

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 · FAS · Haystack BURGERS & BAKERY · FACE FOUNDRIÉ

SEPHORA · OLIVELLA'S · JuiceLand · ChopShop

SUGARED + BRONZED · J.HILBURN

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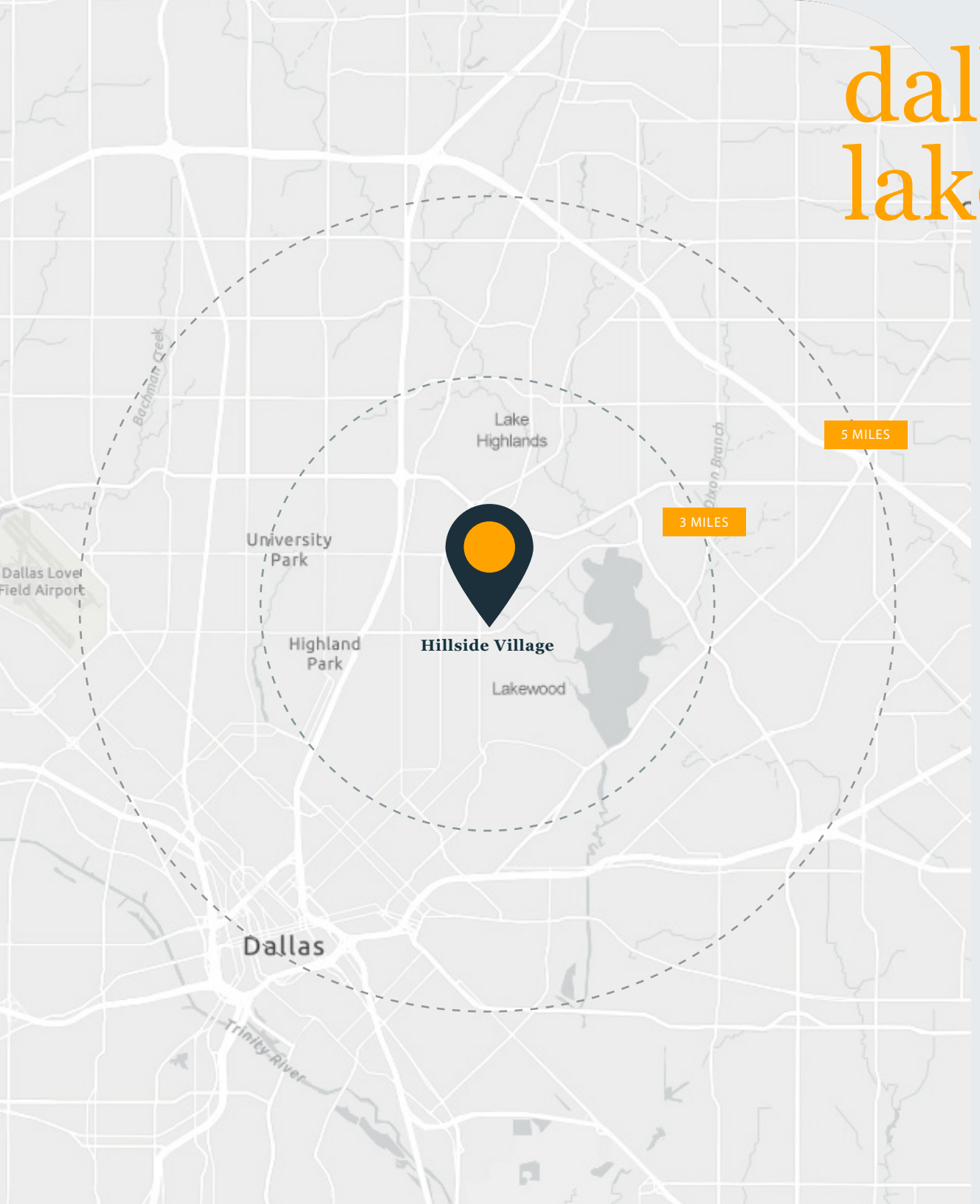

dallas charm. lakewood style.

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

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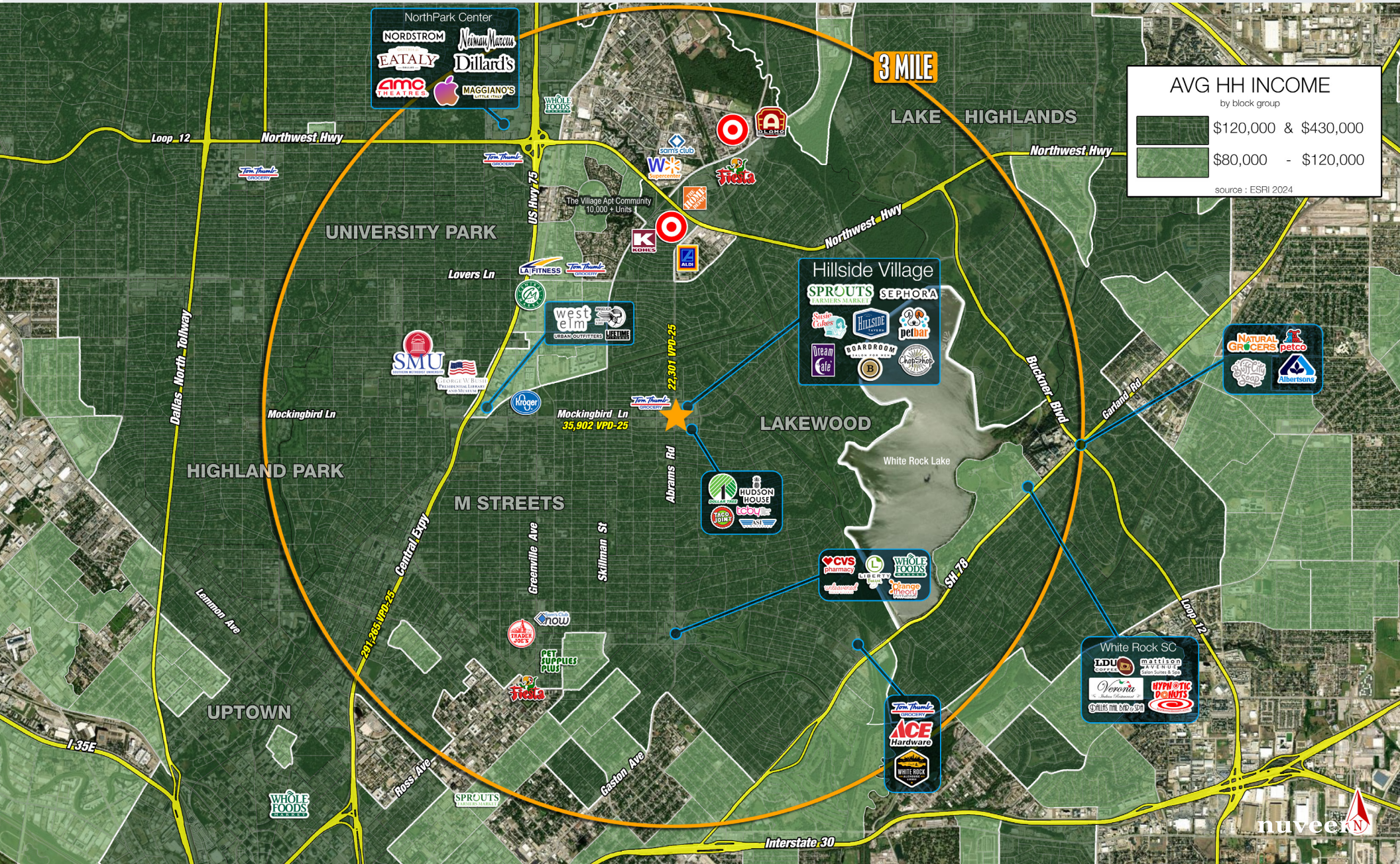
the heart of east dallas retail



zooming in: hillside village



nuvee

site plan



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shop. dine.
stroll. repeat.

ALL IN ONE PLACE











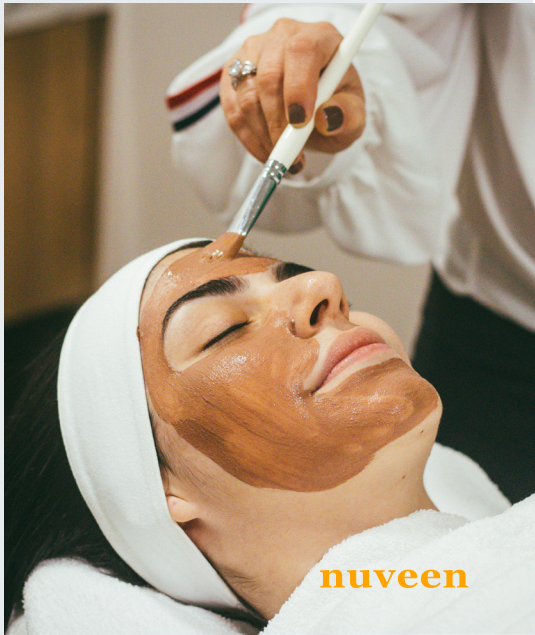

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