

GALLERIA

DALLAS

THE CITY'S GO-TO MIXED-USE DISTRICT



GALLERIA DALLAS CONSUMERS



Over **138,000** 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 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:

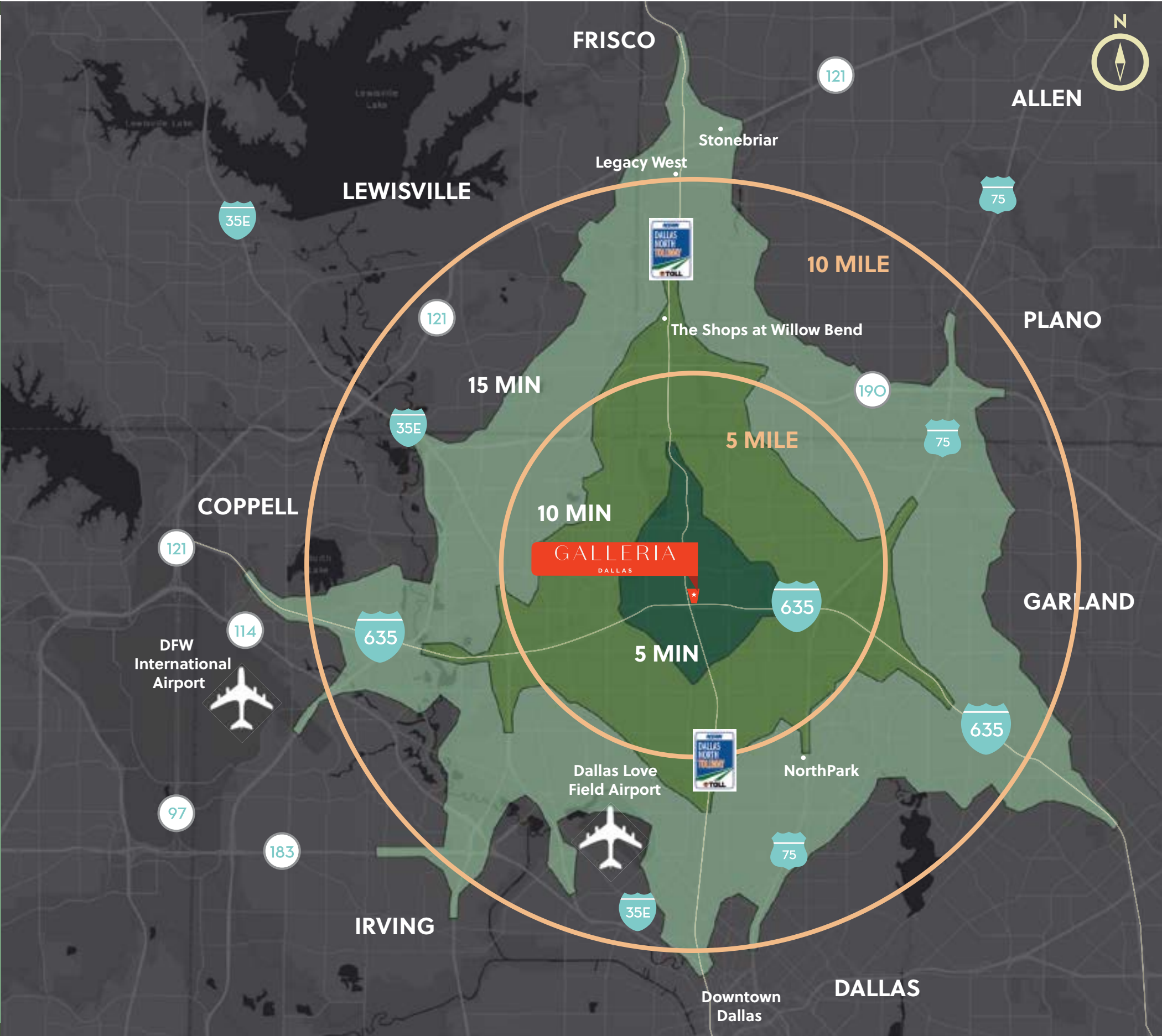
- Office towers and hotels
- Luxury condominiums
- Newly completed luxury multifamily unit across the street
- Upscale multifamily rental units
- DISD PreK-12 STEAM International Academy
- Iconic 20-acre park—the city's largest programmed park

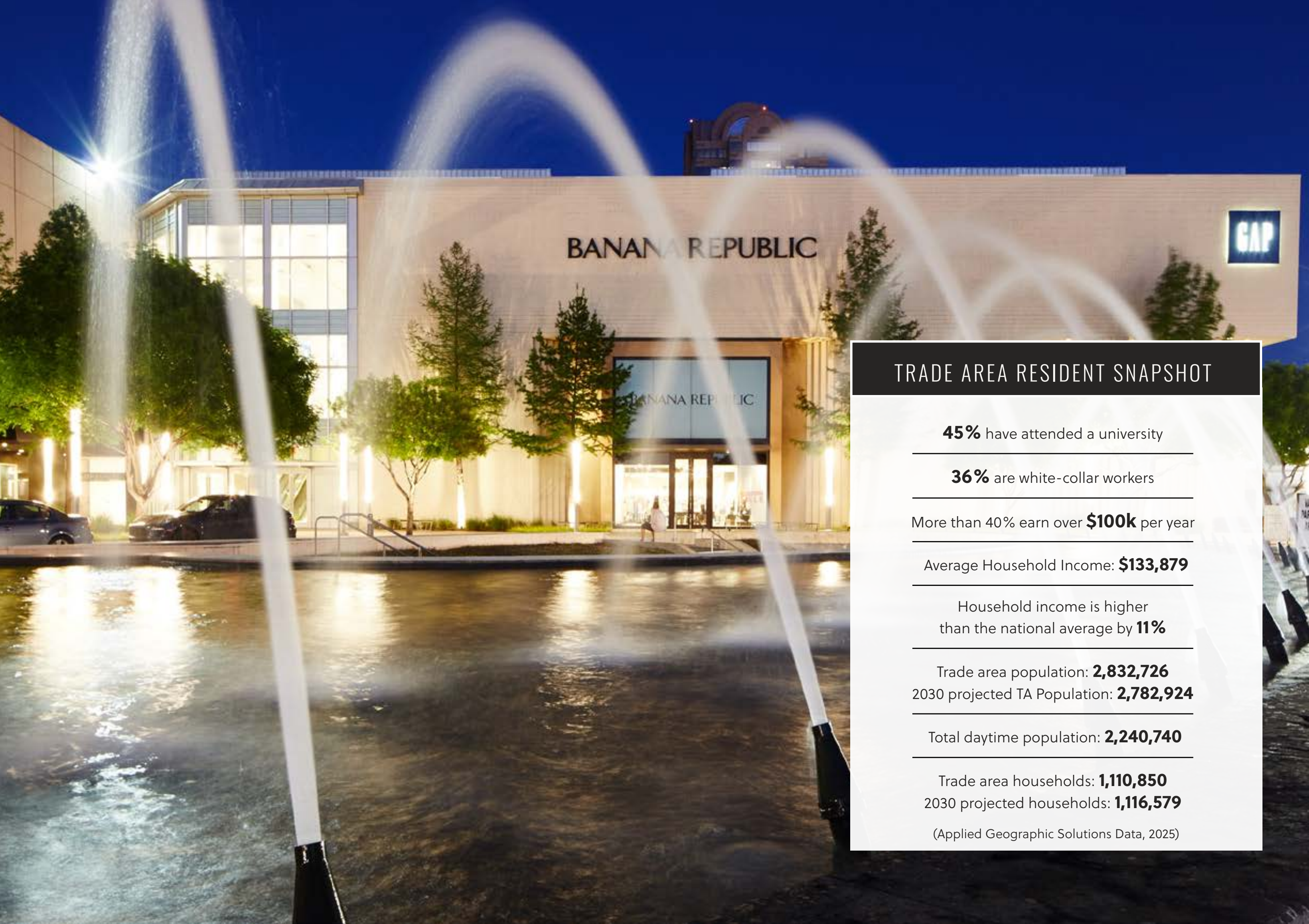


The center's primary trade area encompasses 442 square miles and is home to **2.8 million** people. The local population has a median age of **34.7** and is well educated with a healthy disposable income and a genuine desire to enjoy it.

COMPETITION & DEMOGRAPHICS (2025)

	DRIVE TIMES		
	5 minutes	10 minutes	15 minutes
POPULATION			
Population 2025	13,820	121,224	544,295
Projected Pop. Growth Rate	0.70%	-0.77%	-0.87%
HOUSEHOLDS			
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
INCOME			
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%
EDUCATIONAL ATTAINMENT			
Bachelor's Degree +	50.81%	52.62%	54.18%
ANNUAL EXPENDITURE			
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
LABOR DEMOGRAPHICS			
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**

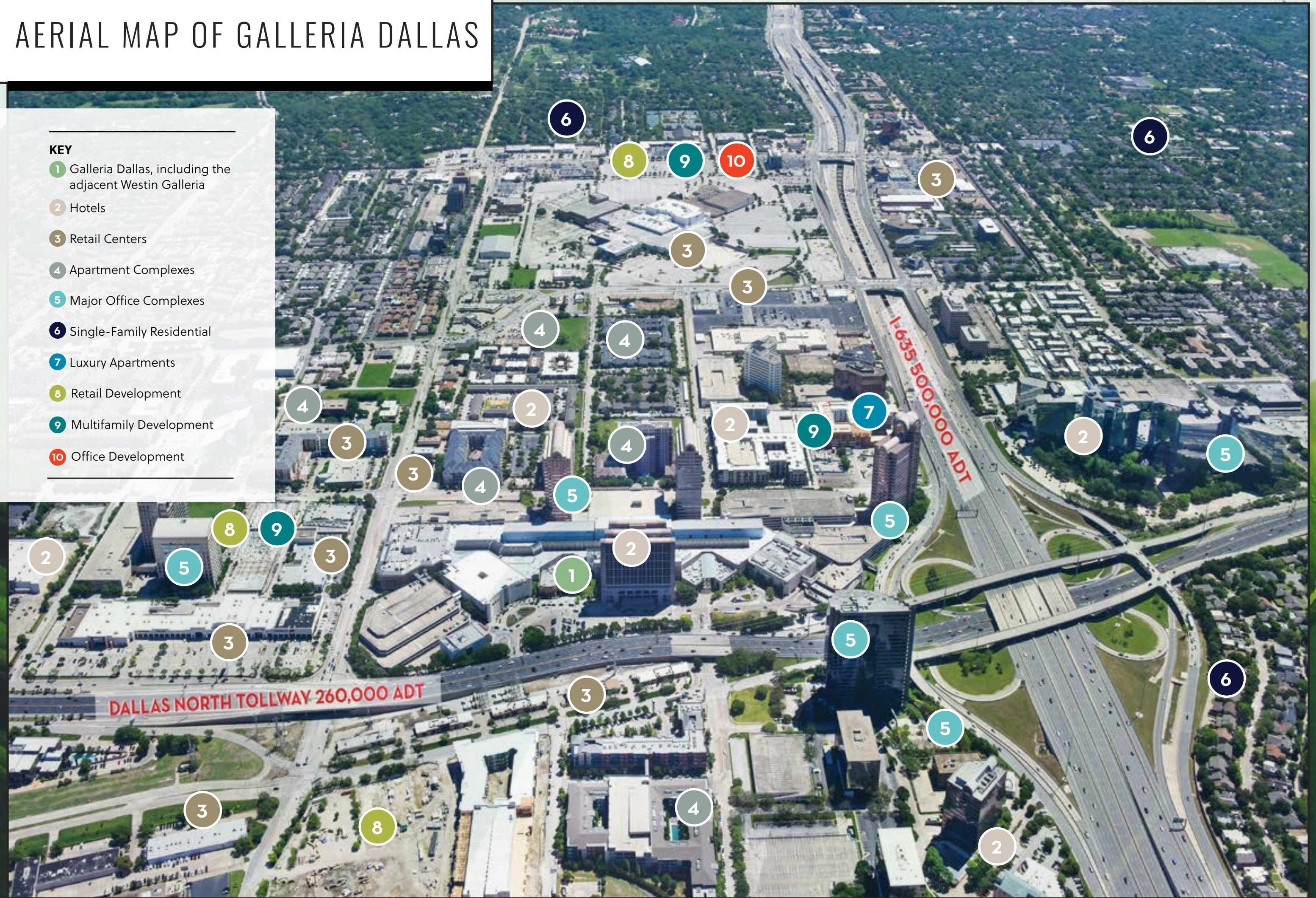
Total daytime population: **2,240,740**

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



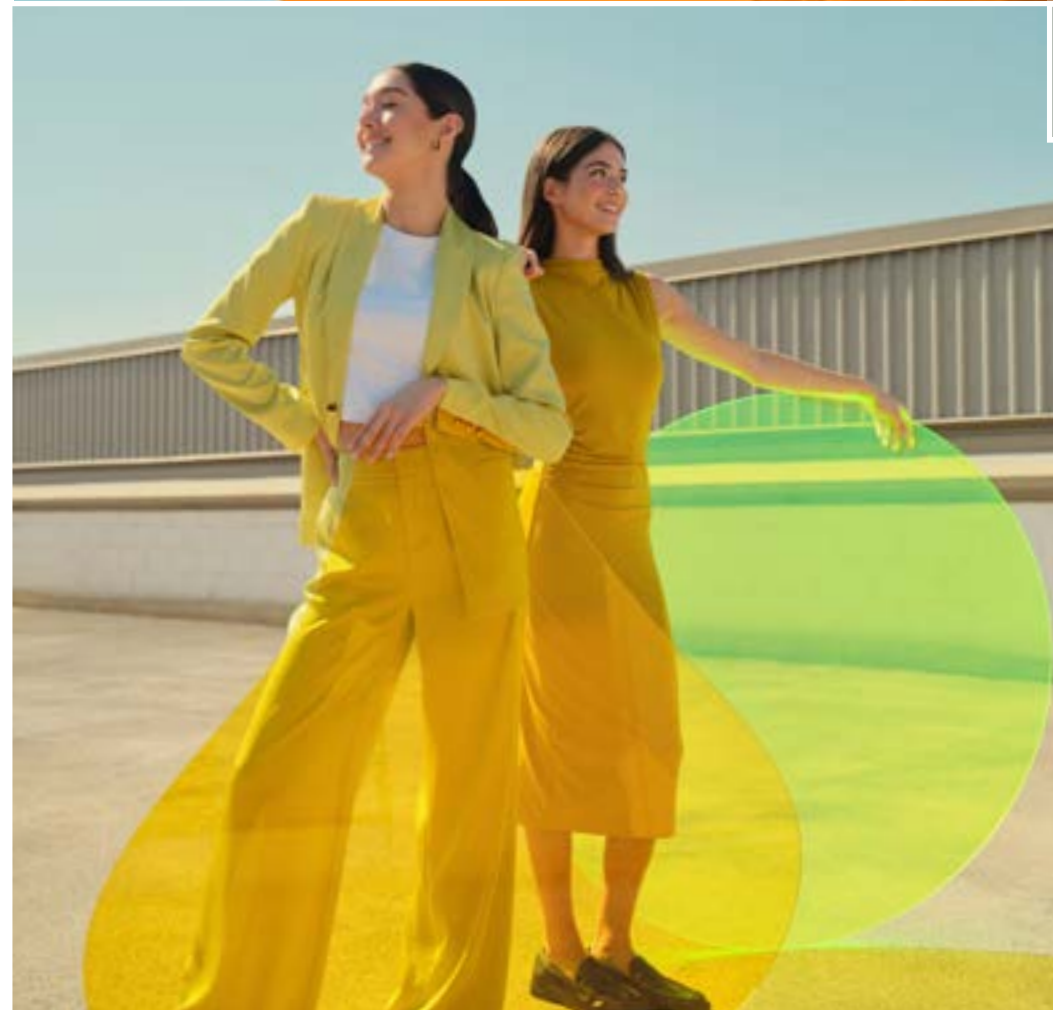
MORE THAN LOCALS

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

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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