

# hillside village

# GROCERY ANCHORED SHOPPING CENTER

6465 E Mockingbird Ln  
Dallas, TX 75214

**nuveen**



CRAWFORD SQUARE  
REAL ESTATE ADVISORS

# 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



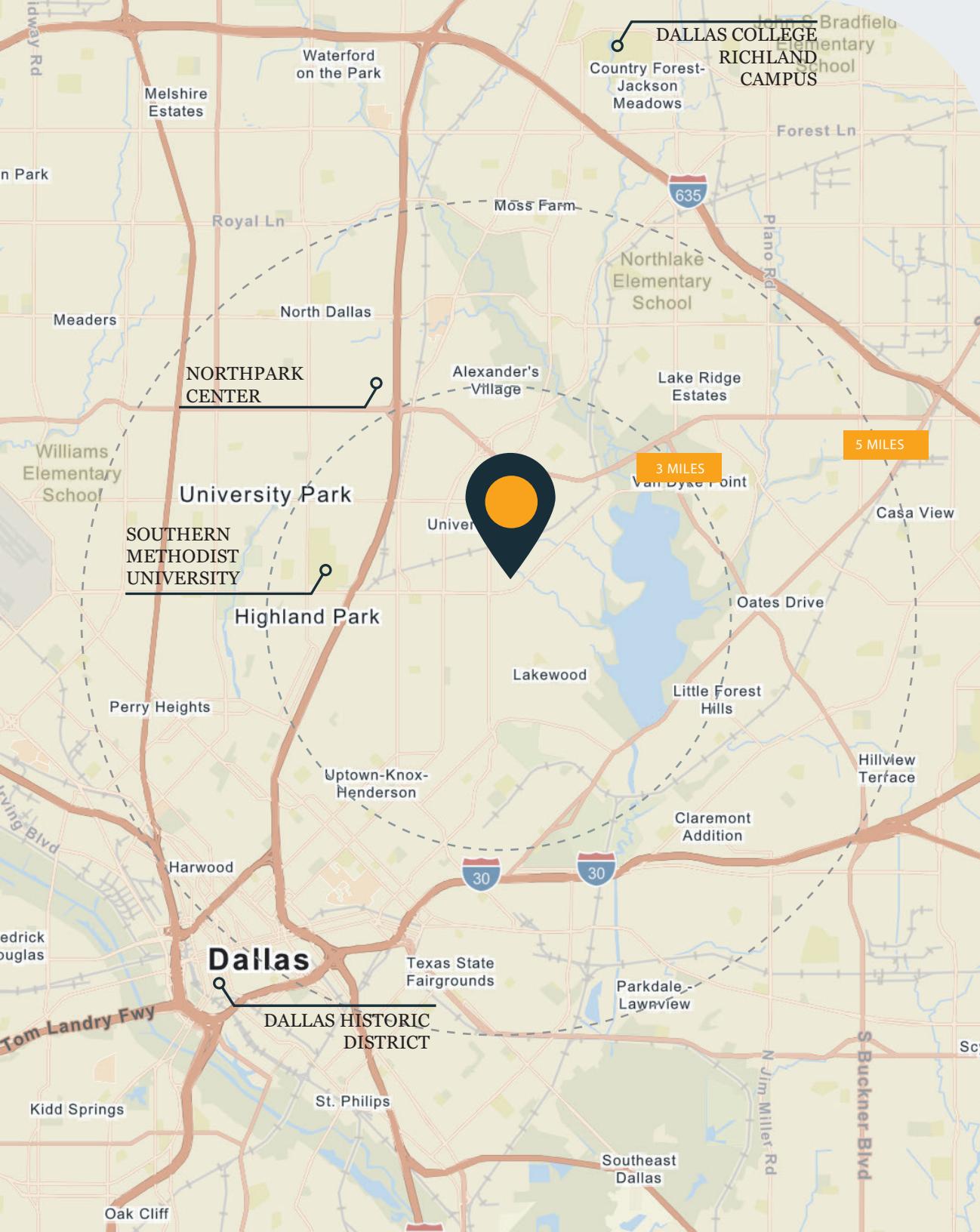
**SPROUTS**  
FARMERS MARKET



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

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# dallas's premier retail center

GATHER, RELAX, & ENJOY





## contact

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