

MODERN & VIBRANT COMMERCIAL ASIA CITYCENTRE

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This property brochure was updated on Jul 23, 2026.



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URBAN DEVELOPMENT

**FOR MORE INFORMATION,
OR TO SCHEDULE A SITE
VISIT, PLEASE CONTACT**

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YOUR BUSINESS DESERVES **ASIA CITY CENTRE**

Ready to elevate your business? Asia City Centre combines prime location, premium amenities, and prestige. Strategically positioned with impressive design and diverse customer access, this development provides the ideal foundation to scale your business.

Land Area: 178,595 sq ft

BUILDING 1

~10,800 sq ft

BUILDING 2

~10,800 sq ft

BUILDING 3

~11,000 sq ft



AMPLE PARKING

Abundant on-site spaces for effortless customer access, plus Tesla EV charging stations



READY FOR BUSINESS

Grease trap equipped units ideal for restaurants, cafés, and food service concepts



FLEXIBLE LAYOUT

Customizable spaces designed for retail, service businesses, offices, and showrooms



SUSTAINABLE DESIGN

Thoughtfully integrated retention pond and landscaping enhance aesthetics and natural appeal



GROWING IN ARLINGTON, TX

Join a thriving commercial hub in one of Arlington's fastest-growing markets

THE ASIA CITY CENTRE ADVANTAGE

Asia City Centre showcases modern architecture seamlessly integrated with green design. Our flexible open spaces are tailored for diverse tenants—retailers, restaurants, showrooms, premium offices, and professional practices—optimizing functionality across industries.



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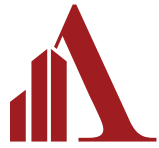
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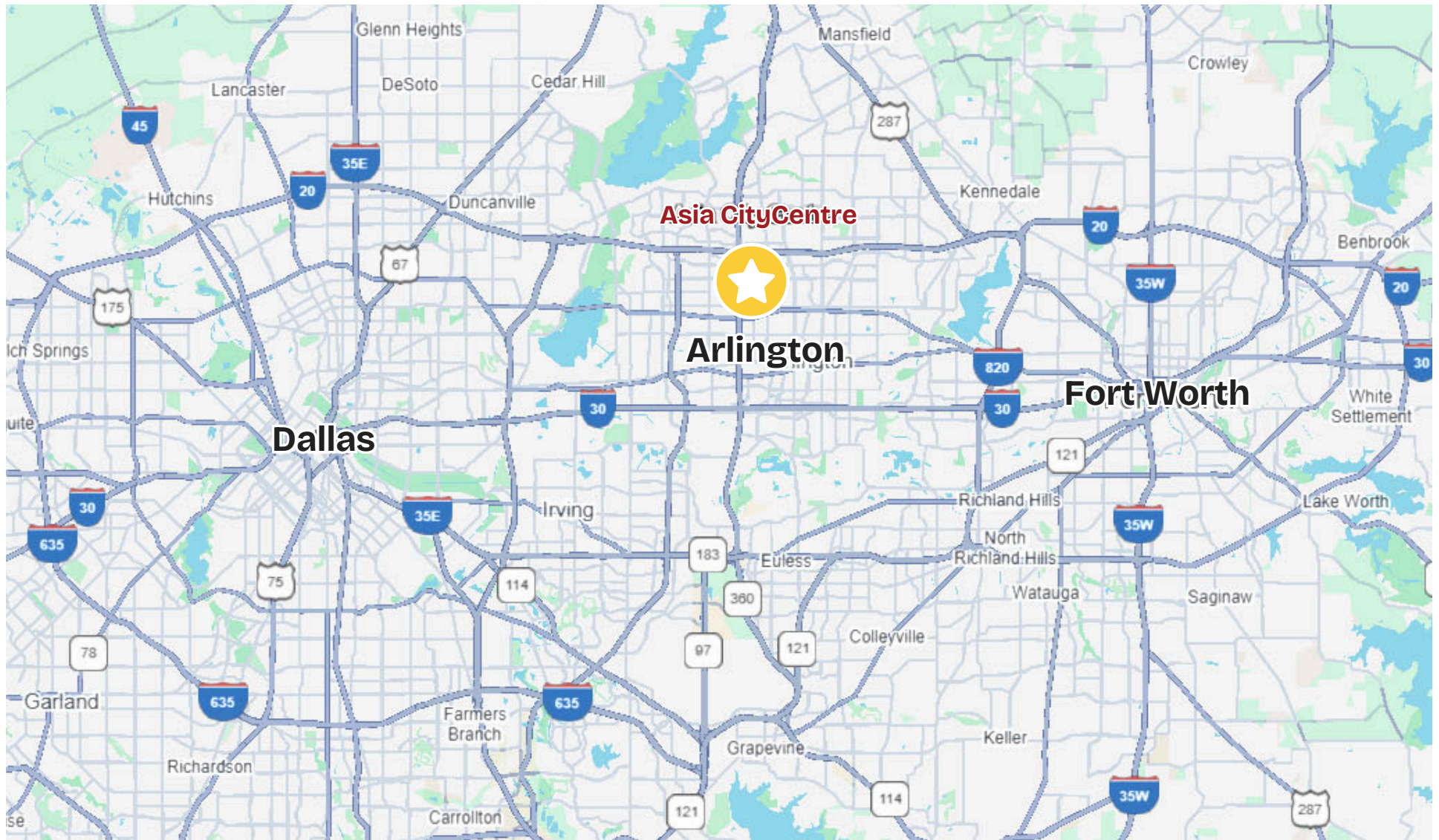
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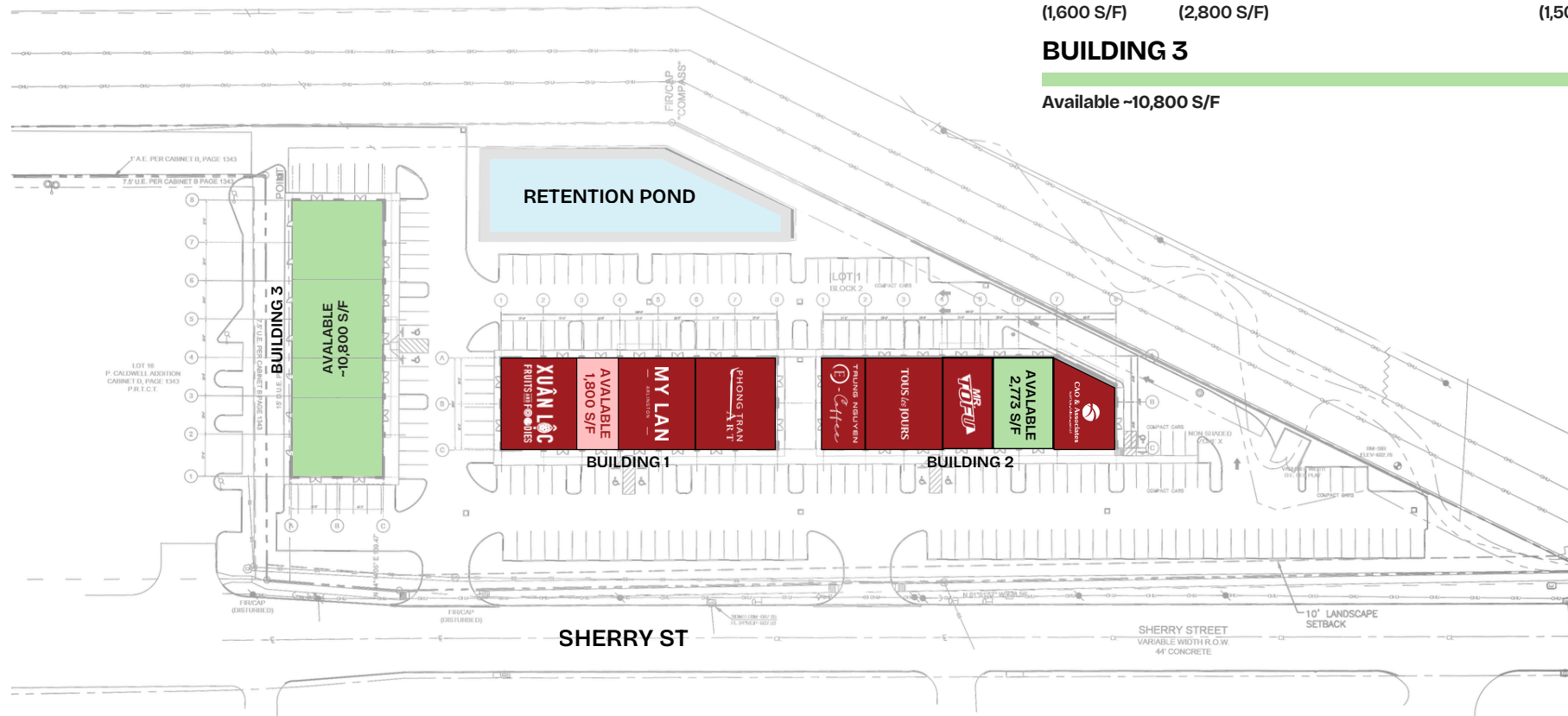
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Project Name: **ASIA CITYCENTRE**

Address: 2203 Sherry St. Arlington, Texas 76010

This is a modern and high-end Commercial Center project, strategically located in the city of Arlington, Texas. The project consists of 3 buildings, with each building covering an area of more than 10,000 sq ft.



BUILDING 1

Xuân Lộc Fruits & Foodie (3,000 S/F)	Available (1,800 S/F)	My Lan (3,000 S/F)	Phong Tran Art (3,000 S/F)
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BUILDING 2

Trung Nguyen e-Coffee (1,600 S/F)	Tous Les Jours (2,800 S/F)	Mr. Tofu (2,000 S/F)	Available (2,773 S/F)	CAO & Associates (1,500 S/F)
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BUILDING 3

Available ~10,800 S/F



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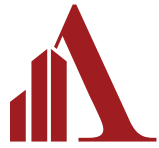
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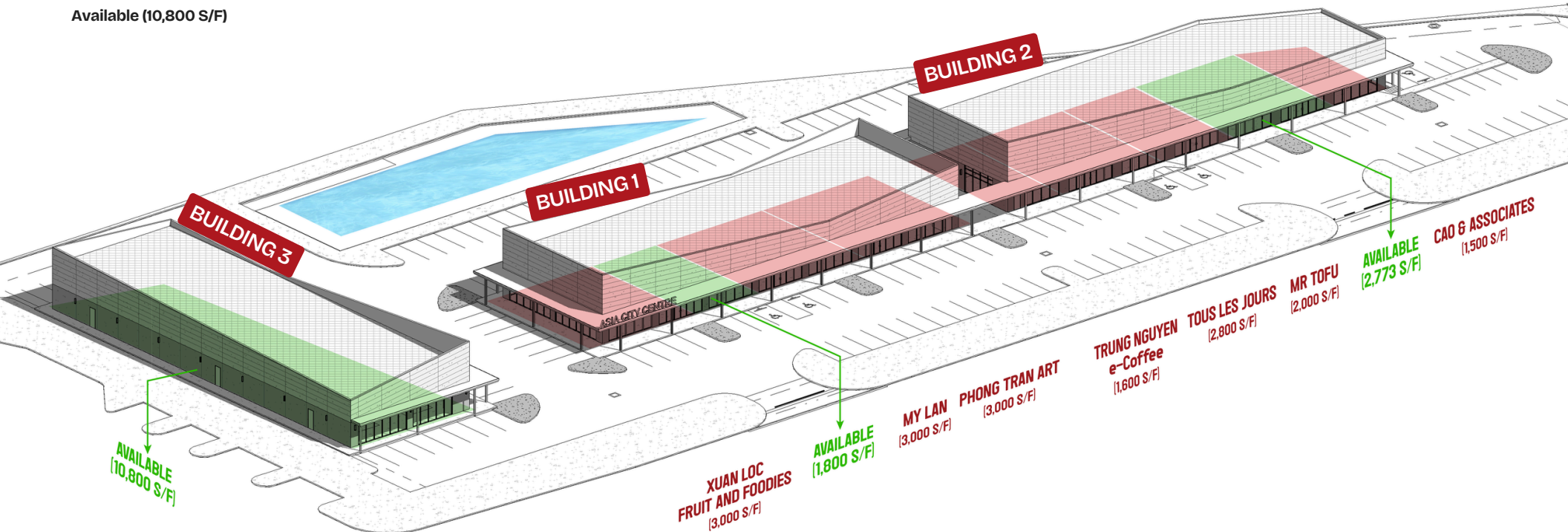
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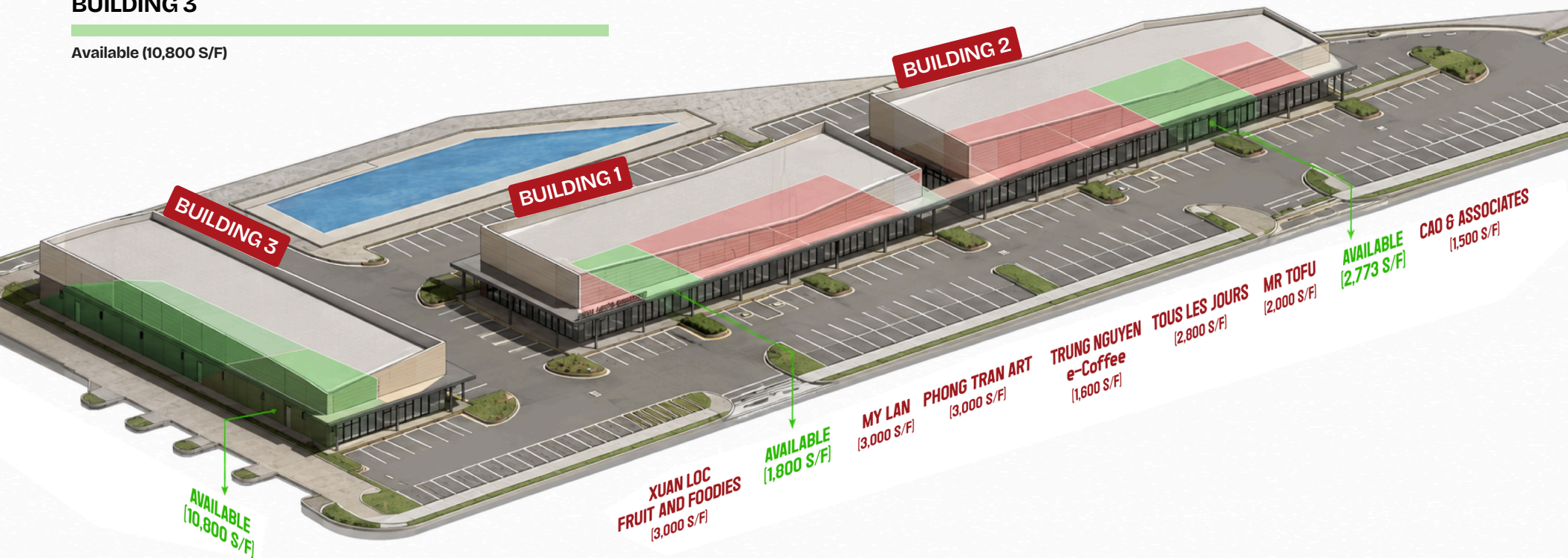
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PRIME LOCATION

Just 3 minutes away from HWY 360, at the bustling E Pioneer & Sherry St intersection, ensuring high visibility and easy access.



TRAFFIC COUNTS

- Pioneer Parkway Road, Sherry: **41,252 vehicles/day**
- Sherry Road, Pioneer: **13,448 vehicles/day**



LOT SIZE & EXPANSIVE SPACE

1,785,969 sq ft. in total and 32,573 sq ft. of flexible space, ideal for retail, office, or service businesses.



NEARBY RETAIL AND RESTAURANTS

- Grand Prairie Premium Outlets
- The Parks Mall at Arlington
- Arlington Highlands
- Costco Wholesale
- Sam's Club
- AT&T Stadium
- General Motors
- Ben Thanh Plaza & Central Market
- Hiep Thai Market
- Walgreens
- Burger King
- Pollo Regio
- Popeyes Louisiana Kitchen



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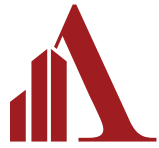
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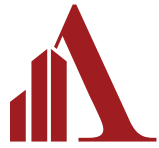
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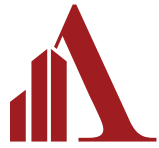
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