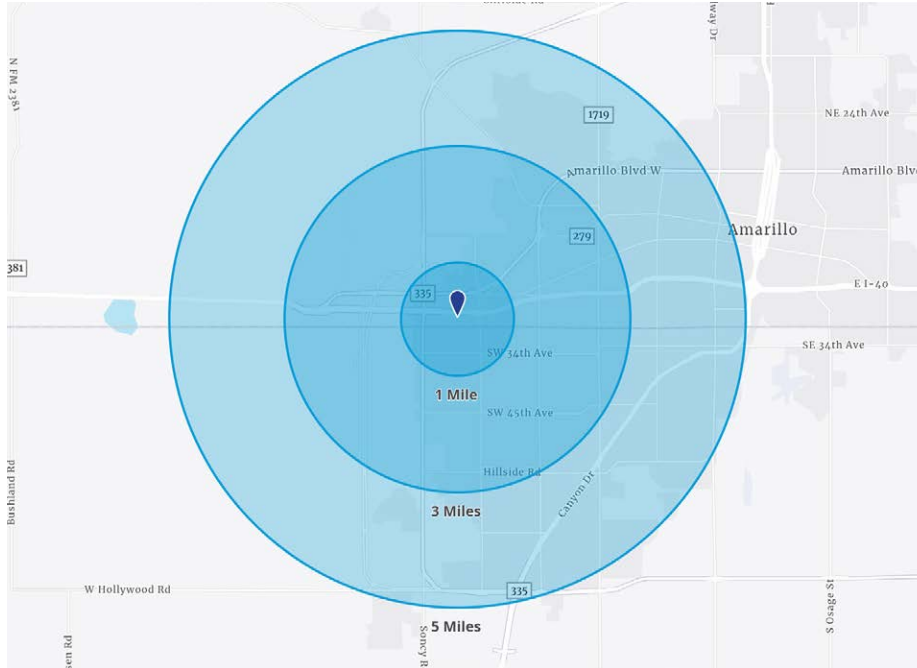
Anchor Space - Westgate Mall | For Lease

Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	7,290	54,186	131,839
Households	3,358	23,015	55,312
Average HH Income	\$87,418	\$96,394	\$88,494
Median HH Income	\$63,109	\$67,644	\$63,725

	Westgate Mall Trade Area
Population	523,643
Households	195,801
Average HH Income	\$79,942
Median HH Income	\$57,794

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