

GALLERIA

DALLAS

THE CITY'S GO-TO MIXED-USE DISTRICT



GALLERIA DALLAS CONSUMERS

CONSUMER SNAPSHOT



Over **136,000** 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

7,500

Professionals arriving each day

12 million

visitors annually

Fortune 500 Companies include
**Amazon, Medical City, Ryan, AECOM,
Kimley Horn, RSM,
and Ansira Partners**

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
- New luxury multifamily unit, currently in development 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 389 square miles and is home to **2.4 million** people. The local population has a median age of **34.1** and is well educated with a healthy disposable income and a genuine desire to enjoy it.

COMPETITION & DEMOGRAPHICS (2022)

	DRIVE TIMES		
	5 minutes	10 minutes	15 minutes
POPULATION			
Population 2022	55,596	314,524	935,074
Projected Pop. Growth Rate (2022-2023)	0.9%	0.9%	1.2%
HOUSEHOLDS			
Estimated Households 2022	28,122	145,392	411,998
Projected Annual Growth	0.83%	1.01%	1.33%
Average Household Net Worth	\$680,857	\$760,294	\$703,448
Average Median Home Value	\$297,525	\$381,728	\$347,426
INCOME			
Average Household Income	\$114,759	\$130,249	\$118,099
Household Income \$100K+	8,961	48,946	139,399
Household Income \$100K+%	31.9%	33.7%	33.8%
EDUCATIONAL ATTAINMENT			
College Degree +	54.4%	51.9%	51.0%
ANNUAL EXPENDITURE			
Total Household Expenditure	\$2.17B	\$12.4B	\$32.55B
Retail Sales (billions)	\$1.02B	\$5.8B	\$15.24B
Non Retail Sales	\$1.15B	\$6.6B	\$17.74B
Retail Sales Per Household	\$36,186	\$39,900	\$36,991
Apparel Expenditure	\$77.2M	\$443.3M	\$1.3B
Entertainment Expenditure	\$123.2M	\$709.1M	\$1.8B
Food & Beverage Expenditure	\$317.4M	\$1.8B	\$4.7B
Personal Care Expenditure	\$29.1M	\$165.7M	\$435.5M
LABOR DEMOGRAPHICS			
Adj. Daytime Demos (Age 16+)	180,707	484,562	1,268,912
Labor Population (Age 16+)	47,055	258,901	769,396
White Collar Jobs	24,557	124,455	362,998





TRADE AREA RESIDENT SNAPSHOT

43% have attended a university

33% are white-collar workers

One-third earn over **\$100k** per year

Average Household Income: **\$101,022**

Household income is higher
than the national average by **15%**

Trade area population: **2,436,446**
2026 projected TA Population: **2,583,391**

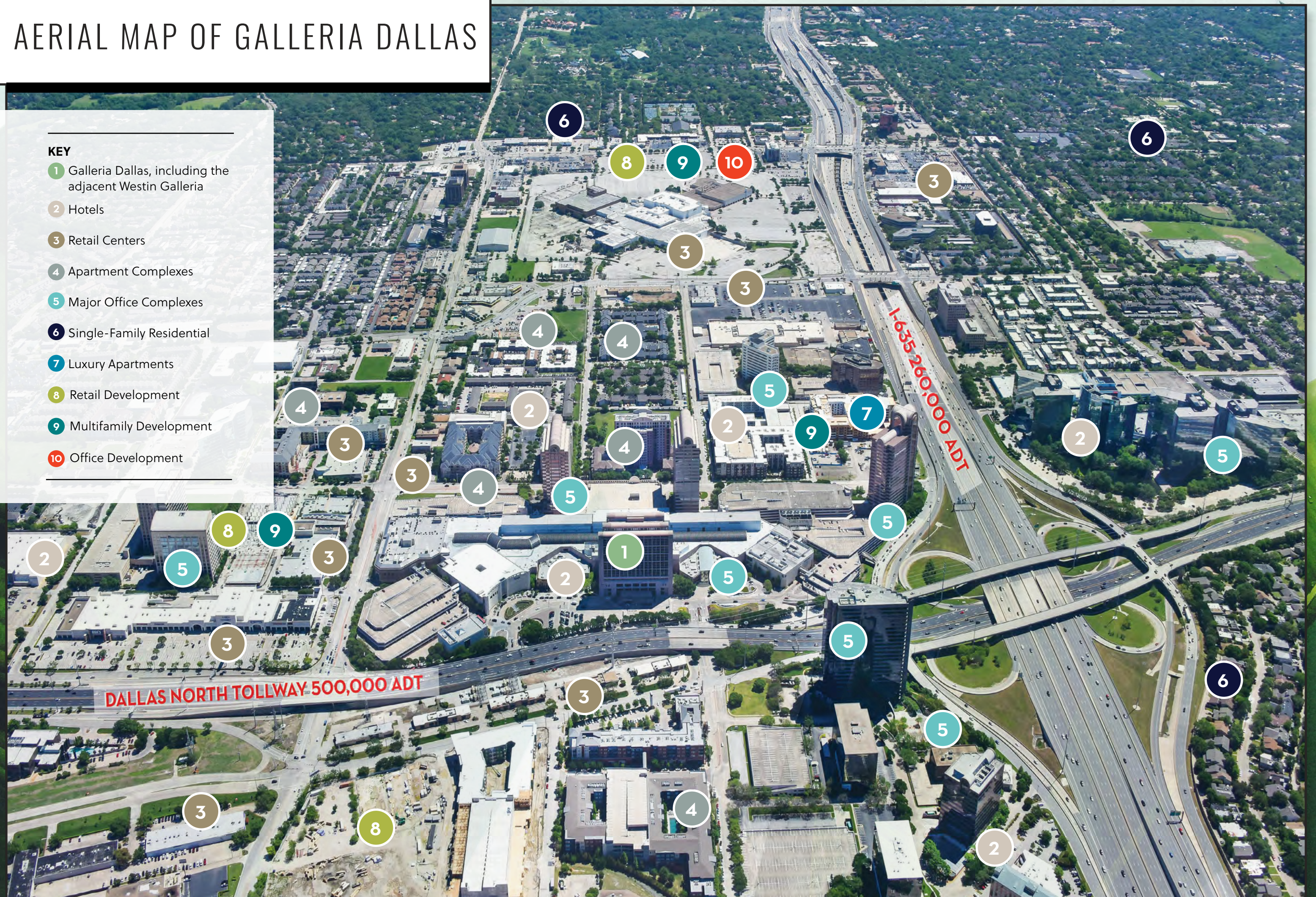
Total daytime population: **1,758,235**

Trade area households: **940,019**
2026 projected households: **1,006,051**

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 is ranked #3 in Chain Store Age's 2021 Top Retail Experiences - 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
- DFW gets more than 27 million visitors each year.
- Dallas is recognized as one of the top ten convention destinations in the nation.
- Dallas-Fort Worth has a population of 7.67 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



TEXAS-SIZE HOSPITALITY

WESTIN GALLERIA DALLAS HOTEL provides on-site luxury accommodations

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

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

12,000 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, American Girl, Bachendorf's, Banana Republic, Club Monaco, Flea Style, Gucci, Gregory's, H&M, Louis Vuitton, Lululemon, Lush, Macy's, Michael Kors, Nordstrom, Sephora, Tiffany & Co., 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 Café

30+ FOOD & BEVERAGE OPTIONS:

American Girl Bistro

Mi Cocina

Nordstrom Marketplace Café

Second Floor Kitchen

The Blue Fish Sushi

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 POP! by 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

Bi-Annual Alley 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 **250,000 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.



GALLERIA CURBSIDE

Galleria Dallas is excited to offer guests a new level of service including curbside pickup, hands-free shopping, bag and luggage storage and more.

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.

132,000

 **FACEBOOK FOLLOWERS**

650K REACH (1 YEAR)

31,000

 **INSTAGRAM FOLLOWERS**

1.8M REACH (1 YEAR)

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.



MORE THAN A RELATIONSHIP

TAKE YOUR NEXT STEP TODAY

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

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