

# GALLERIA

## DALLAS

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THE CITY'S GO-TO MIXED-USE DISTRICT

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# GALLERIA DALLAS CONSUMERS



Over **138,000** white-collar employees work within a **five-mile** radius of Galleria Dallas each weekday.

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Class A office towers connected to the center by pedestrian bridge recently completed redevelopment

7,000

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 442 square miles and is home to **2.8 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 (2025)

|                               | 5 minutes | 10 minutes  | 15 minutes  |
|-------------------------------|-----------|-------------|-------------|
| <b>POPULATION</b>             |           |             |             |
| Population 2025               | 13,820    | 121,224     | 544,295     |
| Projected Pop. Growth Rate    | 0.70%     | -0.77%      | -0.87%      |
| <b>HOUSEHOLDS</b>             |           |             |             |
| Estimated Households          | 7,226     | 58,378      | 246,862     |
| Projected Annual Growth       | 1.1%      | -0.4%       | -0.4%       |
| Average Household Net Worth   | \$389,122 | \$1,004,505 | \$1,228,482 |
| Average Median Home Value     | \$329,486 | \$458,948   | \$527,899   |
| <b>INCOME</b>                 |           |             |             |
| Average Household Income      | \$92,776  | \$136,603   | \$153,899   |
| Household Income \$100K+      | 2,300     | 22,363      | 104,860     |
| Household Income \$100K+%     | 31.8%     | 38.3%       | 42.5%       |
| <b>EDUCATIONAL ATTAINMENT</b> |           |             |             |
| Bachelor's Degree +           | 50.81%    | 52.62%      | 54.18%      |
| <b>ANNUAL EXPENDITURE</b>     |           |             |             |
| Total Household Expenditure   | \$0.66B   | \$6.06B     | \$27.24B    |
| Retail Expenditure            | \$0.31B   | \$2.86B     | \$12.87B    |
| Non Retail Expenditure        | \$0.35B   | \$3.20B     | \$14.37B    |
| Retail Sales Per Household    | \$42,834  | \$49,017    | \$52,125    |
| Apparel                       | \$12.32M  | \$111.60M   | \$500.30M   |
| Entertainment                 | \$38.22M  | \$345.03M   | \$1.55B     |
| Food & Beverage               | \$77.08M  | \$675.28M   | \$3.00B     |
| Personal Care                 | \$8.57M   | \$74.09M    | \$327.87M   |
| <b>LABOR DEMOGRAPHICS</b>     |           |             |             |
| Adj. Daytime Demos (Age 16+)  | 49,243    | 261,779     | 779,982     |
| Labor Population (Age 16+)    | 11,167    | 99,313      | 439,870     |
| White Collar Jobs             | 5,463     | 48,861      | 219,917     |





## TRADE AREA RESIDENT SNAPSHOT

**45%** have attended a university

**36%** are white-collar workers

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

Average Household Income: **\$133,879**

Household income is higher  
than the national average by **11%**

Trade area population: **2,832,726**  
2030 projected TA Population: **2,782,924**

Total daytime population: **2,240,740**

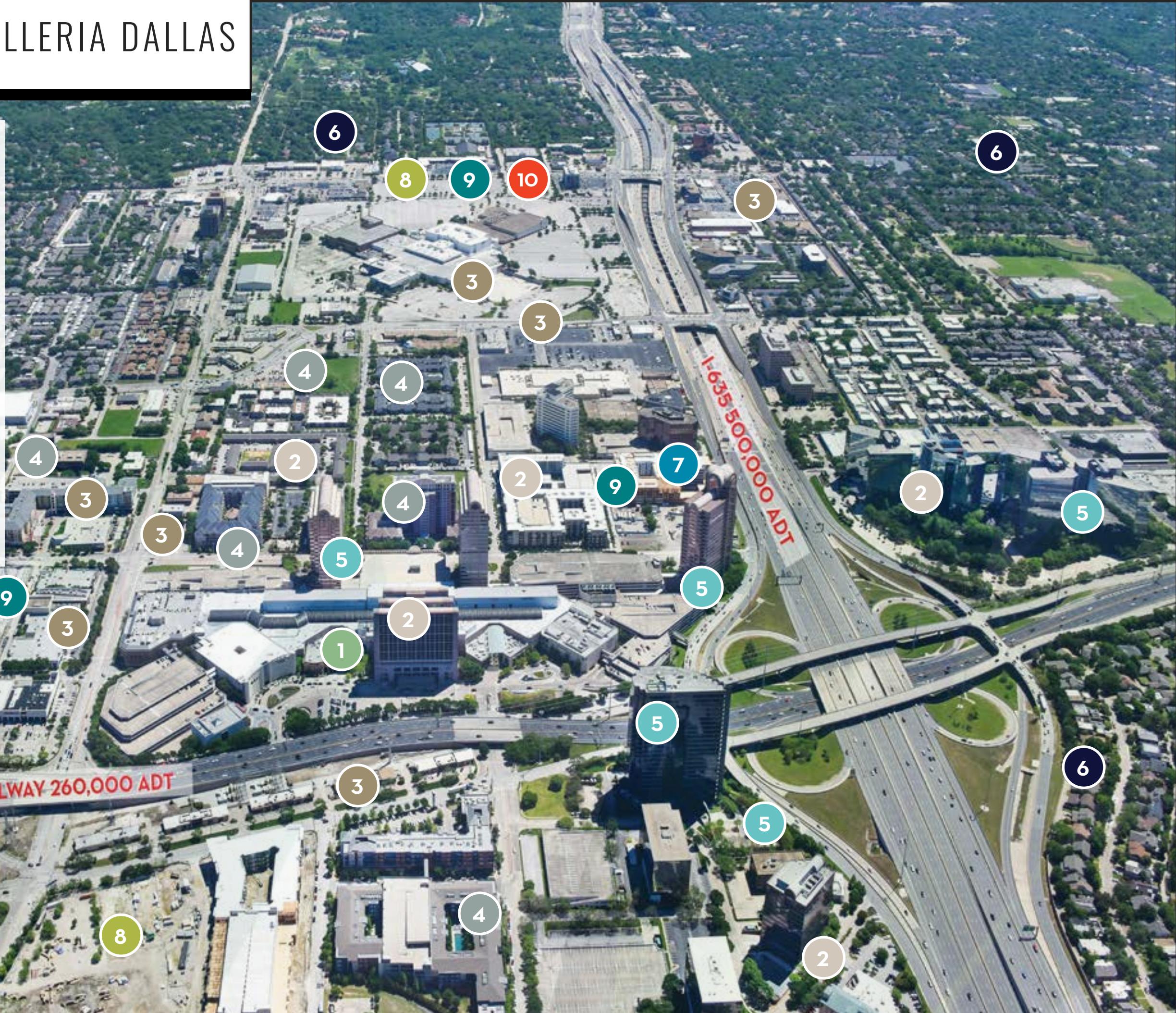
Trade area households: **1,110,850**  
2030 projected households: **1,116,579**

(Applied Geographic Solutions Data, 2025)

# 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



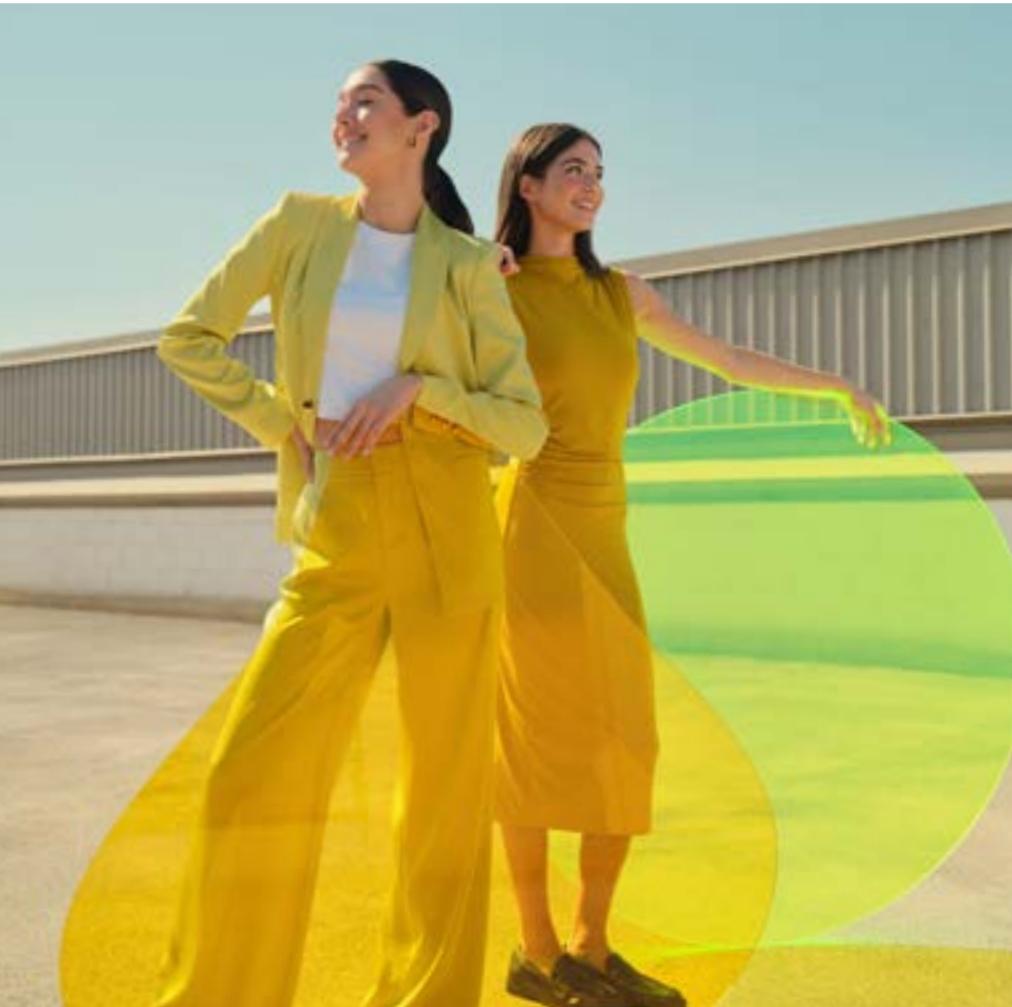
# MORE THAN LOCALS

WELCOME TOURIST DOLLARS.

Galleria Dallas was voted #3 for USA Today's 10Best Reader's Choice Award for Best Mall 2025, ranked #7 in Chain Store Age's 2025 Top Retail Center Experiences, and awarded 2 Visual Victory Awards in 2025.

## 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 75.5 million visitors each year
- DFW has a population of 8.3 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 December 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:

Alo, Apple, Bachendorf's, Banana Republic, Gucci, H&M, H&M Home, Louis Vuitton, Lululemon, Lush, Macy's, Mango, Michael Kors, Netflix House, 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  
Le Petit Chef  
Mi Cocina  
Netflix Bites  
North Italia  
Salut Paris Bakery  
Second Floor Kitchen  
Tailored Restaurant

# 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
- Santaland/SNOWDAY



# 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 Dallas/Fort Worth International Airport, Downtown Dallas and Dallas Love Field.



## 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.

# 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 Alo, Apple, H&M Home, Mango, Netflix House, North Italia, and UNIQLO.



# MORE THAN A RELATIONSHIP

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