

K-Sector

2660 Old Denton Rd, Carrollton, TX 75007

Newcrest mall
the k-sector

”
info@the-k-sector.com
(469) 744-0794

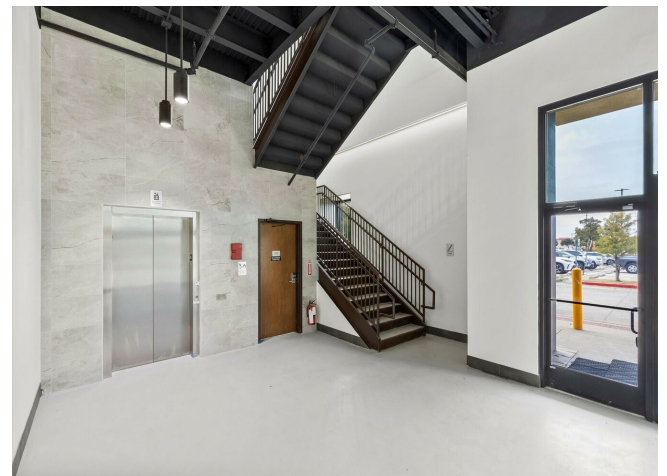


K-Sector

\$33.00 - \$42.00 /SF/YR

The K-Sector, located at 2660 Old Denton Rd, Carrollton, TX 75007, is a newly renovated, two-story commercial building designed for retail, dining, and professional services. Situated in the heart of Carrollton's vibrant Koreatown district, the property features a high-visibility location near the intersection of Old Denton Road and Trinity Mills Road. The K-Sector benefits from strong regional connectivity and local...

- Heavy Daily Traffic Volume: Old Denton Rd consistently sees thousands of vehicles per day, increasing exposure for tenants
- Next to Major shopping Malls, Walmart and H-mart
- Easy Access from major highway
- Strong Retail & Dining Presence: Located near Carrollton Koreatown, a booming retail and dining hotspot that attracts a diverse customer base.
- Proximity: Less than a mile from Trinity Mills DART Station, a key transit hub primed for the 2026 FIFA World Cup influx
- Marketing benefit: 11ft by 23ft LED screen on the face of the building



Rental Rate: \$33.00 - \$42.00 /SF/YR

Total Space Available: 29,365 SF

Min. Divisible: 1,500 SF

Max. Contiguous: 6,000 SF

Property Type: Shopping Center

Center Type: Neighborhood Center

Stores: 2

Center Properties: 1

Frontage: Old Denton Rd

Gross Leasable Area: 46,148 SF

Walk Score ®: 70 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$3.50 /SF/MO

1st Floor Ste 100

1

| | |
|-----------------|------------------|
| Space Available | 2,500 - 5,210 SF |
| Rental Rate | \$42.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 2500 to 5200 sqf space. This area is best for Nail & Hair, retail, bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 120

2

| | |
|-----------------|------------------|
| Space Available | 2,150 SF |
| Rental Rate | \$40.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 1,800 to 3,600 sqf space. This area is best for Nail & Hair, retail, bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 160

3

| | |
|-----------------|------------------|
| Space Available | 2,000 - 4,275 SF |
| Rental Rate | \$36.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 2,000 to 4,275 sqf space. This area is best for Nail & Hair, retail, bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 200

4

| | |
|-----------------|------------------|
| Space Available | 3,780 SF |
| Rental Rate | \$38.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately 3,780 sqf space. This area is best for bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 220

5

| | |
|-----------------|------------------|
| Space Available | 2,000 - 4,600 SF |
| Rental Rate | \$36.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 2,000 to 4,600 sqf space. This area is best for Professional office, cafe, bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 240

6

| | |
|-----------------|------------------|
| Space Available | 1,800 - 3,350 SF |
| Rental Rate | \$33.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 1,800 to 3,350 sqf space. This area is best for Professional office, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

1st Floor Ste 260

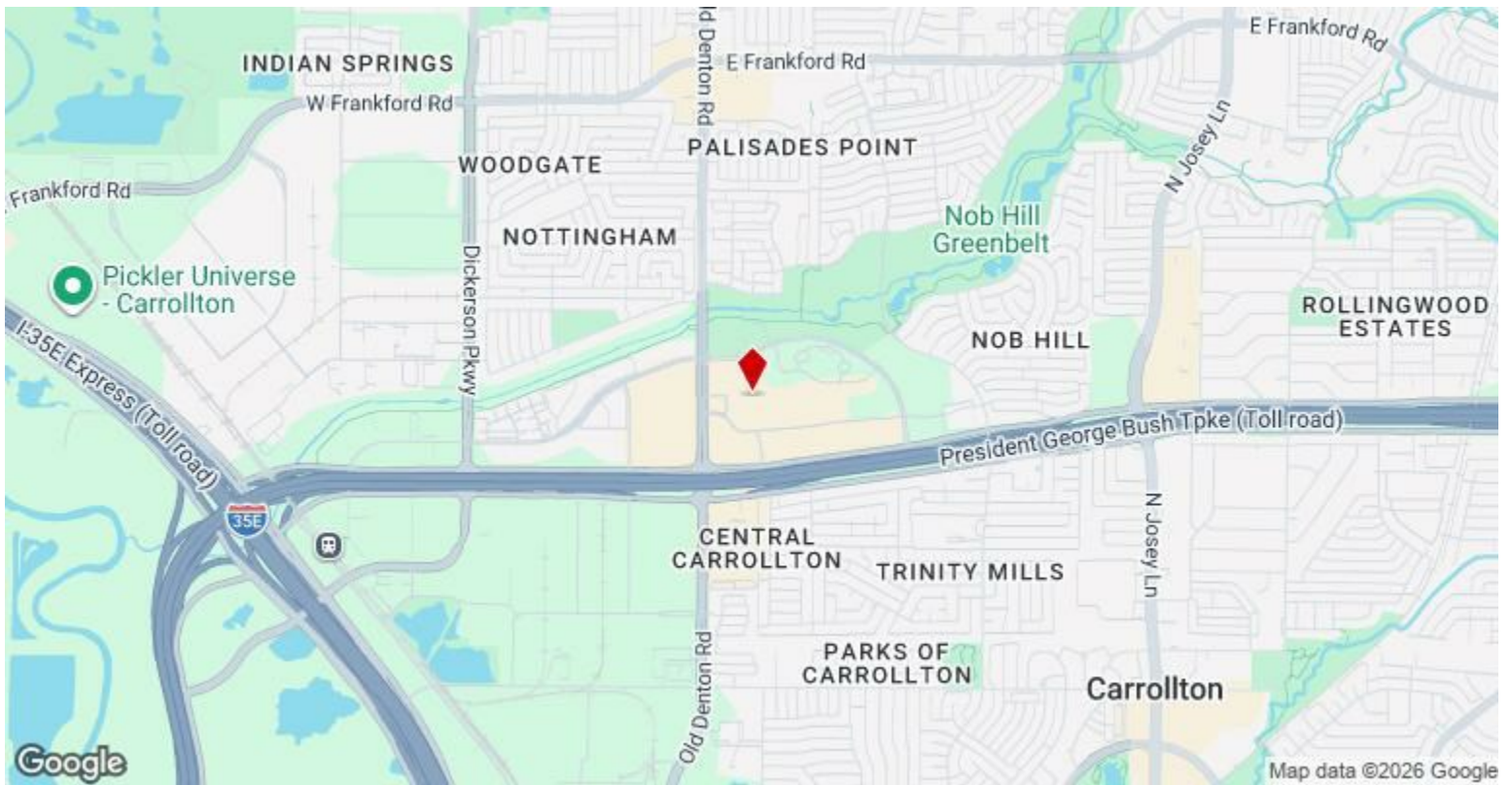
7

| | |
|-----------------|------------------|
| Space Available | 1,500 - 6,000 SF |
| Rental Rate | \$33.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | 5 Years |

Surrounded by Major malls such as H-mart, Walmart and Lowe's. Available approximately from 1,500 to 6,000 sqf space. This area is best for Professional office, bakery, restaurant business. Grease trap is ready to connect in the building line. Total 164 parking for the building. Contact for more details.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------|-------------|---------------|
| Hello82 | - | |



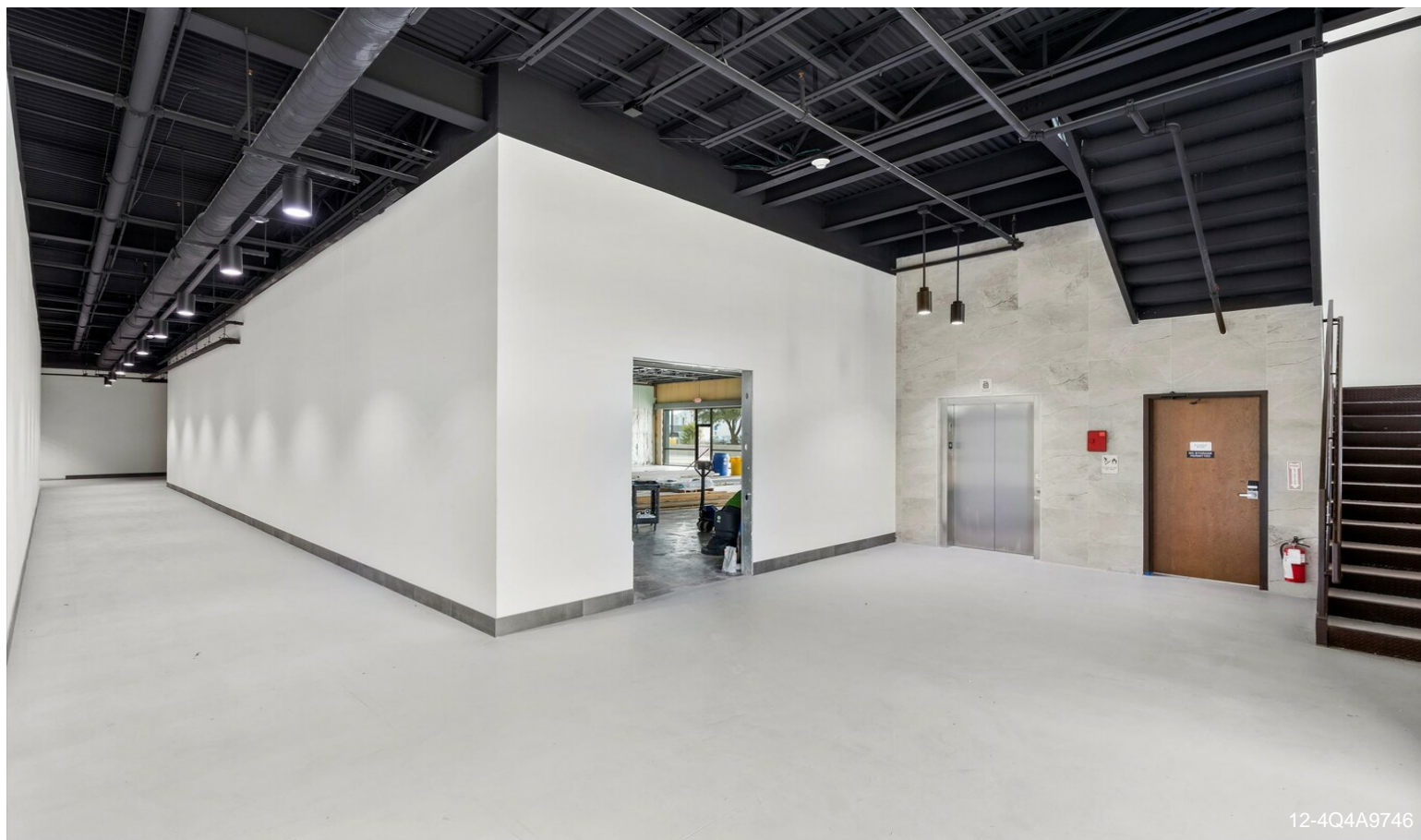
2660 Old Denton Rd, Carrollton, TX 75007

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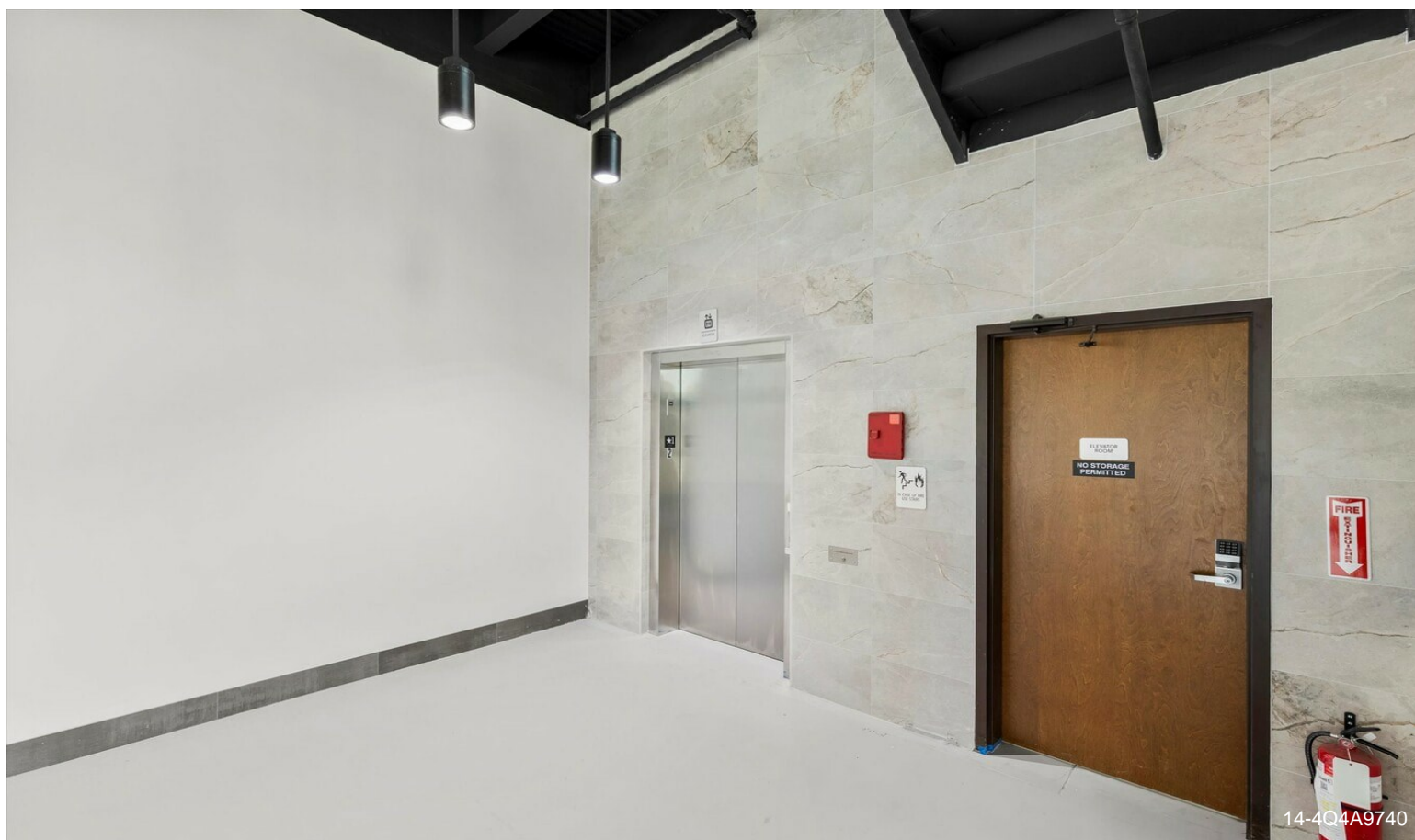
Strategic Transit Access: Conveniently located near the DART Green Line at North Carrollton/Frankford and major thoroughfares like I-35E and the President George Bush Turnpike.

Retail Neighbors: Directly adjacent to a new Chick-fil-A and across from the Carrollton Town Center, which is anchored by major draws like 99 Ranch Market and H-Mart

Property Photos

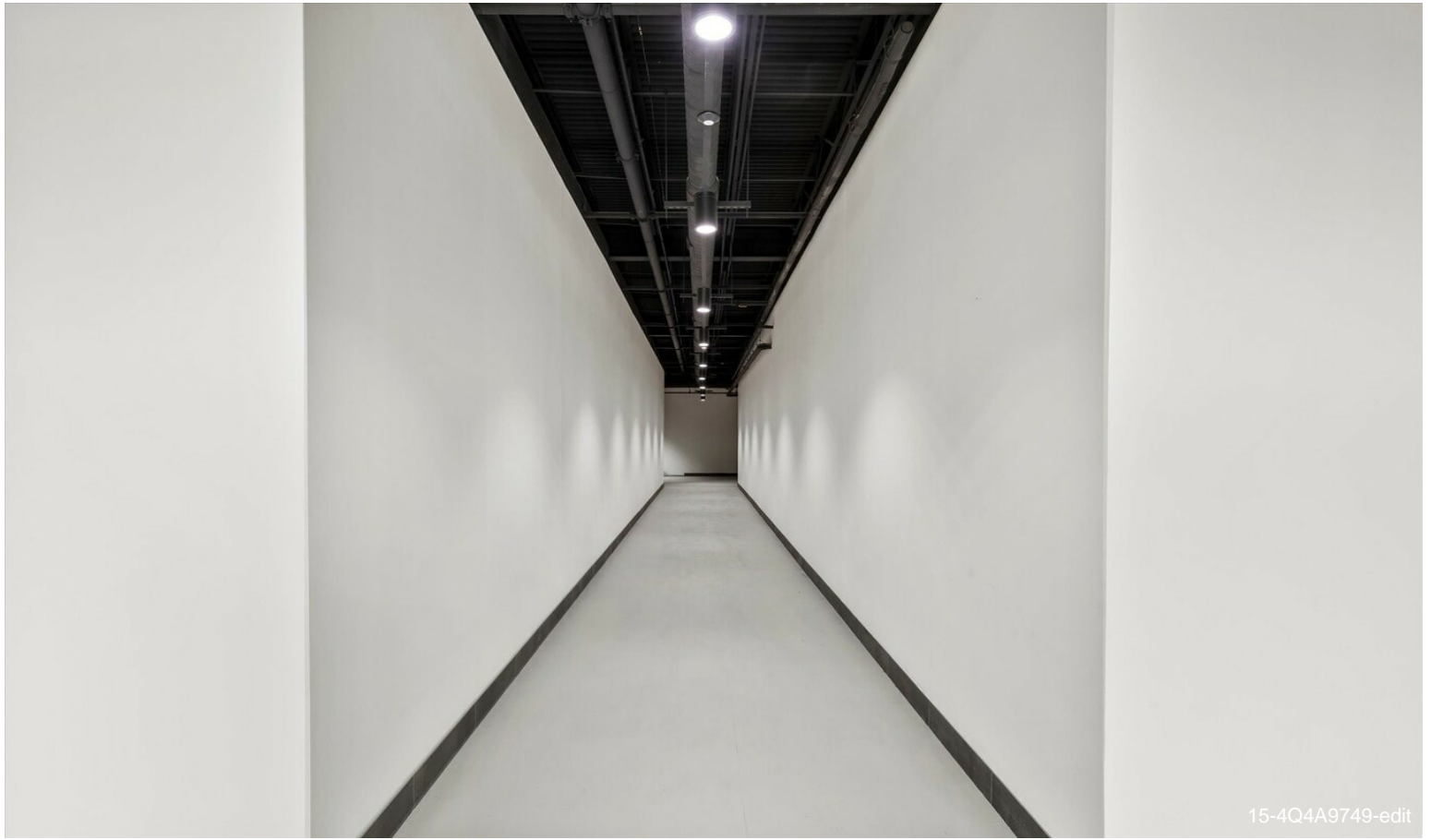


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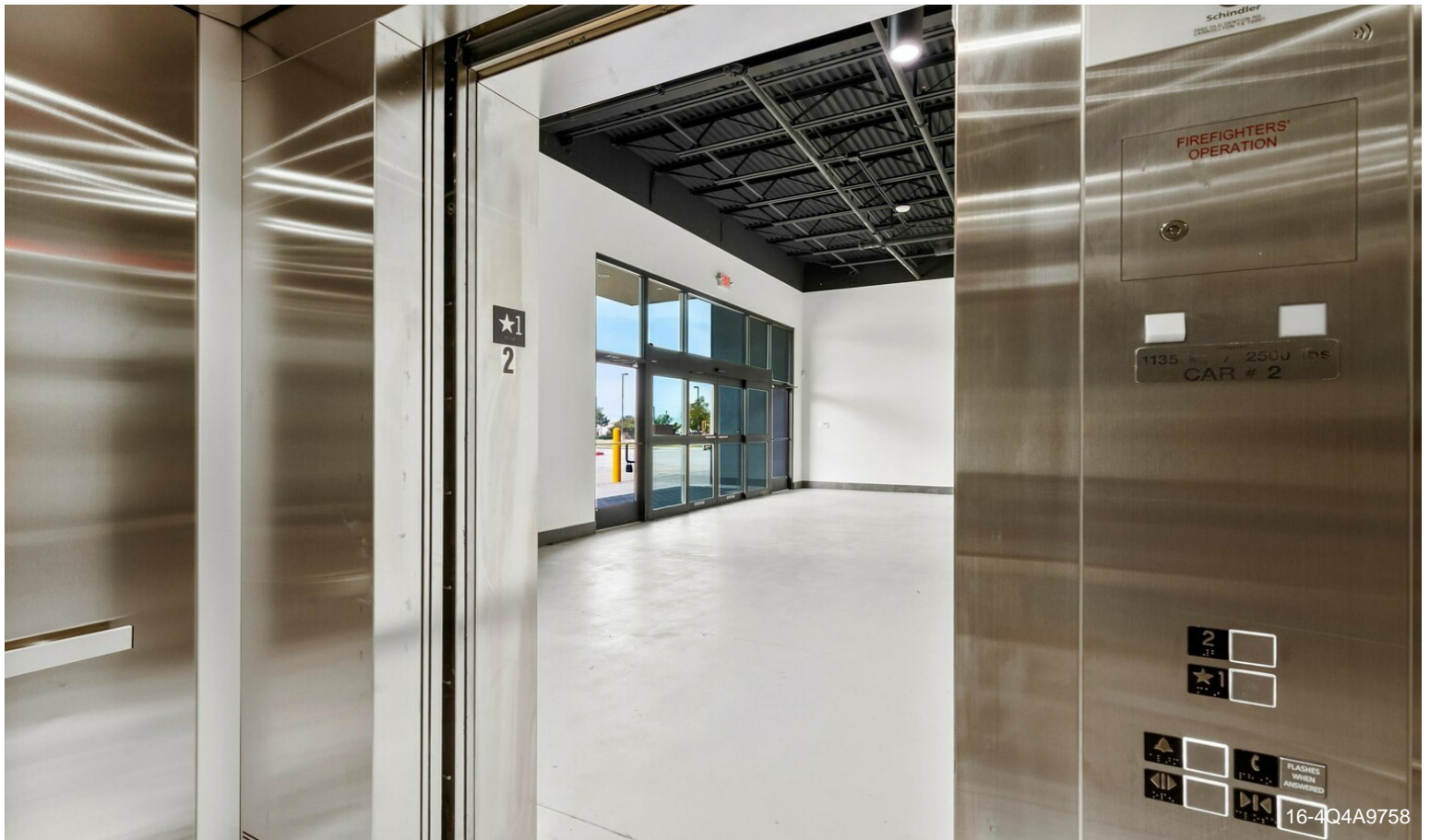


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Property Photos

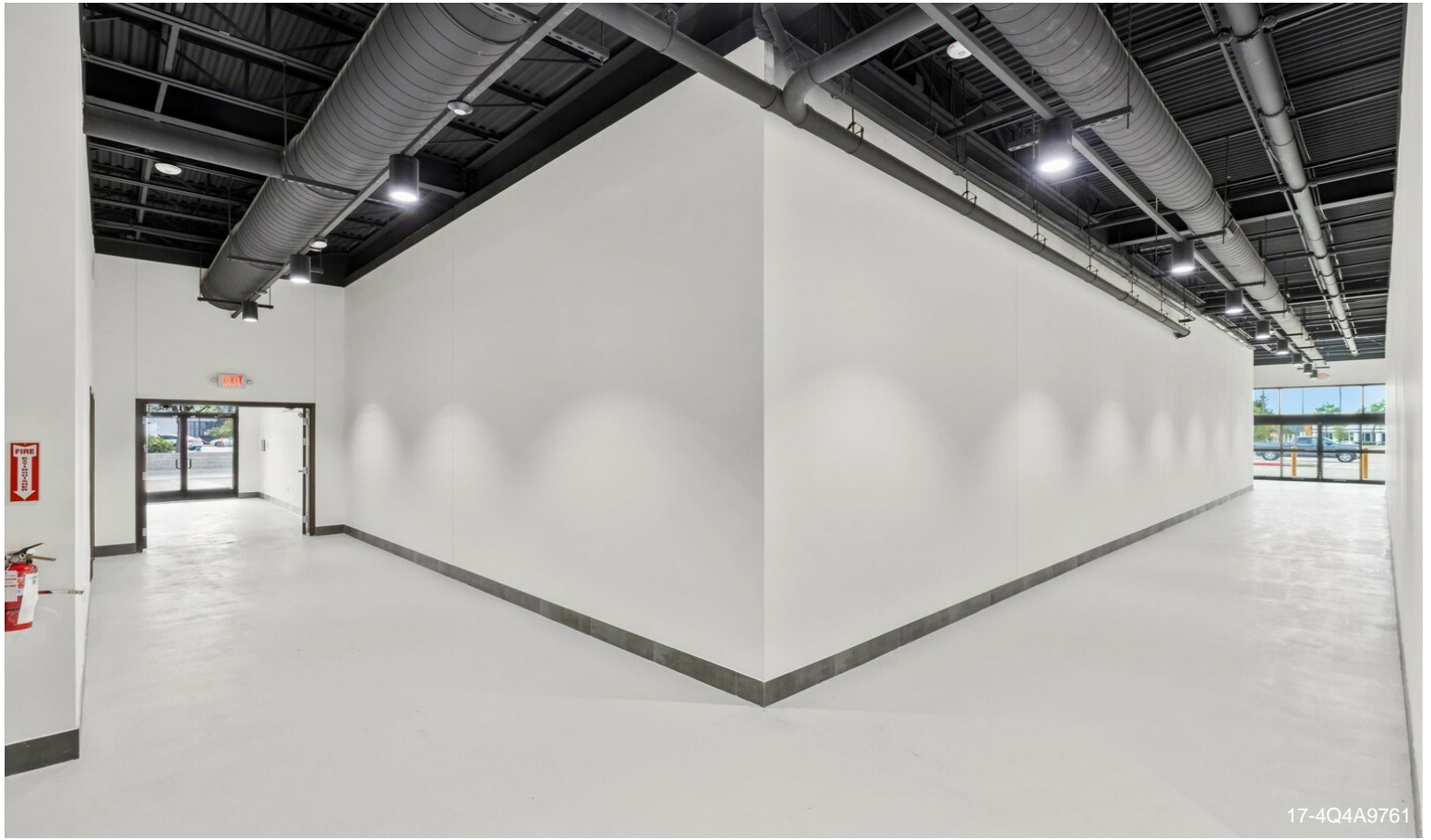


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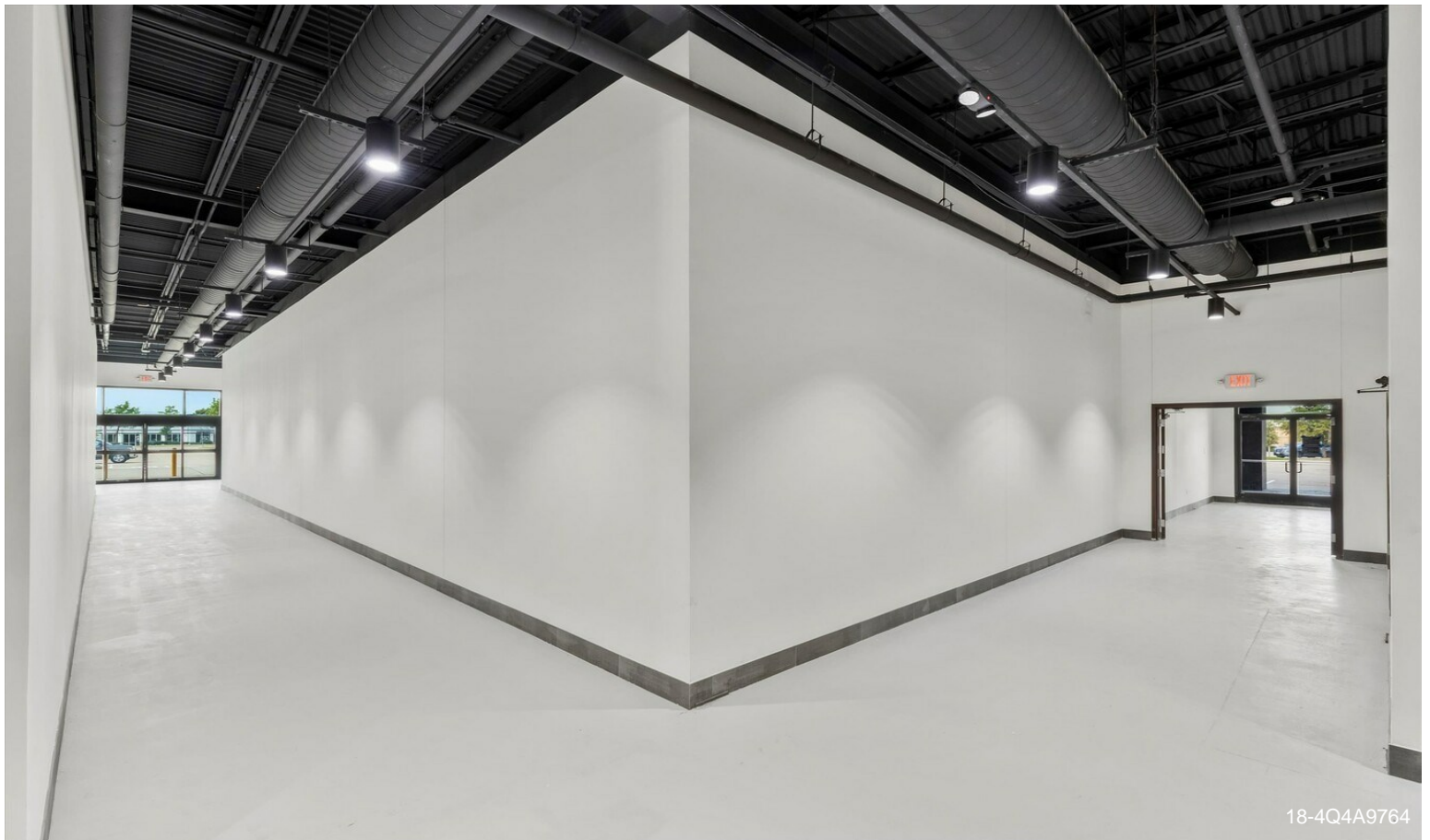


16-4Q4A9758

Property Photos

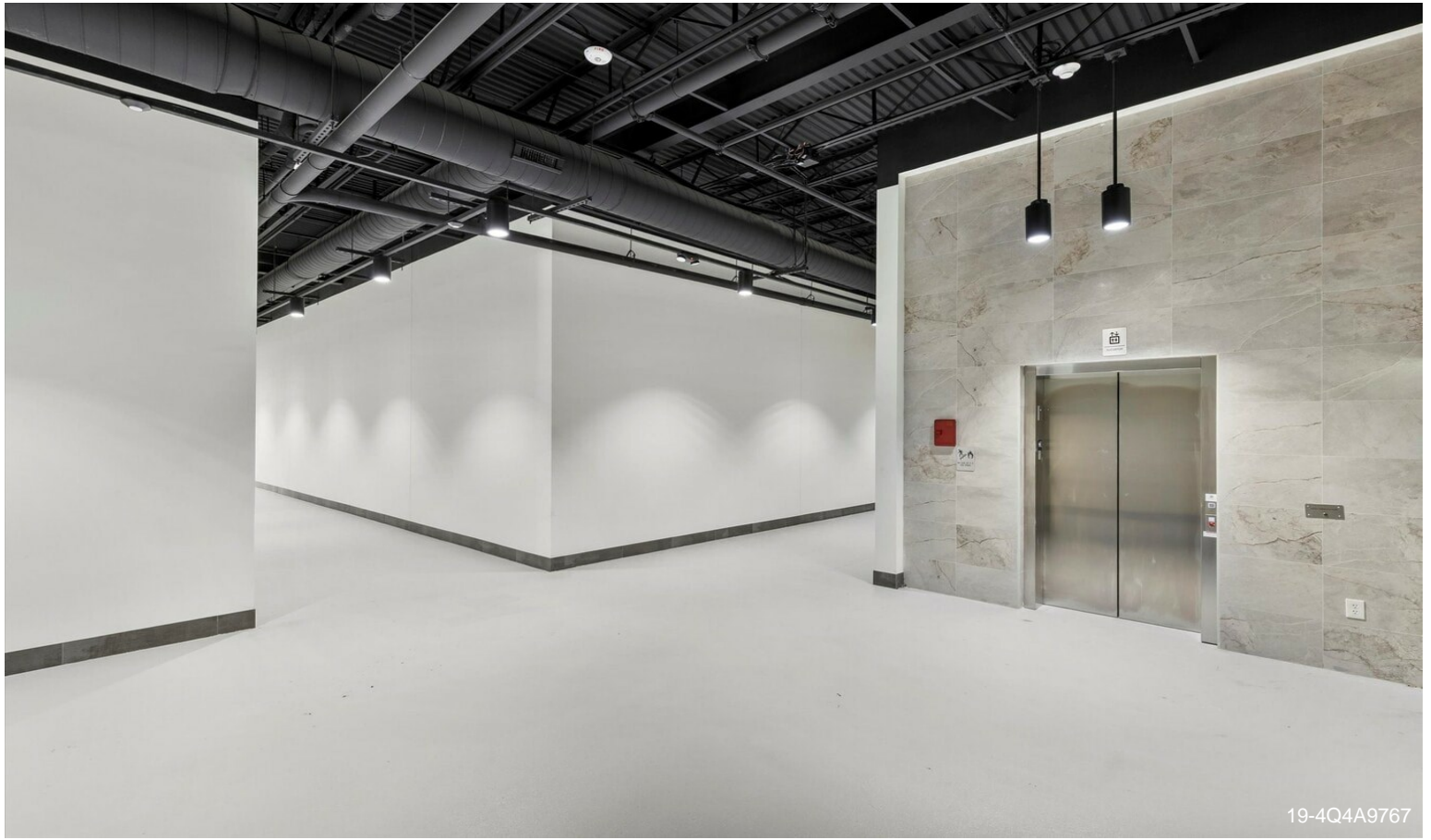


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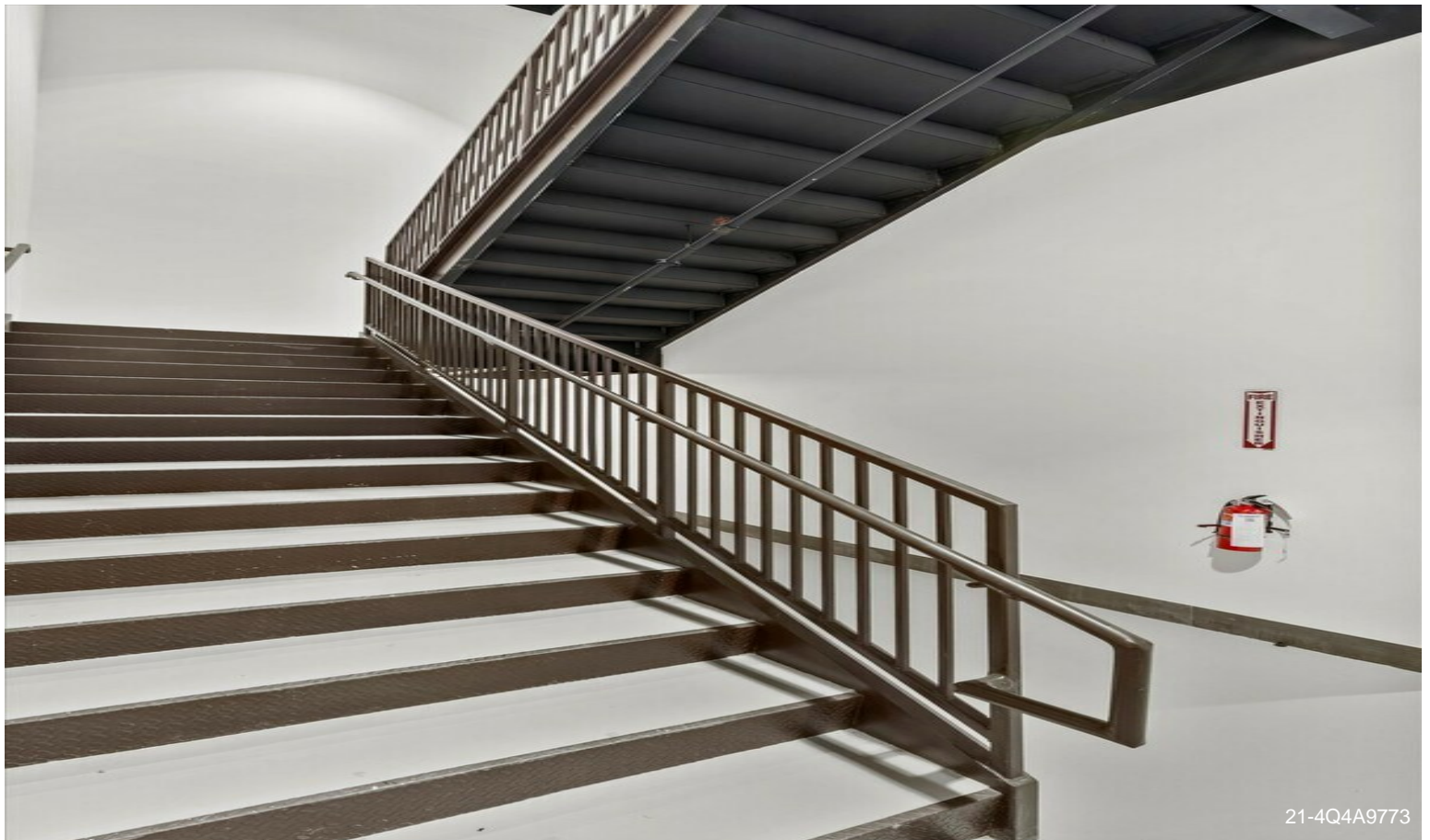


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Property Photos

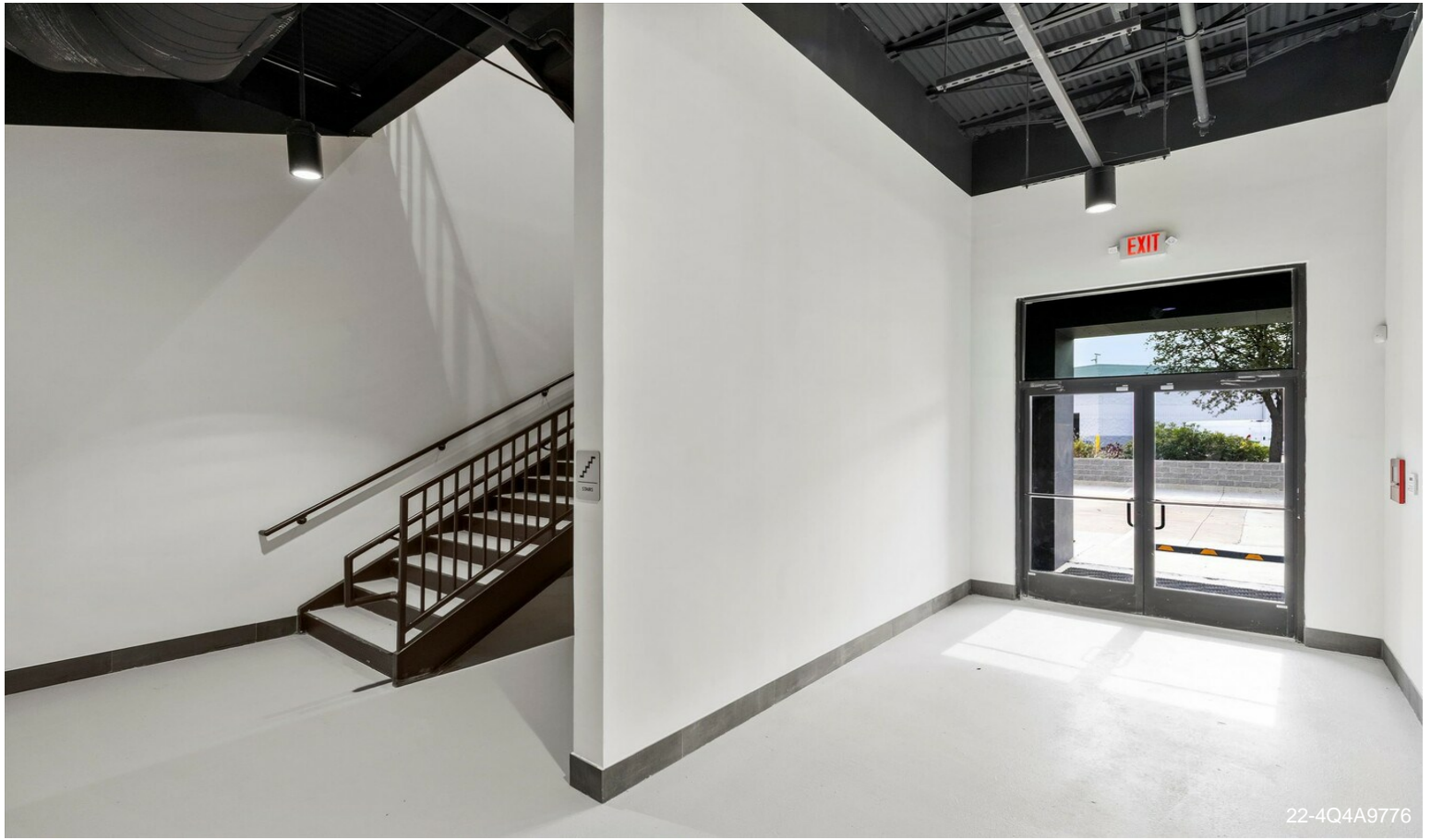


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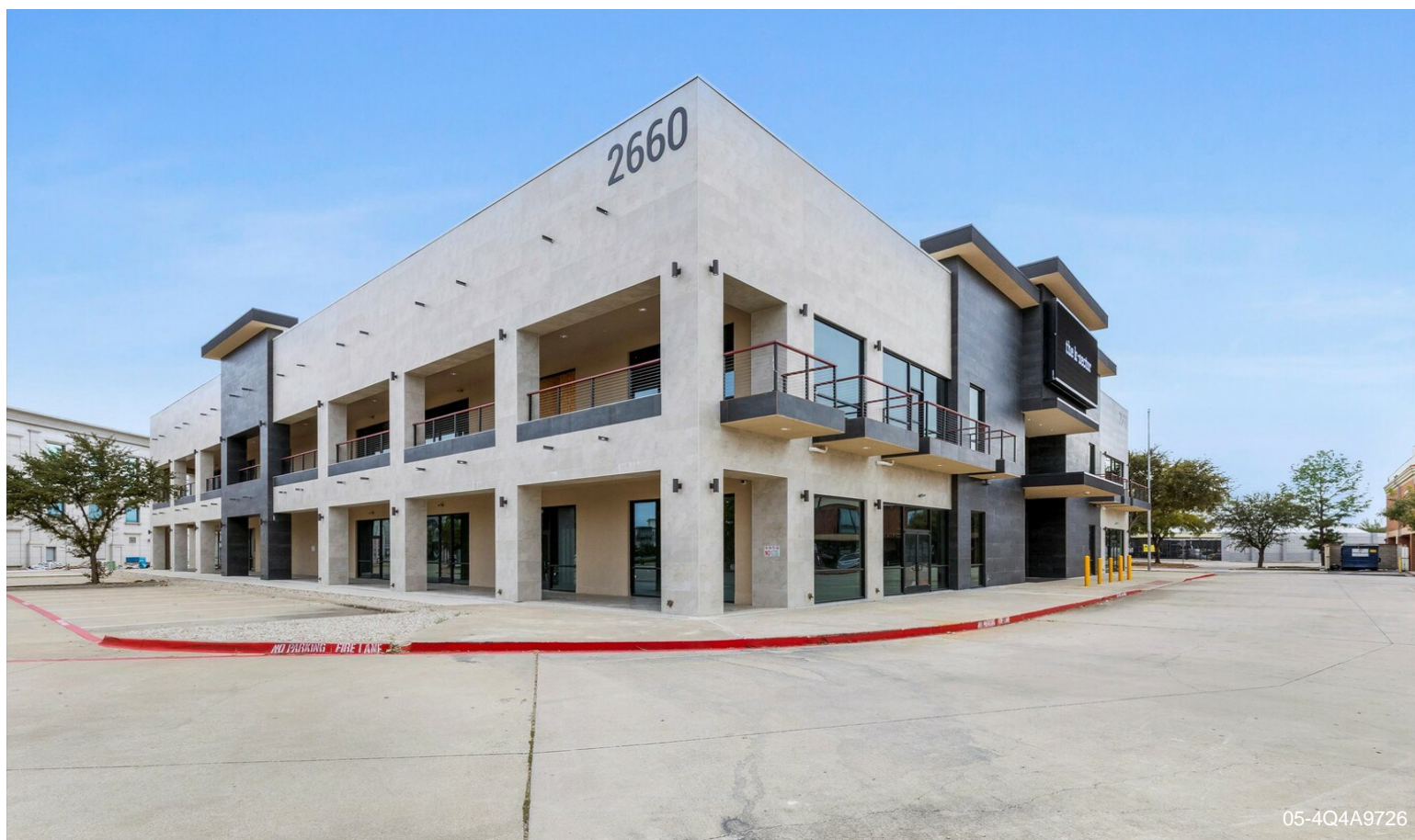
Property Photos



Property Photos



Property Photos



Property Photos



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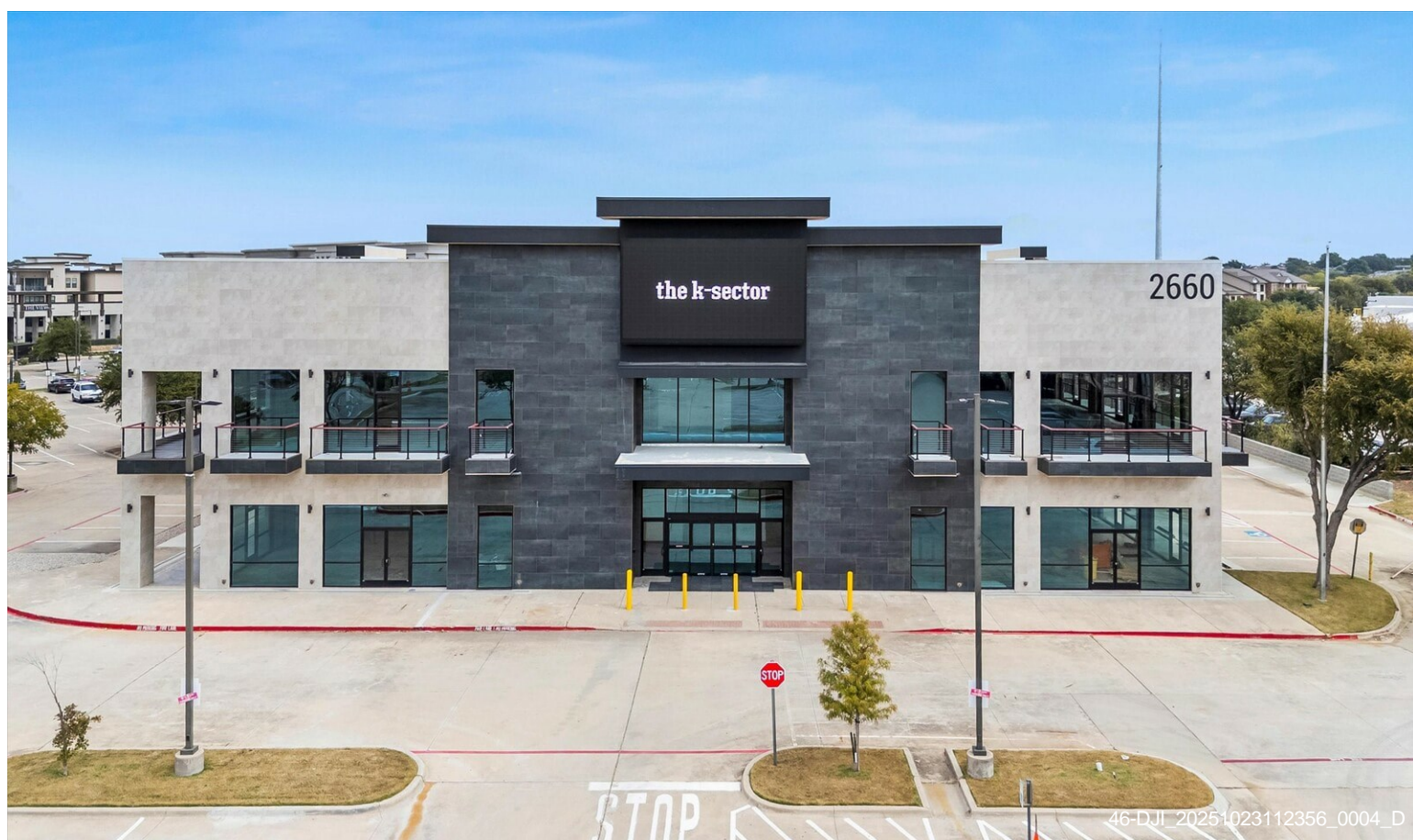


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Property Photos



Property Photos



Property Photos



Property Photos



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42-4Q4A9839

Property Photos



Property Photos

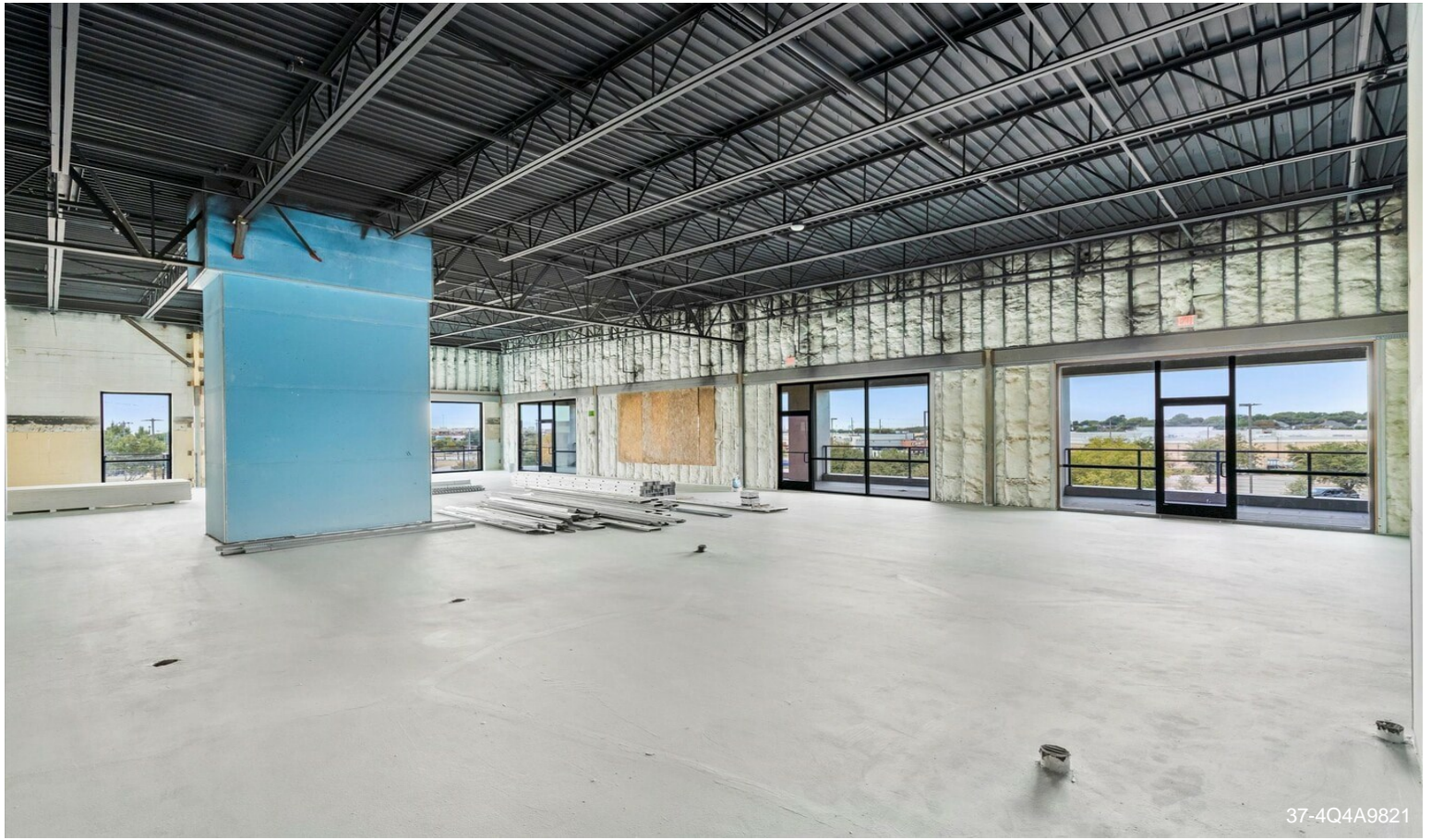


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38-4Q4A9827

Property Photos



37-4Q4A9821

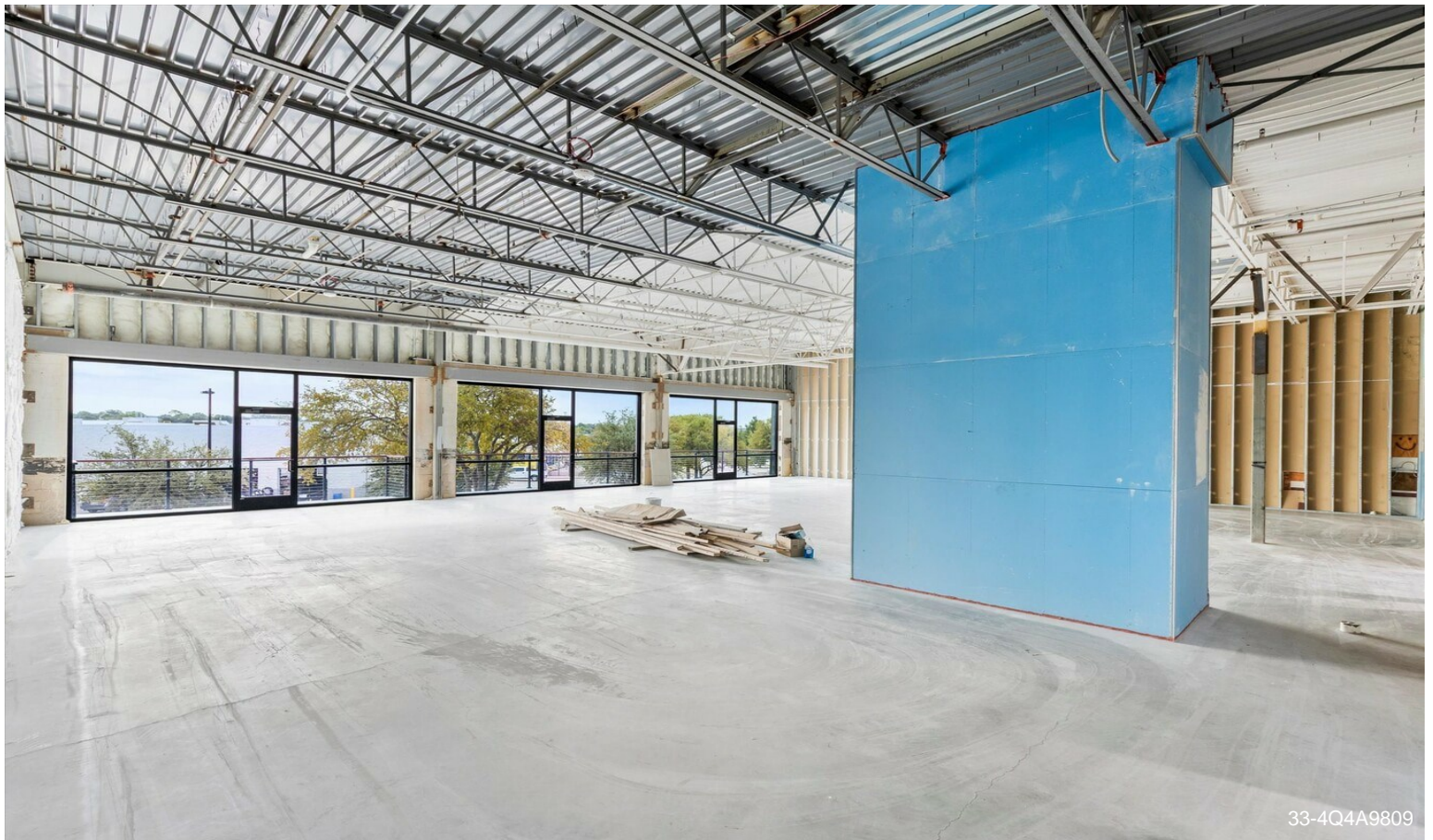


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Property Photos

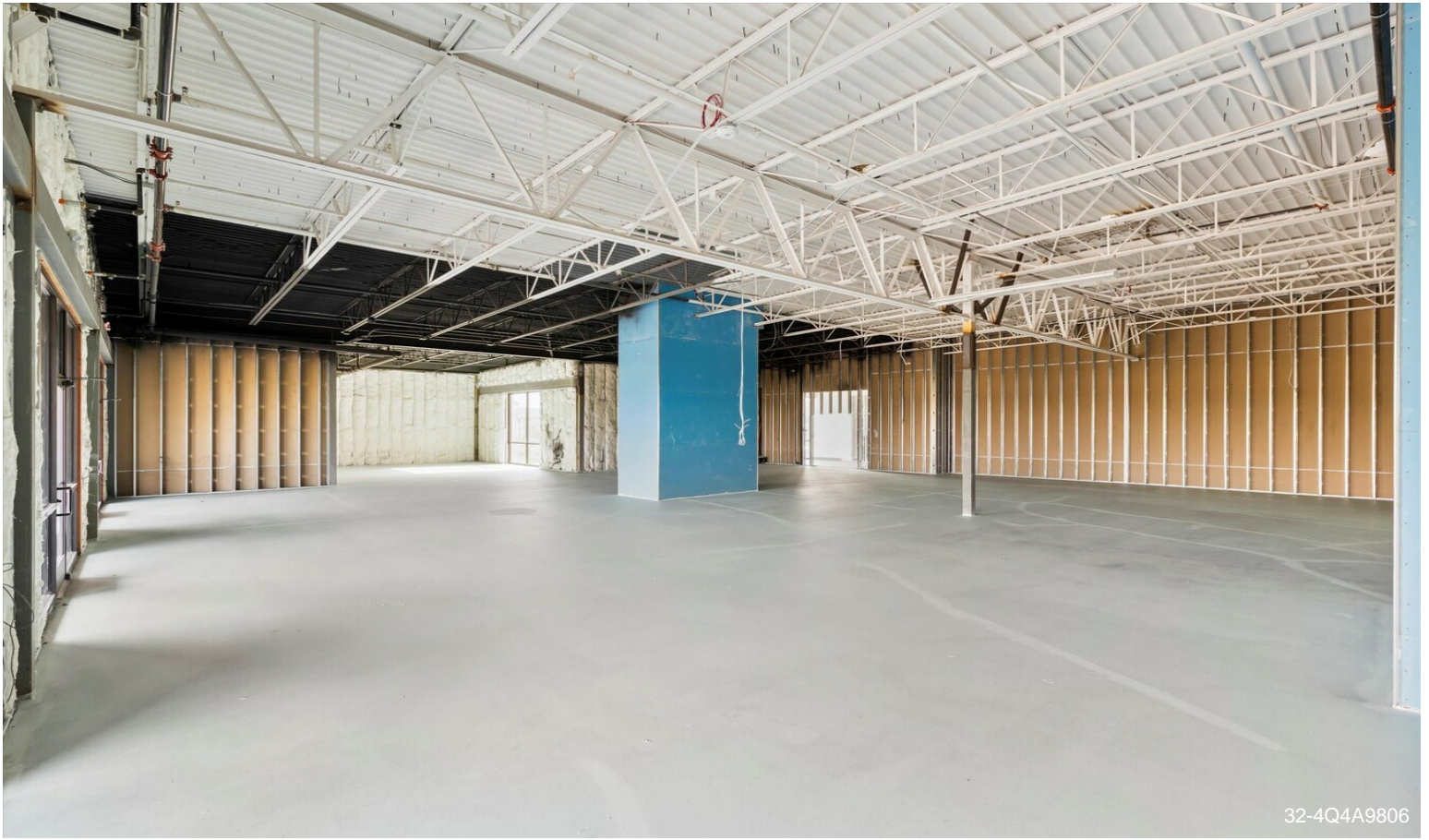


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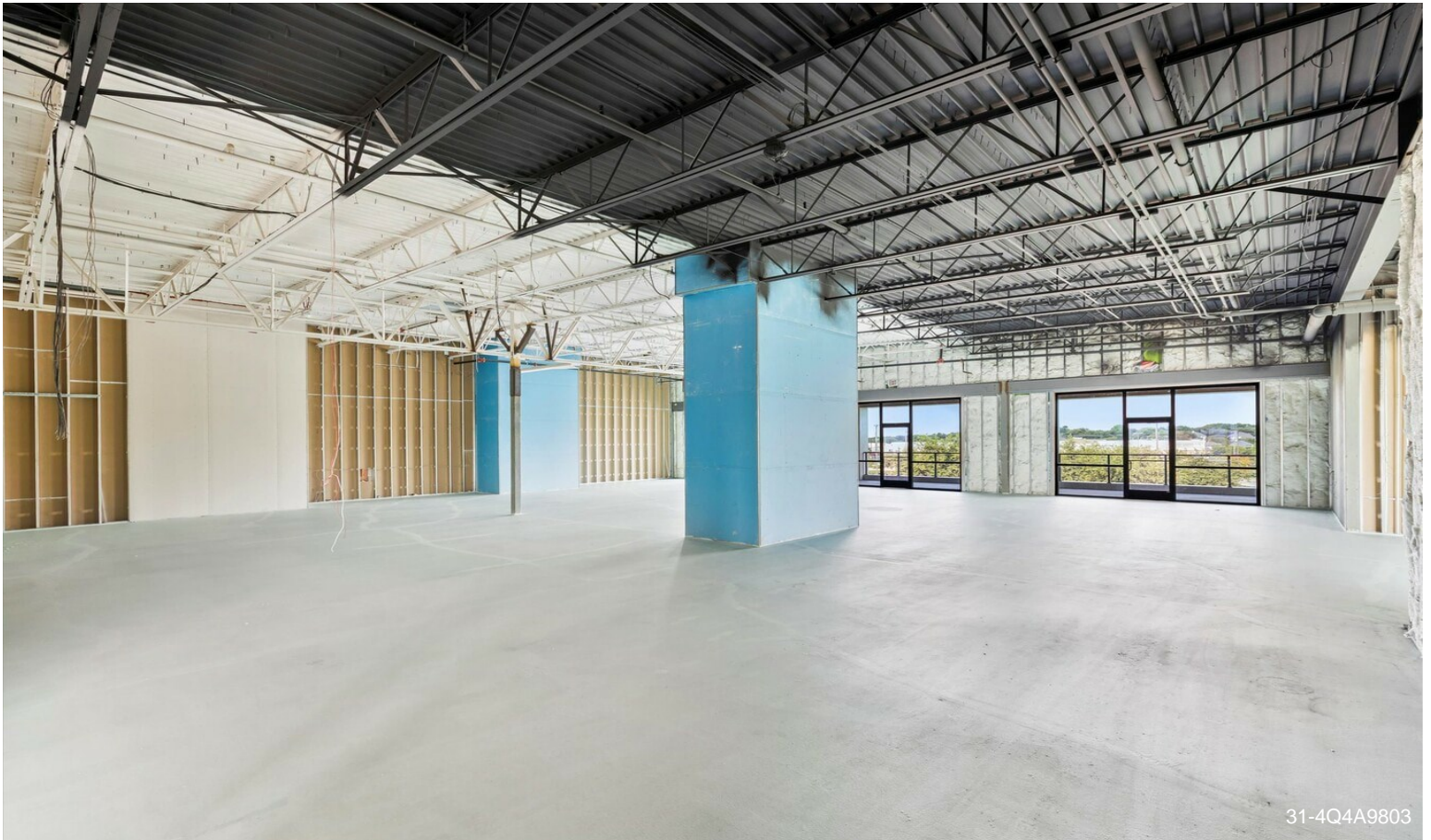


33-4Q4A9809

Property Photos

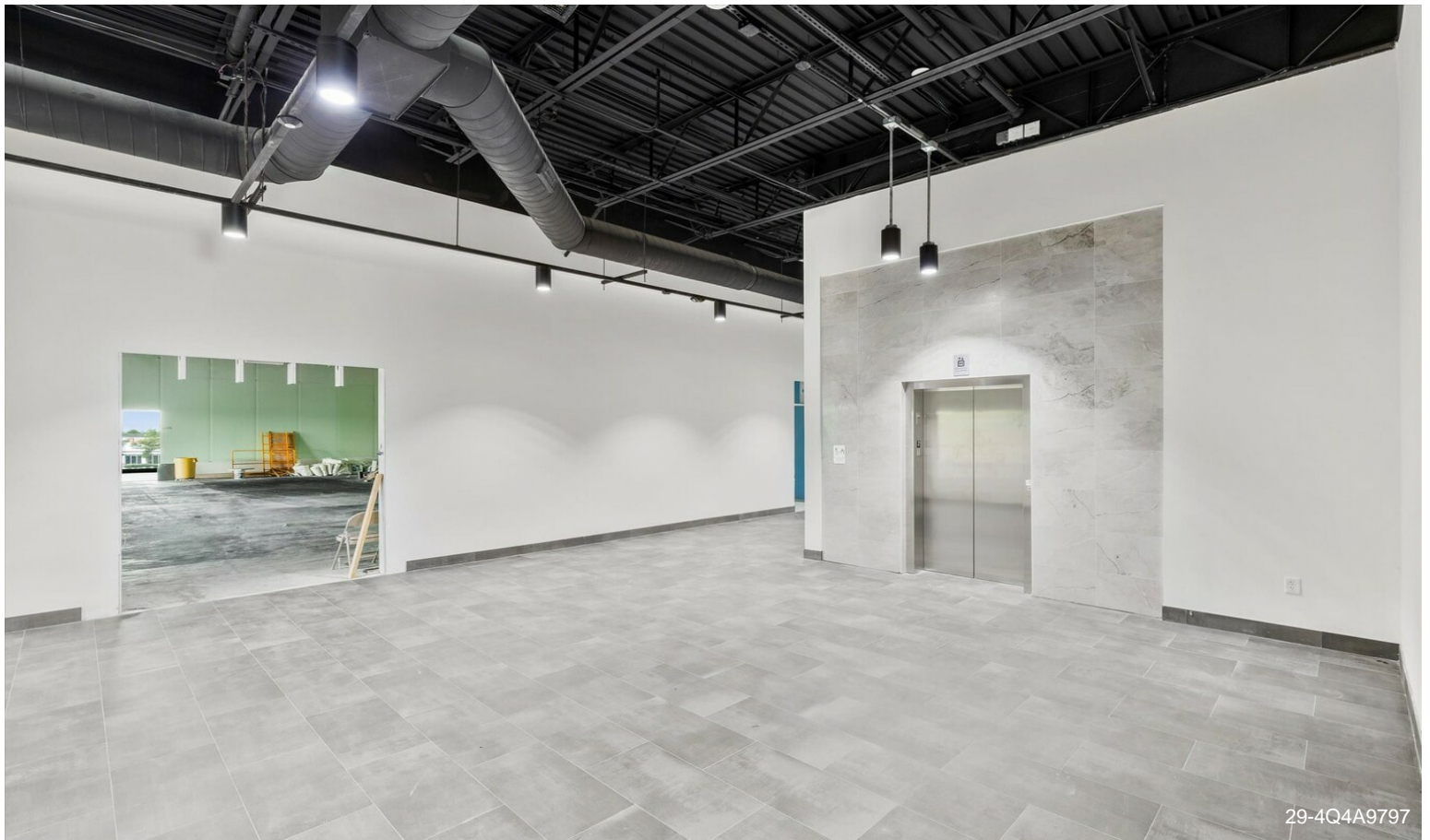
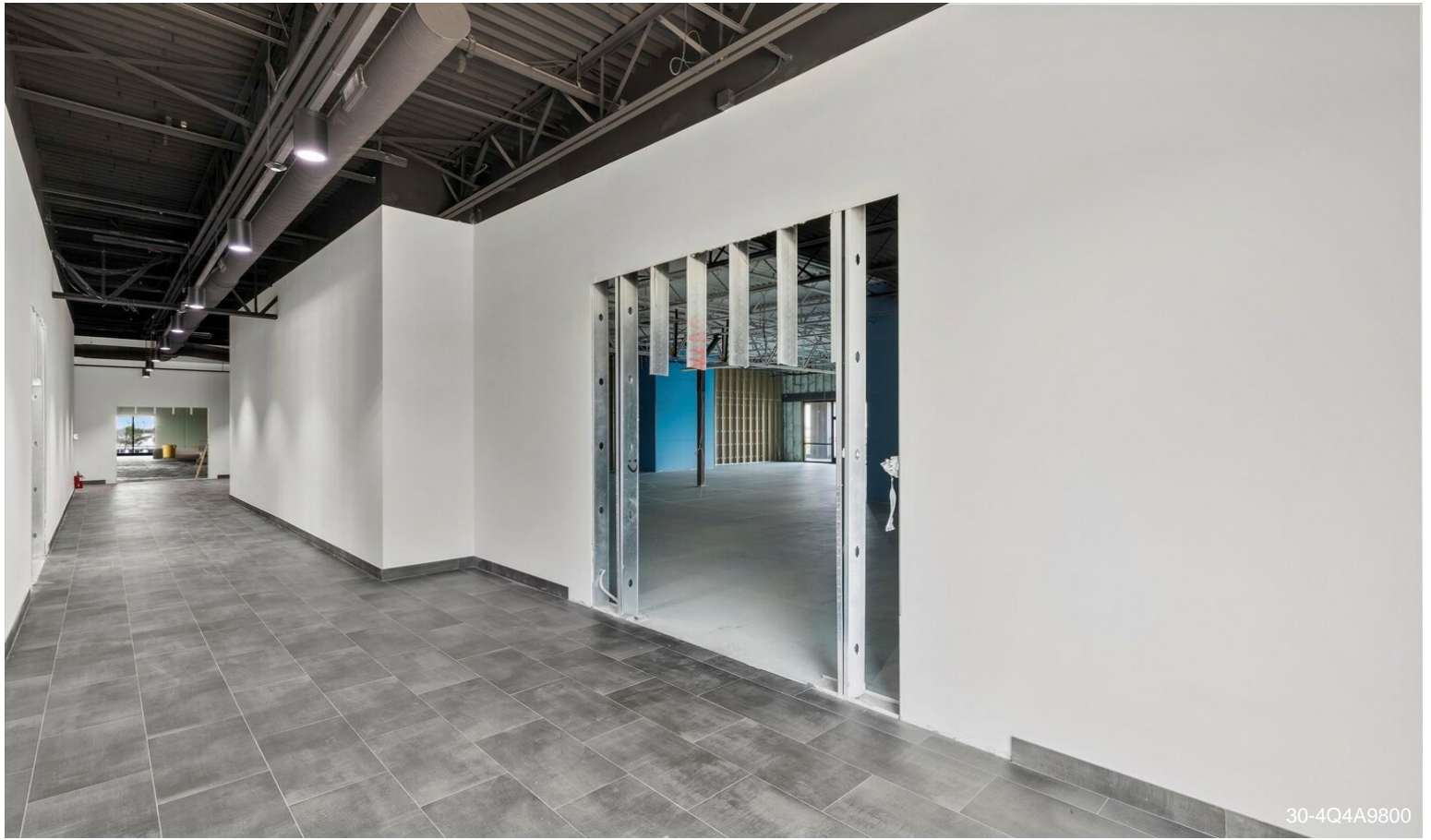


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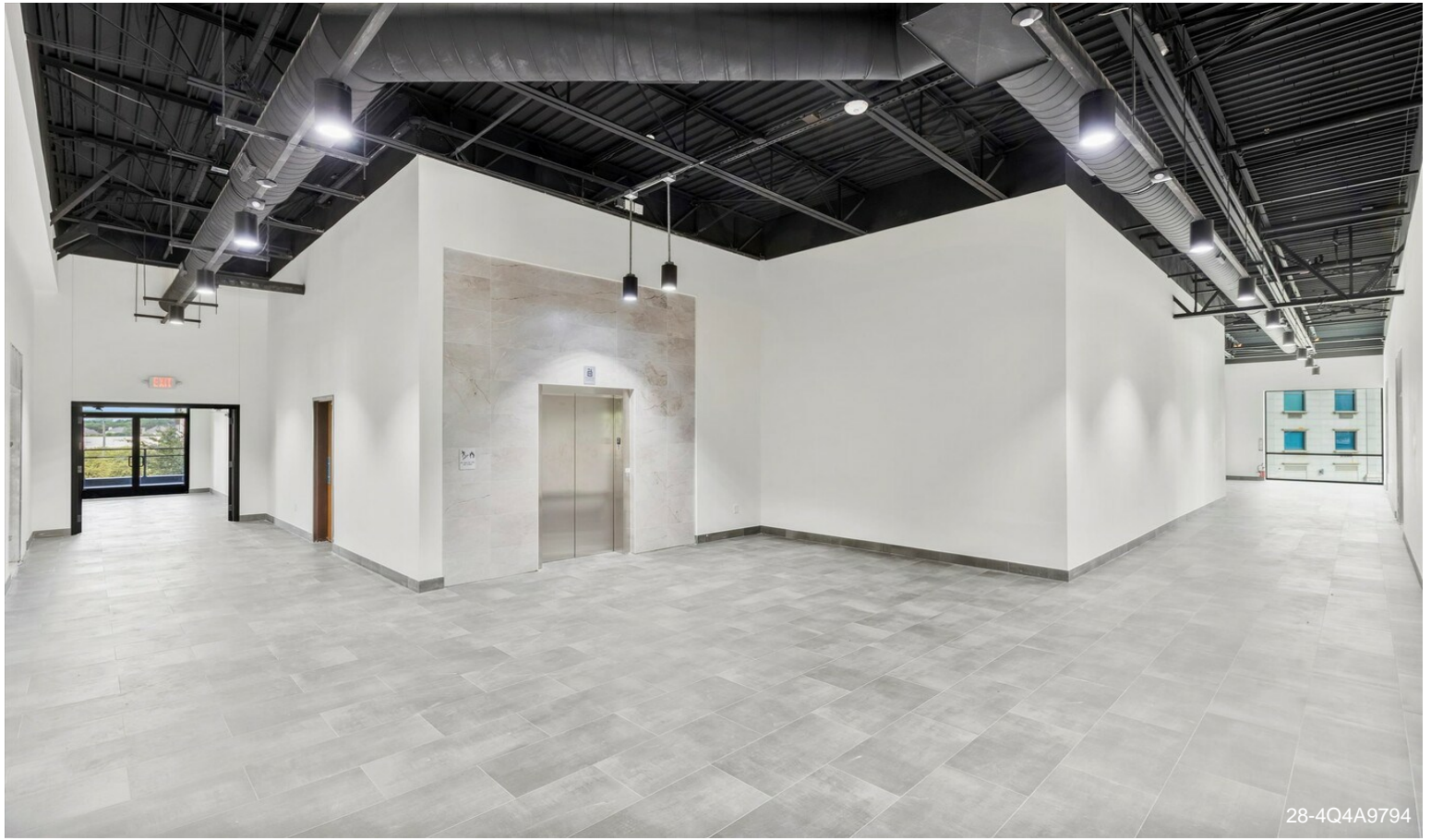


31-4Q4A9803

Property Photos



Property Photos



28-4Q4A9794