



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 & BREW

FACE FOUNDRIÉ

SEPHORA

OLIVELLA'S

JuiceLand

ChopShop
DON'T FEEL GOOD ABOUT YOUR HAIR?

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





site plan

RAVENDALE LANE

ABRAMS ROAD

E HILLSIDE DRIVE

E. MOCKINGBIRD LANE



OPEN



AVAILABLE



SIGNED LEASE/
UNDER CONSTRUCTION



LOI



IN LEASE



SEPTEMBER 2026

JAKE SHERRINGTON
jake@shopcompanies.com
214.960.4623

ASHLEY O'MALLEY
ashley@shopcompanies.com
214.960.4621

SHOP ^{CO.} nuveen

shop. dine. stroll. repeat.

ALL IN ONE PLACE



nuveen

hillside village

JAKE SHERRINGTON

jake@shopcompanies.com
214.960.4623

GENERAL INQUIRIES

retail.leasing@nuveen.com

ASHLEY O'MALLEY

ashley@shopcompanies.com
214.960.4621

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

