



hillside village

BOUTIQUE GROCERY ANCHORED
SHOPPING CENTER

6465 E Mockingbird Lane
Dallas, TX 75214

SHOP ^{cos.} | nuveen

local shopping hub

Located in the heart of Dallas' prestigious **Lakewood** neighborhood — a historic and affluent community on the west side of White Rock Lake

Home to some of the strongest demographics in the city — including a **\$176,023** median household income and **\$768,354** median net worth within 1 mile

A family-centric, grocery-anchored center with **Sprouts** and ample surface parking

Dynamic mix of **national** and **local retail** and **dining tenants**

Easy access at a highly trafficked intersection — **22,301 VPD** on Abrams Rd and **35,902 VPD** on Mockingbird Ln

Surrounded by well-educated consumers: **83.3%** of residents within 1 mile hold a college degree or higher

Set in one of Dallas' **top infill residential areas** with high barriers to entry and top-tier schools

Urban Chic is the dominant lifestyle segment — affluent, white-collar professionals with refined tastes and strong purchasing power



SPROUTS
FARMERS MARKET

F45

Haystack
BURGERS & BREWERY

FACE FOUNDRIÉ™

SEPHORA

OLIVELLA'S

JuiceLand

ChopShop
ORIGINAL
SAY FEEL GOOD

SUGARED + BRONZED

J. HILBURN

nuveen

dallas charm. lakewood style.

Affluent shoppers...just steps away. Situated in the heart of Lakewood, Hillside Village serves a sophisticated, high-income population where average household incomes exceed \$170,000. Surrounded by historic homes, private schools, and a deeply rooted community, this center appeals to discerning residents who value quality, convenience, and local flavor. Its proximity to nearby institutions and established neighborhoods makes it a natural hub for both essentials and indulgences.

\$176K

Median household income within 1 mile

\$138K

Median disposable income within 1 mile

576K

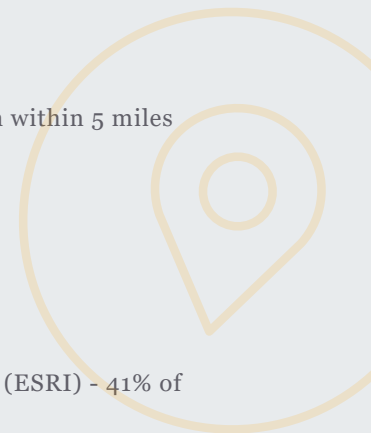
Average daytime population within 5 miles

460K

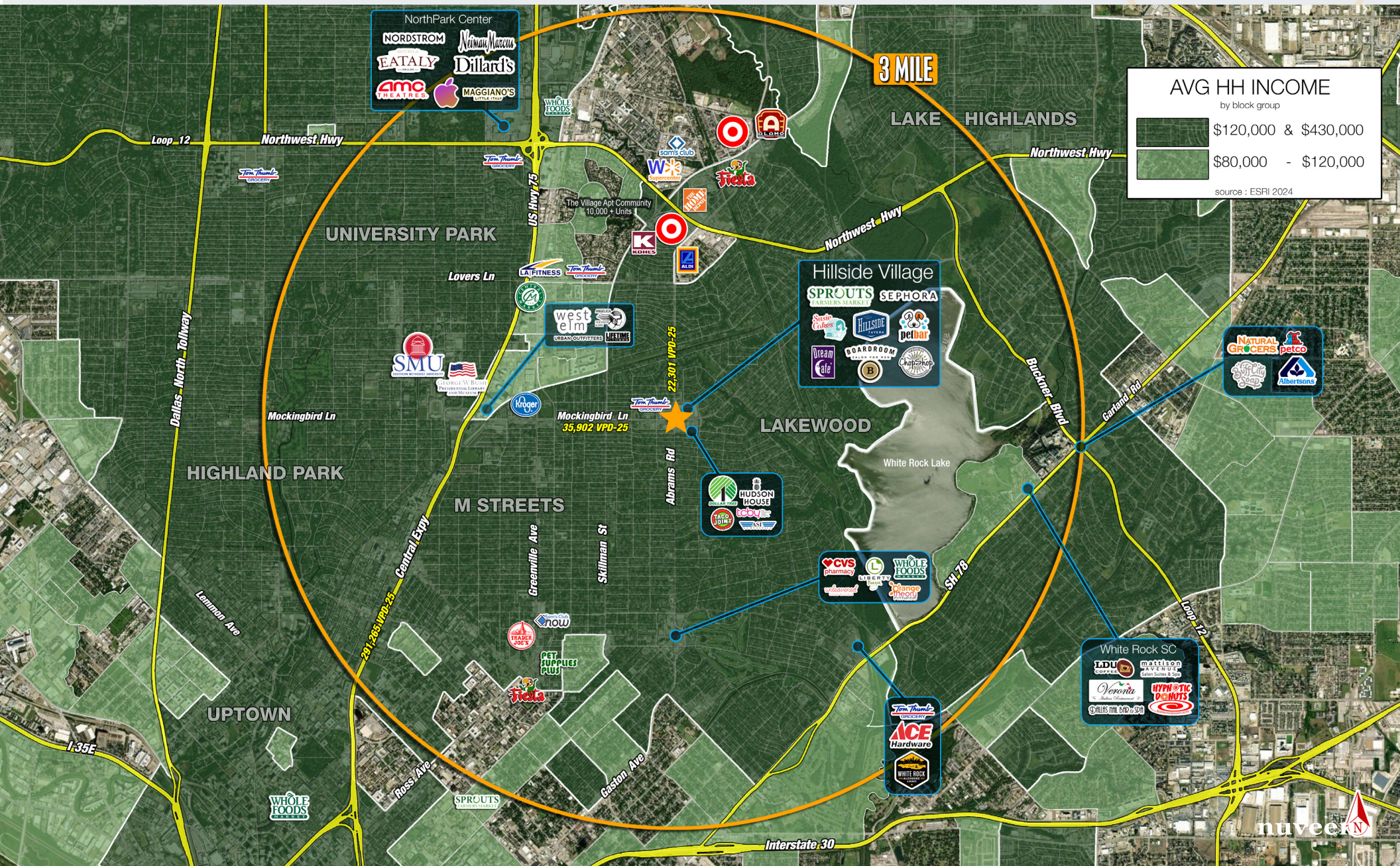
Residents within 5 miles

2,713

Households are Urban Chic (ESRI) - 41% of 1-mile population



the heart of east dallas retail



NorthPark Center

- NORDSTROM
- Norman Maclean
- EATALY
- Dillard's
- AMC THEATRES
- MAGGIANO'S

Hillside Village

- SPROUTS FARMERS MARKET
- SEPHORA
- Susie's
- HILLSIDE
- delbar
- dream cafe
- BOARDROOM
- ChopShop

west elm

- URBAN OUTFITTERS
- LEAF

White Rock SC

- TDU
- Mattison Avenue
- Verona
- HYPERIC
- DELICIOUS

ACE Hardware

- WHITE ROCK

AVG HH INCOME
by block group

- \$120,000 & \$430,000
- \$80,000 - \$120,000

source : ESRI 2024

NATURAL GROCERS

- petco
- Albertsons

HUDSON HOUSE

- TRADER JOE'S
- LOVE
- LOVE

CVS pharmacy

- WHOLE FOODS
- Orange Theory

WHOLE FOODS

zooming in: hillside village



Ravendale Ln

St Thomas Aquinas
Catholic School

Alderson St

Tom Thumb
GROCERY

35,902 VPD-25

Abrams Rd 22,301 VPD-25

22,764 VPD-25

28,877 VPD-25

Hillside Dr

Mockingbird Ln

Hillside Dr

Comerica Bank

Bank of America

CHASE

JO-ANN
fabric and craft stores

MES O AY A
COMERCIAS

NextCare
URGENT CARE

SUBWAY

icoby

pokebop

Merit
COFFEE CO.

HUDSON
HOUSE

Redeggs

TACO
JOINT

DALLAS PET
DOG

DOLLAR TREE

ASI
GYMNASIUMS

Clements RE
Leftwich Dentist

site plan RAVENDALE LANE

ABRAMS ROAD

E HILLSIDE DRIVE

E. MOCKINGBIRD LANE



- AVAILABLE
- LOI
- IN LEASE
- SIGNED LEASE


JUNE 2026

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SHOP ^{CO.} nuveen

shop. dine.
stroll. repeat.

ALL IN ONE PLACE



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GENERAL INQUIRIES

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SHOP^{cos.} | **nuveen**

A large, bold, lowercase letter 'n' in a bright orange color, positioned on the right side of the dark blue background. The letter has a thick, rounded stroke and a small gap between the top and bottom bars.