



CRAWFORD SQUARE
REAL ESTATE ADVISORS



HILLSIDE VILLAGE

6465 E Mockingbird Ln | Dallas, TX 75214

LEASING AGENT

JAKE SHERRINGTON

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LEASING AGENT

ASHLEY O'MALLEY

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FEATURED TENANTS



SPROUTS
FARMERS MARKET

SEPHORA



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

POPULATION

3 mile	167,466
5 mile	460,103
10 mile	1,406,466

DAYTIME POPULATION

3 mile	170,957
5 mile	582,614
10 mile	1,763,342

DEMOGRAPHICS



HOUSEHOLDS

3 mile	79,901
5 mile	222,472
10 mile	567,333

AVG HH INCOME (\$)

3 mile	171,461
5 mile	155,794
10 mile	124,863

MED HH INCOME (\$)

3 mile	95,356
5 mile	88,549
10 mile	76,590

AREA MAP

Mendocino Farms CHAMPS SHAKE SHACK CAVA
VANS "OFF THE WALL" Clarks DICK'S Sporting Goods COSTCO
SKECHERS THE WICKHOFFERS DSW KREWE
MAGGIANO'S LITTLE ITALY JOHNSTON & MURPHY NIKE Neiman Marcus
PF. CHANG'S bloomingdale's Dillard's macy's
NORDSTROM BUSH'S WHOLE FOODS MARKET

Broken Egg Cafe Shooze WAXING THE CITY TRADER JOE'S

Denny's Tom Thumb

Hollywood Feed FIRST WATCH SPR UTS FARMERS MARKET THE WICKHOFFERS

petco Kroger DOLLAR TREE

NEWBORN WAXING THE CITY Tom Thumb

PEI WEI SHAKE SHACK ME Massage Envy EUROPEAN WAX CENTER
Foot Locker The Cakeshop Factory IHOP Tom Thumb
Central Market Office DEPOT OfficeMax PETSMART

SHOE PALACE FIVE GUYS BURGERS and FRIES PET SUPPLIES PLUS HAND & STONE
FIRST WATCH FIVE BEL'W Academy DOLLAR TREE
Applebees sam's club Fiesta ALDI
FAMILY DOLLAR

CAVA Tom Thumb

GNC LIVE WELL Starbucks THE WICKHOFFERS Tom Thumb
elements massage

HILLSIDE VILLAGE
SEPHORA SPR UTS FARMERS MARKET F45 COFFEE SMOOTHIES ASSOCIATES
PLAYTRI SWIM BIKE RUN Dream Cafe

Hollywood Feed CAVA EUROPEAN WAX CENTER TRADER JOE'S
petco

TORCHY'S WACOS Kroger

FLEET FEET

PET SUPPLIES PLUS

DOLLAR TREE

CAVA TORCHY'S WACOS ME Massage Envy
NATURAL GROCERS Albertsons Red's

Chuy's TRADER JOE'S DICKEY'S BARBECUE PIT Denny's

SMU
SOUTHERN METHODIST UNIVERSITY
Students: 64,460+

WHOLE FOODS MARKET



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HILLSIDE VILLAGE
SEPHORA SPR UTS FARMERS MARKET F45
PLAYTRI SWIM BIKE RUN Dream Cafe COFFEE, BAKERY, & TREATS

SportClips Starbucks Dunkin' Donuts
Tom Thumb elements message GNC

Jack in the Box

Exxon 7-Eleven

CHASE

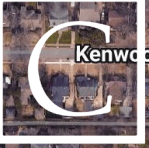
SUBWAY toby SHERWIN-WILLIAMS

DOLLAR TREE

goodwill

LONG JOHN SILVER'S Kentucky Fried Chicken CVS pharmacy

Comerica



AREA MAP

