

GALLERIA

DALLAS

THE CITY'S GO-TO MIXED-USE DISTRICT



GALLERIA DALLAS CONSUMERS



Over **144,000** white-collar employees work within a **five-mile** radius of Galleria Dallas each weekday.

3
Class A office towers connected to the center by pedestrian bridge are currently undergoing redevelopment

3,500
Professionals arriving each day

12 million
visitors annually

Fortune 500 Companies include **Amazon, Medical City, Ryan, AECOM, Kimley Horn, and RSM** are located in attached office towers

MORE THAN FASHIONISTAS & PROFESSIONALS

PRIMARY TRADE AREA

FUTURE INTERNATIONAL DISTRICT

Galleria Dallas is positioned as the anchor of the fastest-growing area in North Texas. Development plans for the adjacent 450-acre International District project include:

- Office towers and hotels
- Luxury condominiums
- Newly completed luxury multifamily unit across the street
- Upscale multifamily rental units
- DISD PreK-12 STEAM International Academy
- Iconic 20-acre park—the city's largest programmed park



The center's primary trade area encompasses 421 square miles and is home to **2.7 million** people. The local population has a median age of **34.7** and is well educated with a healthy disposable income and a genuine desire to enjoy it.

COMPETITION & DEMOGRAPHICS (2024)

DRIVE TIMES

5 minutes 10 minutes 15 minutes

POPULATION

Population 2024	19,569	197,435	857,069
Projected Pop. Growth Rate	1.71%	0.06%	0.25%

HOUSEHOLDS

Estimated Households	9,586	90,112	384,304
Projected Annual Growth	1.9%	0.1%	0.4%
Average Household Net Worth	\$923,568	\$1,400,956	\$1,191,108
Average Median Home Value	\$406,518	\$520,211	\$474,652

INCOME

Average Household Income	\$132,790	\$168,084	\$148,673
Household Income \$100K+	3,539	38,351	159,728
Household Income \$100K+%	36.9%	42.6%	41.6%

EDUCATIONAL ATTAINMENT

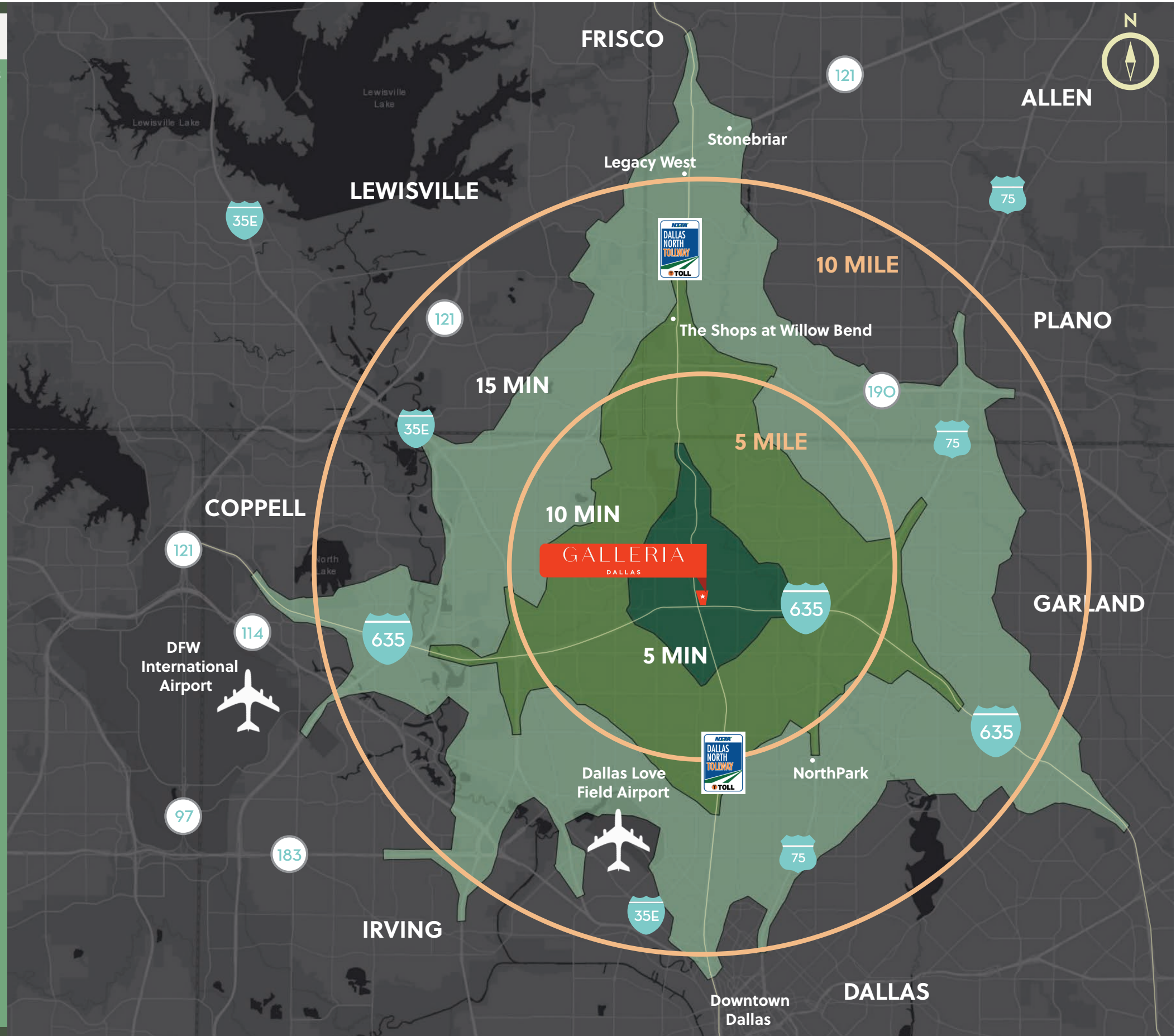
Bachelor's Degree +	56.36%	55.04%	54.32%
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ANNUAL EXPENDITURE

Total Household Expenditure	\$0.97B	\$10.03B	\$41.94B
Retail Expenditure	\$0.45B	\$4.73B	\$19.80B
Non Retail Expenditure	\$0.52B	\$5.30B	\$22.14B
Retail Sales Per Household	\$47,428	\$52,446	\$51,528
Apparel	\$17.90M	\$183.56M	\$771.42M
Entertainment	\$55.38M	\$566.80M	\$2.28B
Food & Beverage	\$107.73M	\$1.09B	\$4.61B
Personal Care	\$11.93M	\$119.55M	\$508.71M

LABOR DEMOGRAPHICS

Adj. Daytime Demos (Age 16+)	80,652	374,082	1,259,923
Labor Population (Age 16+)	15,858	160,513	697,799
White Collar Jobs	8,334	84,228	365,613





TRADE AREA RESIDENT SNAPSHOT

45% have attended a university

38% are white-collar workers

More than 40% earn over **\$100k** per year

Average Household Income: **\$133,082**

Household income is higher than the national average by **10%**

Trade area population: **2,721,801**
2029 projected TA Population: **2,813,449**

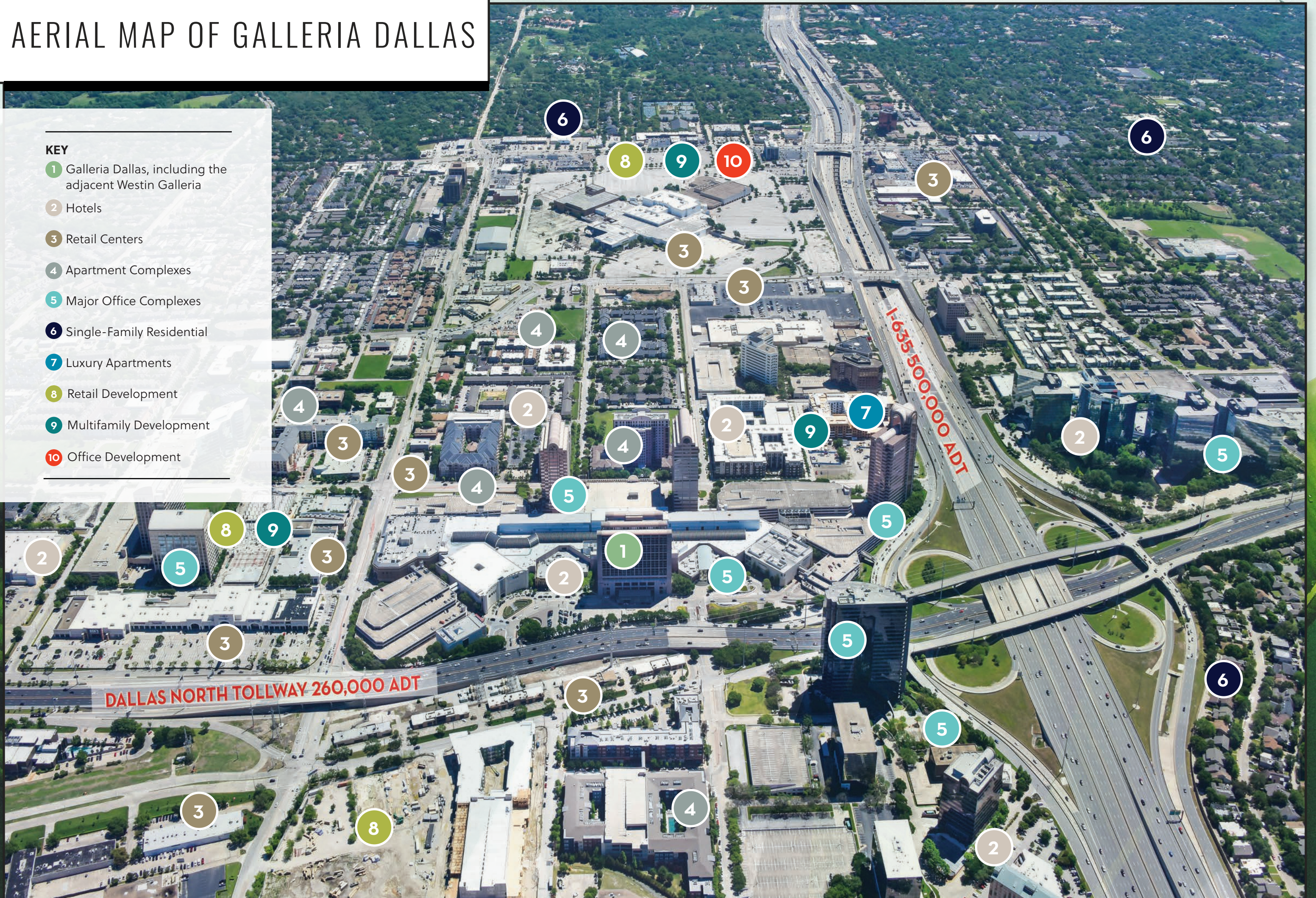
Total daytime population: **2,082,540**

Trade area households: **1,075,054**
2029 projected households: **1,123,375**

AERIAL MAP OF GALLERIA DALLAS

KEY

- 1 Galleria Dallas, including the adjacent Westin Galleria
- 2 Hotels
- 3 Retail Centers
- 4 Apartment Complexes
- 5 Major Office Complexes
- 6 Single-Family Residential
- 7 Luxury Apartments
- 8 Retail Development
- 9 Multifamily Development
- 10 Office Development



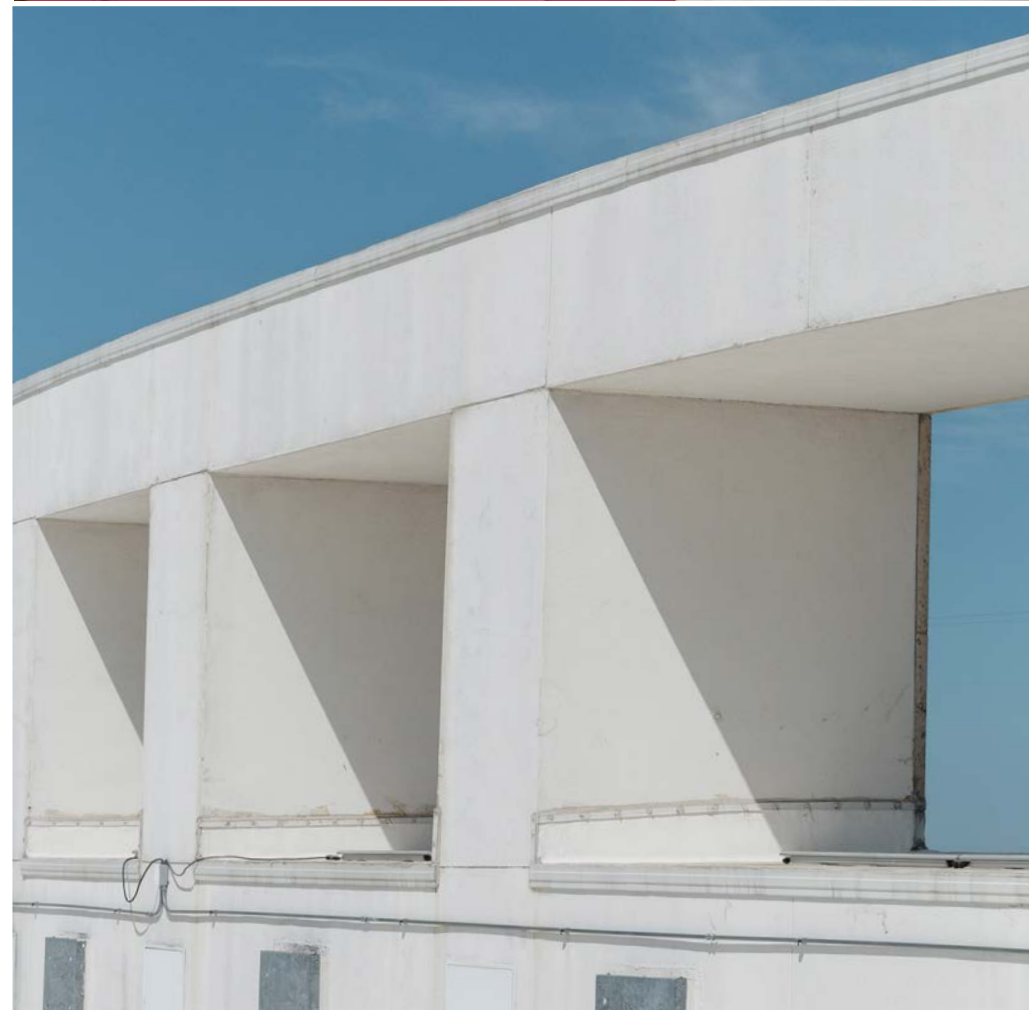
MORE THAN LOCALS

WELCOME TOURIST DOLLARS.

Galleria Dallas recognized at the ICSC Global Awards Ceremony with a Visual Victory Award and MAXI Awards in 2024 - welcoming more than **12 million** guests every year. That number will continue to grow along with Dallas's rising position as a global gateway city.

THE WORLD IS COMING TO DALLAS

- Our top international visitors come from Mexico, Canada, the U.K., China, India, Australia, Germany and South Korea
- Dallas is recognized as one of the top ten convention destinations in the nation
- The Dallas- Fort Worth Metroplex gets more than 81.8 million visitors each year
- DFW has a population of 8.1 million people, making it the largest metro area in Texas, the fourth-largest metro area in the U.S. and the seventh-largest metro area in the Americas
- Dallas ranks as the #1 visitor destination in the state of Texas
- Netflix House, one of the first experiential entertainment venues from Netflix, will open Fall 2025
- Dallas is hosting nine matches, including one semi-final, for FIFA World Cup 2026



TEXAS-SIZE HOSPITALITY

WESTIN GALLERIA DALLAS HOTEL provides on-site luxury accommodations and is currently undergoing renovation

One of the **HIGHEST-OCCUPANCY HOTELS** in the Metroplex

Longest-running **AAA 4-DIAMOND AWARD**, received for more than 30 years

15,000 additional hotel rooms within a five-mile radius

VIP PRIVILEGE CARD with special offers and discounts

TAX-FREE BOOTH for international travelers to obtain instant cash back



FEATURED RETAIL:

Apple, Bachendorf's, Banana Republic, Club Monaco, Gucci, H&M, H&M Home, Louis Vuitton, Lululemon, Lush, Macy's, Mango, Michael Kors, Netflix House (Opening Soon), Nordstrom, Rolex, Sephora, Tiffany & Co., UNIQLO, Zara







NOT YOUR TYPICAL FOOD COURT

Renowned as a prime spot for power lunches, date nights and family meals, the dining scene at Galleria Dallas offers something for everyone.

CITY'S TOP SEAFOOD RESTAURANT:

The Oceanaire

INTERNATIONALLY INSPIRED CUISINE:

Grand Lux Cafe

30+ FOOD & BEVERAGE OPTIONS:

Corner Bakery

Mi Cocina

North Italia

Salut Paris Bakery

Second Floor Kitchen

Uncle Sharkii Poke Bar

MORE THAN SHOPPING

The iconic Ice Skating Center is a customer favorite and media darling. This breathtaking centerpiece of the center's unique atmosphere draws crowds and generates energy unlike any other retail destination in North Texas.

- Setting for the nation's tallest indoor Christmas tree
- Hosts Olympic figure skaters, to the delight of thousands
- 10,000 spectators at each Holiday Skating Show
- Over 350,000 yearly visitors to the Ice Skating Center
- Immersive experiences, like ICSC Maxi-awarded Santaland and SNOWDAY





MORE MEMORABLE EXPERIENCES

Galleria Dallas is a center of activity year round, with a wide range of highly anticipated signature events that draw crowds and generate significant PR and social media buzz.

SIGNATURE EVENTS

Showtime Saturdays

Holidays with Olympic skaters, tree lightings and a backflipping Santa

Distinctive Fashion Exhibitions

Curated Art Installations

Good Market



ALL-ACCESS SHOPPING

MORE THAN VISIBLE. PROMINENT.



Centrally located at the city's major crossroads of Dallas North Tollway (DNT) and I-635.

Approximately **760,000 vehicles a day** currently expected at the intersection of I-635 and the DNT.

Galleria Dallas is just minutes from both Dallas/Fort Worth International Airport and Downtown Dallas.



PARKING

In addition to four convenient valet stations, Galleria Dallas has nearly 10,000 parking spaces (most of them covered) and access into the shopping center on three levels from the parking structures.



Signing the lease isn't the end of the deal, it's the beginning. Here are a few ways we like to be social.

135,000

 FACEBOOK FOLLOWERS

45,000

 INSTAGRAM FOLLOWERS

MORE THAN THE PAST

MORE THAN THE PRESENT. THE FUTURE OF
DALLAS SHOPPING, DINING AND ENTERTAINMENT.

Galleria Dallas has been celebrated as the premier shopping destination in North Texas for over 40 years.

Now, as the market continues to evolve, the center is responding to meet changing customers' demands by introducing new food and beverage options, amenities, experiences and retail leaders including Apple, H&M Home, Mango, Netflix House, North Italia, and UNIQLO.



MORE THAN A RELATIONSHIP

TAKE YOUR NEXT STEP TODAY

Contact one of our leasing representatives to
learn more about opportunities at this
GLOBAL RETAIL & DINING DESTINATION:

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