

An architectural rendering of a modern shopping center named Hillside Village. The main building is a long, single-story structure with a white facade and large glass windows. Various storefronts are visible, including 'AMPED UP ELECTRONICS', 'ATHENA ACTIVEWEAR', 'TOP COLLAR', 'THE SPECTRUM', and 'HARMONY TEA AND COFFEE'. A large parking lot filled with cars is in front of the building. In the foreground, there are trees, a sidewalk with pedestrians, and a street. The background shows a residential neighborhood with houses and trees under a blue sky with scattered clouds. The text 'hillside village' is overlaid in large orange letters on the left side of the image.

# hillside village

GROCERY ANCHORED  
SHOPPING CENTER

6465 E Mockingbird Ln  
Dallas, TX 75214

**nuveen**



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# property highlights

Located in the highly desirable Lakewood submarket surrounded by some of the most dense neighborhoods in Dallas

Located at the intersection of Mockingbird Lane and Abrams Road with over 63,000 vehicles per day

High average household income of \$140,000 within one mile of the site

Center is newly renovated attracting a desirable mix of both local and national tenants including Sprouts and Sephora



## STRONG CUSTOMER TRAFFIC

26,000 +  
Vehicles per day on E Mockingbird Ln

1.8 MILLION  
Visits annually

168,061  
Daytime population within a 3-mile radius



**SPROUTS**  
FARMERS MARKET



**SEPHORA**



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# market overview

Hillside Village is a 169,000-square-foot lifestyle center located at the northeast corner of Mockingbird Lane and Abrams Road in Dallas' Lakewood neighborhood. It serves a trade area with over 428,000 residents within a five-mile radius and benefits from high visibility, attracting over 63,000 vehicles daily.

In 2019, Northwood Retail completed a significant renovation of the property, enhancing its appeal and attracting a diverse mix of tenants. New additions include Sephora, JuiceLand, and Modern Animal, complementing existing retailers like Sprouts Farmers Market, Dream Café, Olivella's Pizza & Wine, and White Rock Coffee. This revitalization has positioned Hillside Village as a dynamic retail destination in East Dallas, catering to a variety of consumer needs.

**\$156,294**

Average HH income within a 3-mile radius

**33.9**

Median age within a 3-mile radius

**65.7%**

With an educational attainment in the true trade area



# site plan



100   1,614 SF BOARDROOM	344   7,140 SF SPECTRA SALON SUITES	400   3,542 SF JOE'OS CLEANERS
150   1,898 SF SUSIECAKES	350   5,549 SF RIO JIU JITSU	401   2,860 SF AVAILABLE
302   2,445 SF PETBAR	354   12,903 SF LIQUOR LAND	410   7,837 SF DALLAS SWIM KIDS
308   3,215 SF CHOPSHOP	358   4,910 SF PLAYTRI	420   1,833 SF ALCHEMY 43
310   5,465 SF MODERN ANIMAL	362   5,351 SF HAVEN	430   1,703 SF FACE FOUNDRIE
312   1,575 SF BETTY LOU	365   656 SF JUICE LAND	440   1,600 SF SUGARED+BRONZED
314   3,470 SF FROGGIE'S 5&10	366   3,122 SF VIE NAIL BAR	450   6,510 SF EBBY HALLIDAY
316   3,740 SF PALMER'S HOT CHICKEN	368   690 SF CREST TAILOR	465   919 SF PARLOR'S ICE CREAM
318   1,895 SF MILLER WESTBY	369   988 SF J.HILBURN	472   2,407 SF F45
320   2,063 SF SESSION PILATES	370   2,519 SF MASSAGE HEIGHTS	500   2,112 SF HAYSTACK
322   22,282 SF SPROUTS FARMERS MARKET	371   2,137 SF FERRARI ORTHO	525   2,000 SF OLIVELLA'S
329   2,928 SF THE LITTLE THINGS	372   1,430 SF THE LASH LOUNGE	OP A   1,959 SF 7 ELEVEN
337   4,363 SF SEPHORA	375   1,037 SF HILLSIDE SHOE	OP B   3,838 SF MANNY'S UPTOWN
341   2,251 SF AVAILABLE	380   4,610 SF DREAM CAFE	OP C   48- SF WHITE ROCK COFFEE
	386   2,500 SF HILLSIDE TAVERN	



# dallas's premier retail center

GATHER, RELAX, & ENJOY







## contact

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