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# GOLDEN TRIANGLE MALL

[shopgoldentriangle.com](http://shopgoldentriangle.com)

# AT THE CENTER OF IT ALL

Golden Triangle Mall serves as Denton's great retail destination. Located at Denton's No. 1 retail intersection, the mall offers a modern setting and a stellar retail line-up.

Golden Triangle Mall completed an extensive \$60-million renovation, which created:

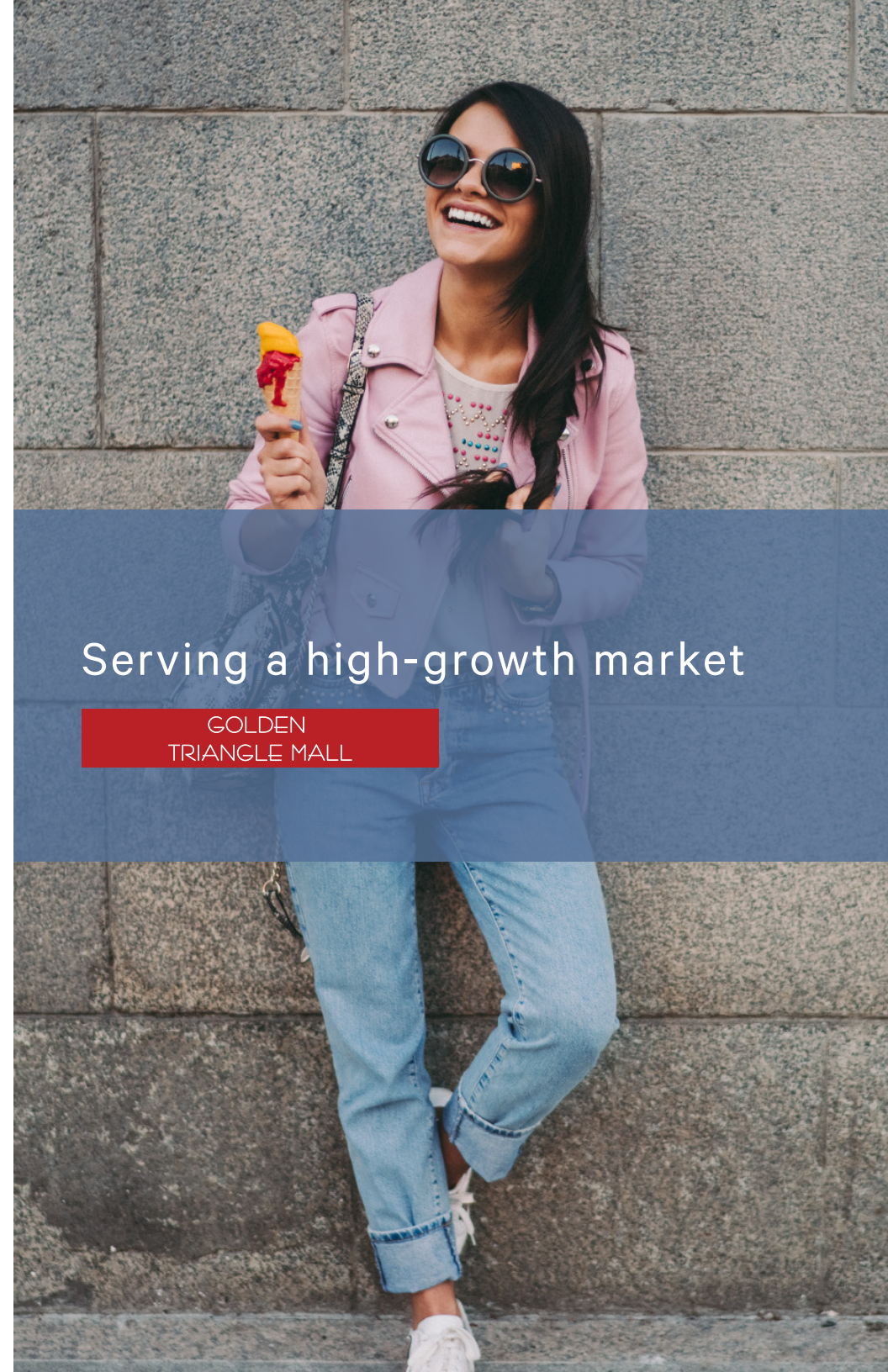
- A contemporary façade with modern mall entrances
- New interior and exterior lighting, landscaping, parking and monument signage
- New common areas, a new Center Court and a new food court
- New tenant storefronts and interiors upgraded to newest prototypes

784,000  
SF

210,086  
VPD

High-profile anchors include:

- Dillard's
- JCPenney
- H&M
- Ross
- Fitness Connection
- Conn's
- Floor & Decor
- Barnes & Noble



Serving a high-growth market

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## DESTINATION RETAIL FOR THE DENTON COMMUNITY

- Golden Triangle Mall offers Denton's leading retail destination with a fresh look, new retailers and restaurants, and revamped and updated national concepts.
- Golden Triangle Mall, located at I-35E South and Loop 288, is the cornerstone of Denton's leading retail district. A major renovation and redevelopment for Golden Triangle created a completely new shopping environment inside and out.
- Golden Triangle Mall is fast-growing Denton's only mall and features a lineup that includes anchors Dillard's, JCPenney, H&M, Ross, Barnes & Noble, Fitness Connection, Conn's HomePlus and Floor & Décor. Food concepts include Boka Feliz, Hawaiian Bros. Island Grill, Italia Express, Starbucks, Supreme Crab Cajun Seafood & Bar, Great American Cookies and more. The mall also features numerous in-line retailers, including popular mall retailers Windsor Fashions, Francesca's, Buckle, Torrid, Hot Topic, JD Sports, American Eagle Outfitters, Aeropostale, Bath & Body Works, Victoria's Secret and others.
- Golden Triangle serves a Denton trade area where the population of Denton County exceeded the 1-million mark in 2023, due to the area's exceptional growth.
- Within a 7-mile radius of Golden Triangle, the population totals approximately 208,000 in approximately 78,000 households with an average household income of \$110,493. The daytime population within the radius is an equally strong 195,493.
- Denton also boasts a young, active and educated population with median age of 31.4 and approximately 44 percent of the population with a bachelor's degree or higher. Within the 7-mile radius, the median age is 32.6, with 46.2 percent of the population holding a bachelor's degree or higher.
- Denton is home to two state universities with a combined enrollment of more than 55,000 students.
- Denton Country ranks 4th out of 237 counties in Texas based on fitness and health factors that residents implement to improve quality of life. (Source: County Health Rankings & Roadmaps (CHR&R) program of the University of Wisconsin Population Health Institute.)



# CENTER DETAILS

Denton's Only Mall  
 NEC of IH-35 & Loop 288, Denton, Texas  
 Anchor of Denton's No. 1 Retail District  
 Mall GLA: 784,200  
 Occupancy: 96 %

## TENANT MIX

VICTORIA'S SECRET



GOLDEN TRIANGLE MALL

# TRADE AREA

## 2023 Demographics

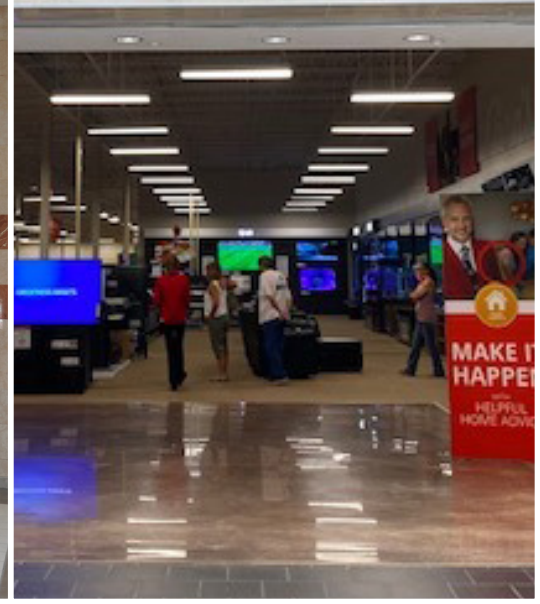
	<b>7-MILE</b>	<b>CITY OF DENTON</b>
Population	207,634	149,125
Avg Income	\$110,483	\$93,994
Daytime Pop	195,493	151,203
Housing Units	77,881	58,471
Avg HH Size	2.57	2.42
Pop Growth (2023-2028)	1.64%	2.47%
% Bachelor's or higher	46.2 %	44.4%

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# MARKET OVERVIEW

## GOLDEN TRIANGLE MALL





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