



SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Sunset Village Center
ADDRESS:	901 Sunset Street, Denton, TX 76201
LOCATION:	Just off Corner of Sunset Street and University Drive (HWY 380) ¼ Mile from University and Carroll Blvd Intersection
TYPE/ZONING:	Commercial / Retail / Office Community Mixed Use General (CM-G)
BUILDING SIZE:	+/- 3,374 SF Total
AVAILABLE:	Suite 905 - +/- 950 SF – Reception Area, 2 Large Office/Rooms, Private Restroom, Large Exterior Window and Storefront entrance.
RATE:	\$16.00 / SF - MG
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Façade Signage available per city ordinances and Landlords approval.
PARKING:	Abundant Parking
TERMS:	3-5 Years Initial Term
TI:	Negotiable
LISTED:	LoopNet, Costar, Denton Sites, and many other sites
COMMENTS:	Established retail suite just off University (HWY 380) and Carroll Blvd in Denton. High Car Traffic / High Visibility / High Demand Area just off University Drive (HWY 380). Ideal for a number of different Commercial uses. Across from the Denton Center with Kroger, Planet Fitness and Movie Tavern. Over 24K VPD on University. Great signage and visibility won't last long.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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