

RETAIL OPPORTUNITIES IN PLANO'S RETAIL CORE



1713 Preston Road | Plano, TX 75093

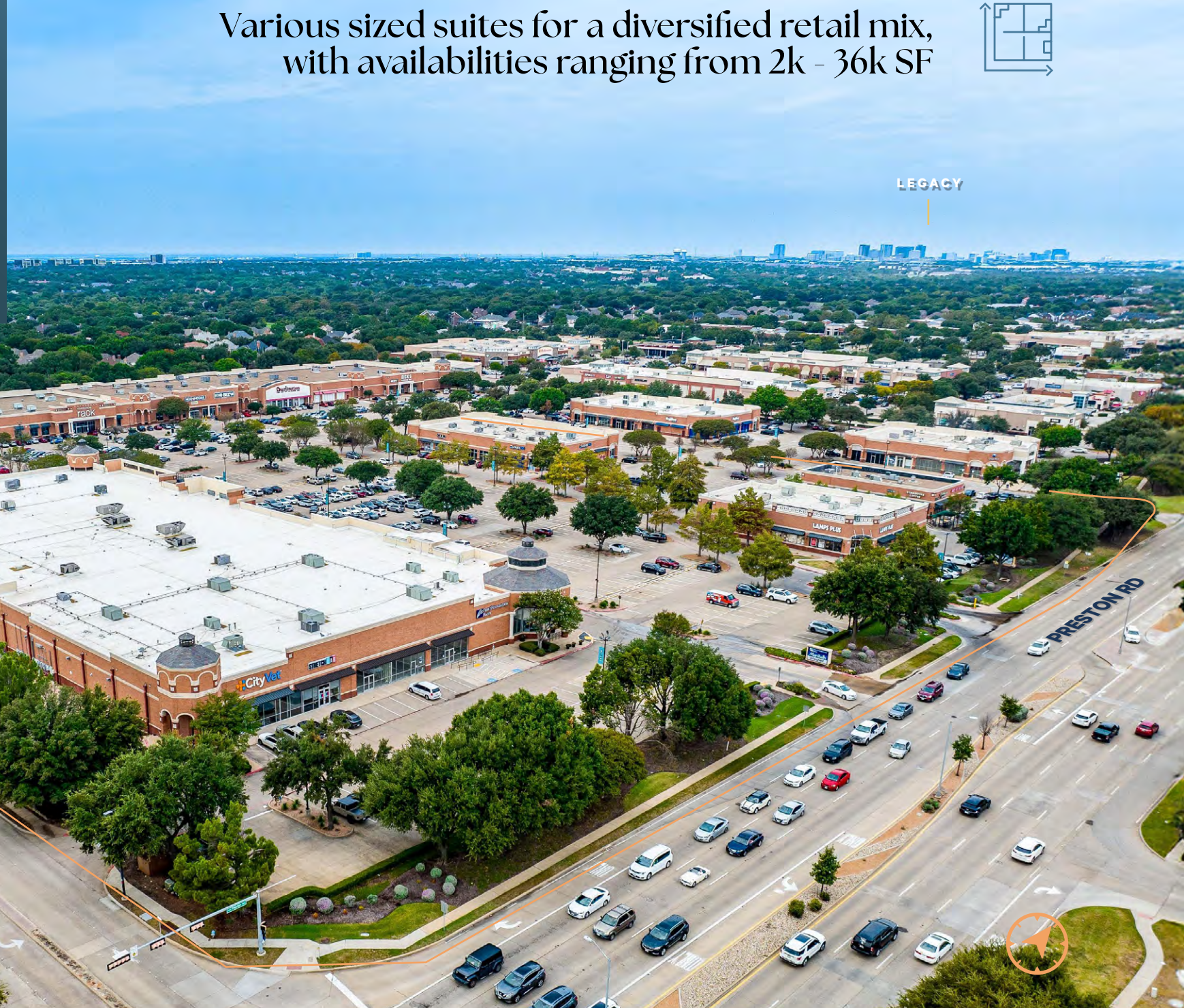




Plano's Retail Core

Located at one of the most dynamic intersections in Dallas, Preston Shepard Place provides 31 acres of a variety of best-in-class anchors and popular fast casual options. The immediate area is a retail destination for the growing Plano Market—and the wider metroplex, thanks to the property's location minutes from Dallas North Tollway and George Bush Turnpike and 315k+ customers within five miles.

Various sized suites for a diversified retail mix, with availabilities ranging from 2k - 36k SF



GROCERY-CONCENTRATED INTERSECTION

Provides steady recurring consumer traffic



VALUABLE CO-TENANCY

with long-term anchor historical occupancy



RANKED #11 MOST AFFLUENT

zip code in DFW



AMPLE PARKING

with 1,831 spaces (5.06/1,000)



Notable Retailers AT PRESTON SHEPARD PLACE



Burlington

mod
FACIAL



Marshalls

NORDSTROM
rack

**five
BELOW**

LAMPS PLUS

**CRUNCH
FITNESS**

STRETCH
LAB

cozyhome

MO'BEYANS
HAWAIIAN STYLE FOOD

LESLIE'S

salata
salad kitchen

PAINTING WITH A
Twist

popshelf



Dynamic Intersection in the Heart of Plano

Plano is the fourth-largest city in the DFW metro and a major regional employment center with 200,000 jobs, with more than 30,000 new jobs will be added with the completion of new and expanding corporate campuses. In addition, Plano is the safest city in America according to Forbes and the #3 "Best Place to Live" in the U.S. according to Money Magazine.

Plano's business assets include a strong and growing economy, a strategic location, a talented and educated workforce, and a creative, pro-business environment.

NEARBY RETAILERS



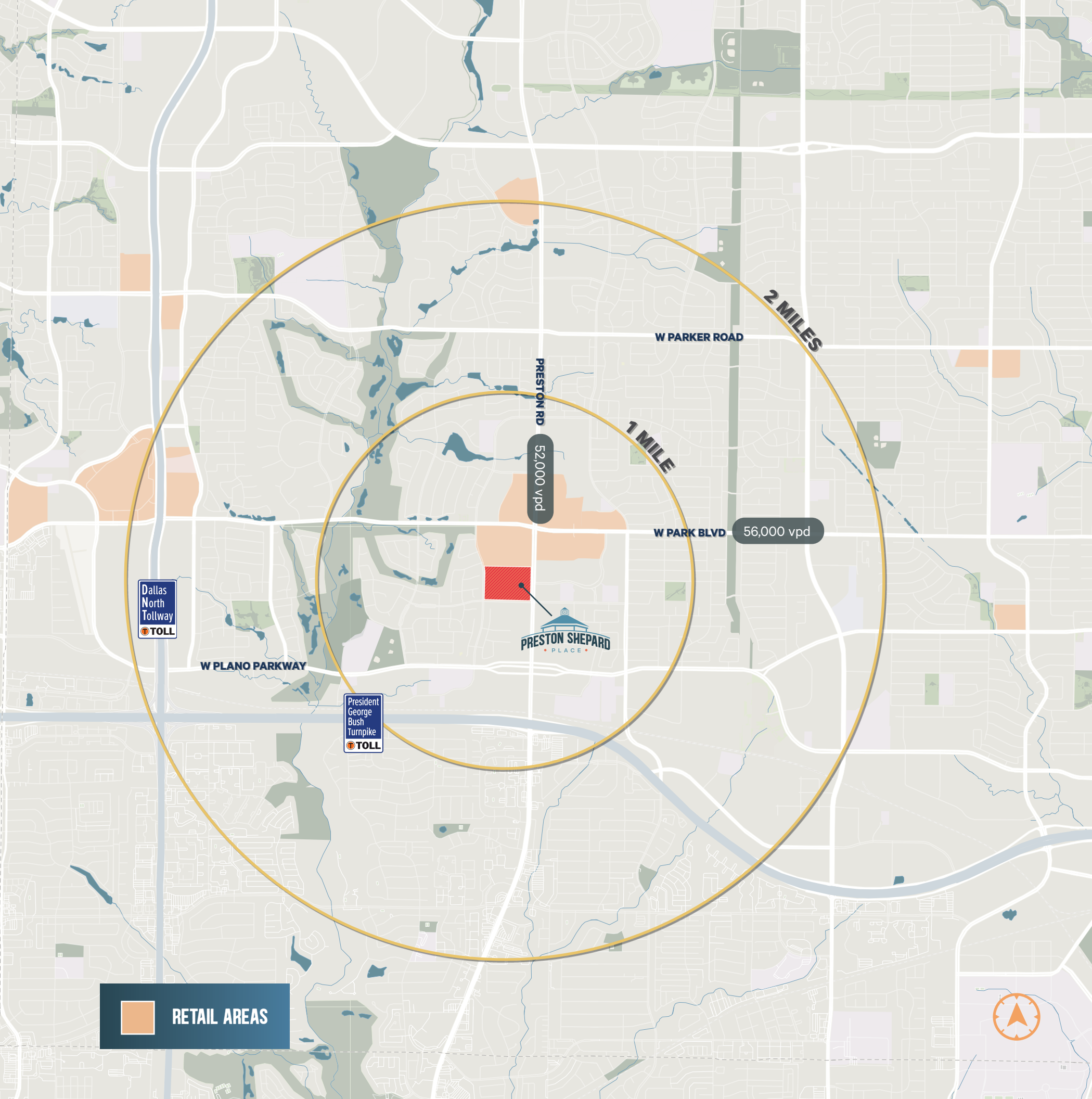
WILLIAMS-SONOMA



TRADER JOE'S

CAVA

BARNES & NOBLE



Plano, Texas

Plano, the fourth-largest city in the DFW metro area, is a major regional employment center with 200,000 jobs. With the completion of new and expanding corporate campuses, more than 30,000 new jobs will be added. Additionally, Plano is recognized as the safest city in America by Forbes and the #3 "Best Place to Live" in the U.S. by Money Magazine.

6 MILLION

visitors at this intersection, annually

#11

Top School District in Texas

\$152,476

Average household income within a 1 mile radius

 **RETAIL AREAS**



PRESTON SHEPARD PLACE

Retail Availabilities

SUITE	TENANT	SF
BLDG A 1601 Preston		
AOA	First Foundation	3,800
AOC	Shine Hot Pilates + Sculpt	2,503
AOE	Available	24,769
AOG	Marshalls	30,420
AOH	Ciao Bella Hair Extensions	1,531
AOJ	MOD Facial	2,106
AOK	CozyHome	13,386
AOL	CityVet	3,954
AOM	pOpshelf	13,485
AON	StretchLab	1,400
BLDG B 1701 Preston		
BOA	Going, Going, Gone! (Available)	36,520
BOD	Burlington	40,845
BOE	Five Below	9,211
BOF	Morning Save (Available)	21,168
BOH	Nordstrom Rack	36,100
BOK	Dollar Tree	14,392
BOR	Crunch Fitness	37,296
BLDG C 1705 Preston		
COA	Lamps Plus	11,000
BLDG D 1709 Preston		
DOA	Dave's Hot Chicken	3,338
DOB	Starbucks	2,400
BLDG E 1713 Preston		
EOA	Conquer Fitness	2,044
EOAa	Available	978
EOB	Painting with a Twist	3,971
EOC	Available	4,000
EOD	Leslie's Swimming Pool Supplies	6,040
EOE	Liquor 21	2,056
BLDG F 1801 Preston		
FOA	Kingdom Flooring	4,604
FOBa	Mo'Bettahs	3,114
FOBb	Salata	3,365
FOCa	Leased	2,000
FOC	Wonder	4,199
BLDG G 1805 Preston		
GOA	Big Blue Swim	10,402
GOD	Spectra Salon Suites	9,108
TOTAL BUILDING AREA	363,412	





For additional information, please contact:

Jeff Kittleson

Senior Vice President
+1 214 252 1040
jeff.kittleson@cbre.com

Dan Shoevlin

Senior Vice President
+1 214 252 1186
dan.shoevlin@cbre.com

Marissa Stave

Associate
+1 214 252 1037
marissa.stave@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Preston Park Colonnade



WILLIAMS-SONOMA

BARNES & NOBLE

ROSS
DRESS FOR LESS

POTTERY
BARN

SEPHORA

Preston Towne Crossing

TRADER JOE'S



OLD NAVY

ULTA BEAUTY

ORVIS

STUDIO
MOVIE GRILL

J.CREW

Preston Park Village

HomeGoods

TALBOTS

WHITE HOUSE
BLACK MARKET



petco

chico's

ANN TAYLOR

SOMAR

