


# PRESTON FOREST

## SHOPPING CENTER

SHOP cos.

# TABLE OF CONTENTS


PG. 3 ABOUT

PG. 4 TRADE AERIAL

PG. 5 SITE AERIAL

PG. 6 SITE PLAN

PG. 7-9 PHOTOS

PG. 10-11 NEIGHBORHOOD VIBE

# ABOUT

## PROJECT SCOPE

Preston Forest Shopping Center is a premier neighborhood retail destination at the bustling intersection of Preston Road and Forest Lane in North Dallas. Anchored by Whole Foods and complemented by a diverse mix of national and local tenants, the center attracts steady traffic from surrounding affluent communities.

Its prime location, strong demographics, and long-standing reputation make it a highly desirable hub for both retailers and consumers. With a balanced tenant mix and enduring visibility, Preston Forest remains a cornerstone of North Dallas retail.

## TRAFFIC COUNTS

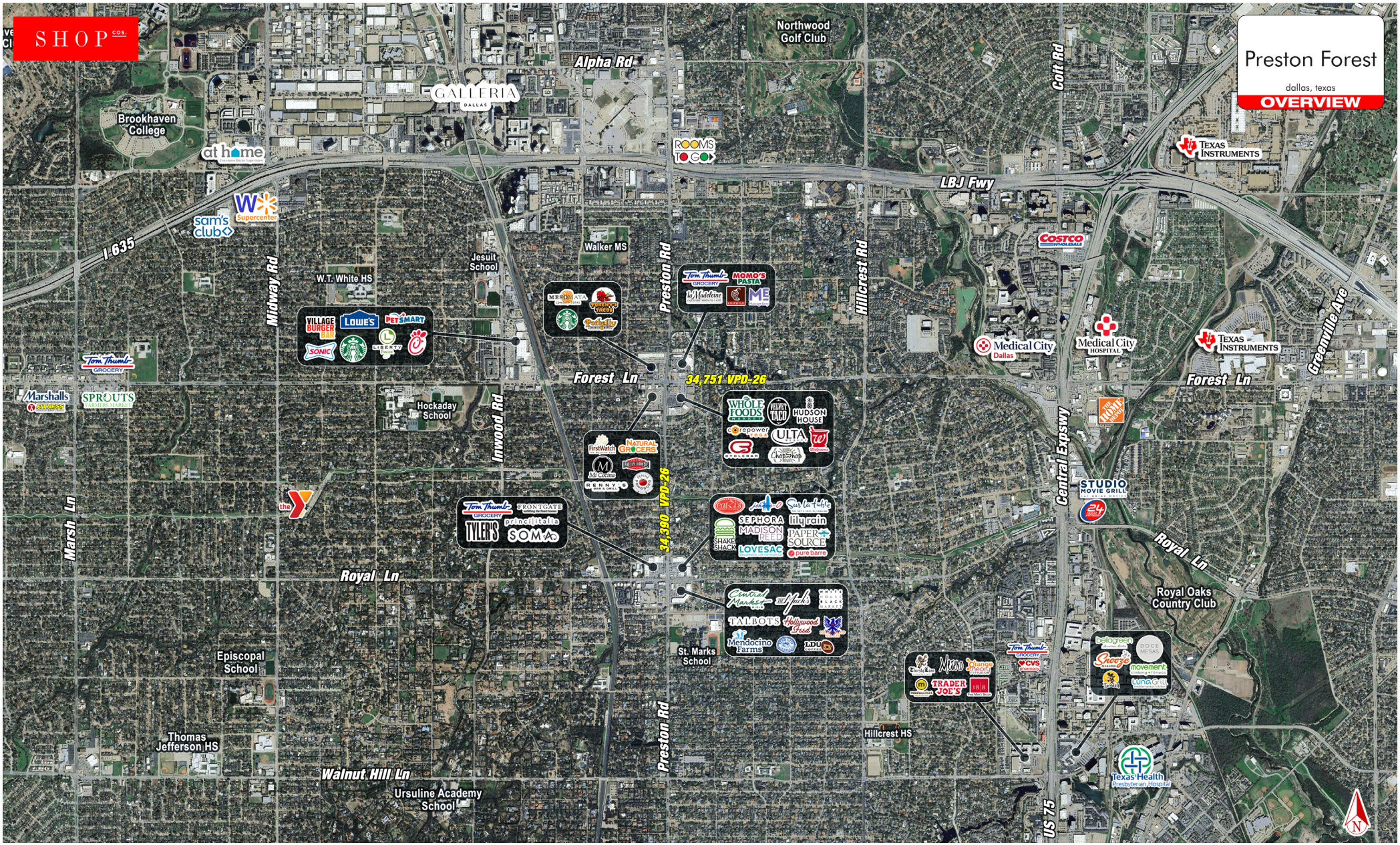
- Preston Rd: 34,390 VPD-26
- Forest Ln: 34,751 VPD-26

## DETAILS

- Up to 10,000 SF of retail available call for details.
- Join:

THE GEM · TORCHY'S TACOS · WHOLE FOODS MARKET · ChopShop · oishii · HUDSON HOUSE · VELVET TACO · Mi Cocina · corepower YOGA · Tom Thumb · Merit COFFEE CO. · ULTA BEAUTY · NATURAL GROCERS · CYCLEBAR · EQUINOX COMING SOON

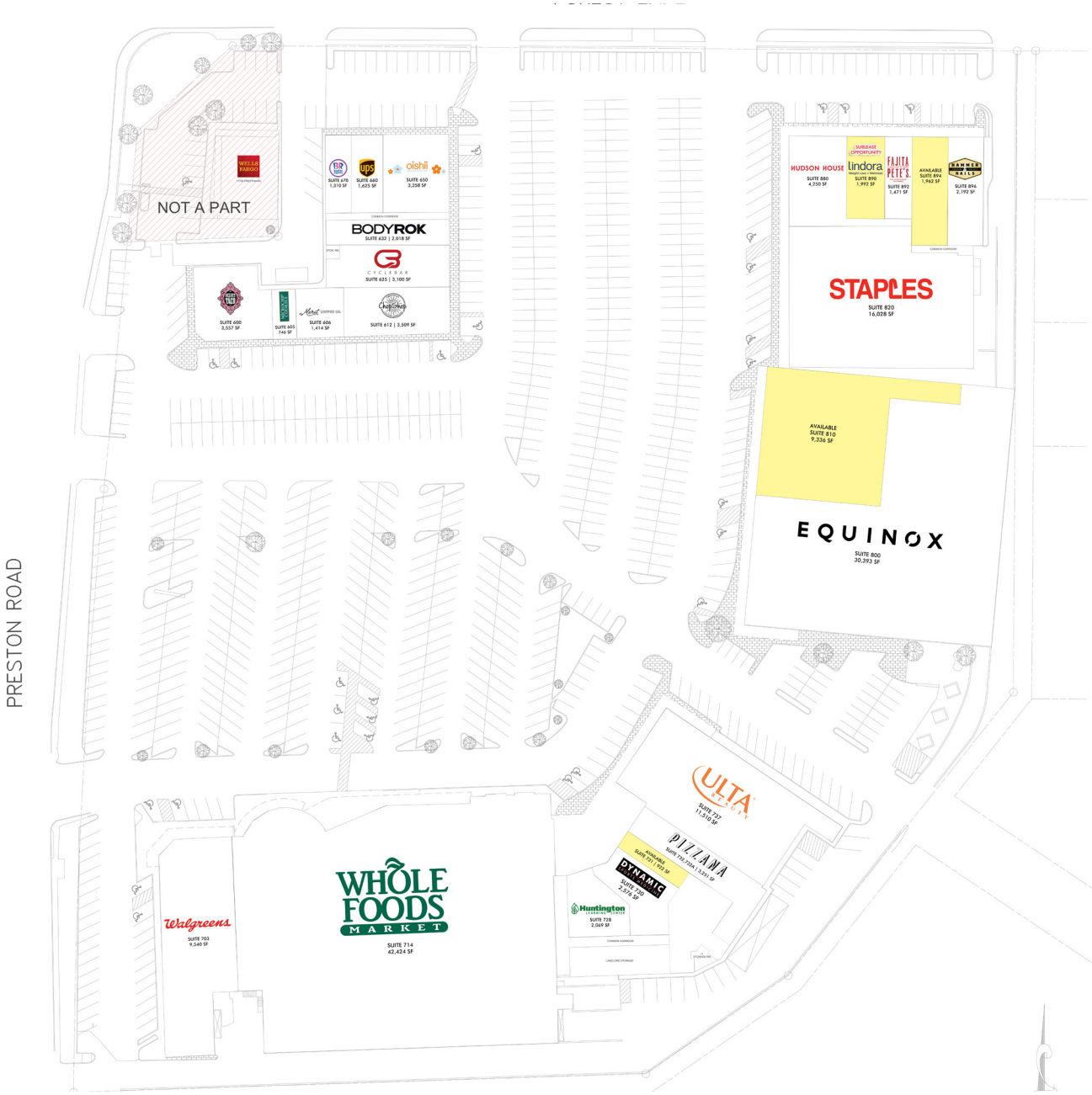
# TRADE AERIAL



# SITE AERIAL


SHOP cos.
Preston Forest
dallas, texas
CLOSE UP
Preston Forest Square
Market at Preston Forest
Preston Rd
Forest Ln
34,751 VPD-26
Forest Ln
Preston Forest Shopping Center
Preston Forest Village
34,390 VPD-26
Tom Thumb GROCERY
WHOLE FOODS MARKET
CVS pharmacy
NATURAL GROCERS
PNC BANK
STAPLES
ULTA
EQUINOX
HUDSON HOUSE
WELLS FARGO
oishii
TRUIST
BANK OF AMERICA
N

# SITE PLAN




## PRESTON FOREST

## SHOPPING CENTER

TENANT DIRECTORY

BUILDING 1:

| | |
|---|---|
| SUITE 600 | VELVET TACO |
| SUITE 605 | MICROCHIP COOKIES |
| SUITE 606 | MERIT COFFEE |
| SUITE 612 | ORIGINAL CHOP SHOP |
| SUITE 625 | CYCLEBAR |
| SUITE 632 | BODYROK |
| SUITE 650 | OISHII |
| SUITE 660 | UPS STORE |
| SUITE 670 | BASKIN-ROBBINS |

BUILDING 2:

| | |
|---|---|
| SUITE 896 | HAMMER AND NAILS |
| SUITE 894 | MARMI |
| SUITE 892 | FAJITA PETE'S |
| SUITE 890 | LINDORA SUBLEASE OPPORTUNITY |
| SUITE 880 | HUDSON HOUSE |
| SUITE 820 | STAPLES |

BUILDING 3:

| | |
|---|---|
| SUITE 800 | EQUINOX |
| SUITE 810 | VACANT |
| SUITE 810U | VACANT |

BUILDING 4:

| | |
|---|---|
| SUITE 737 | ULTA |
| SUITE 725E | VACANT |
| SUITE 703 | WALGREENS |
| SUITE 714 | WHOLE FOODS |
| SUITE 728 | HUNTINGTON LEARNING CENTER |
| SUITE 729 | DYNAMIC SPORTS MEDICINE |
| SUITE 731 | VACANT |
| SUITE 732 | PIZZANA |

AVAILABLE

OPEN

**AUGUST 2026**



# PHOTOS






# PHOTOS


VELVET TACO
VELVET TACO
TACOS
MICROCHIP COOKIES
MERIT COFFEE CO.


STAPLES
The Office Superstore
HUDSON HOUSE
Furniture
Technology
Pack & Ship
Copy Center

# PHOTOS






# NEIGHBORHOOD VIBE RESTAURANTS




**ANCHOR BAR**
A lively neighborhood spot blending Anchor Bar's casual energy with a fresh sushi bar experience, offering creative rolls, classic pub bites, and a laid-back social vibe.




**MI COCINA**
Tex-Mex classics, margaritas and other Mexican-inspired drinks are served in a casual space.




**ESCONDIDO**
A vibrant Tex-Mex cantina offering bold flavors, handcrafted margaritas, and a lively neighborhood atmosphere.




**HUDSON HOUSE**
An East-Coast–inspired, old-school casual spot offering straightforward American classics with oysters flown in daily and the famed "World's Coldest Martinis."



**OISHII**
A popular Dallas sushi destination celebrated for its creative rolls, fresh sashimi, and lively, modern atmosphere.



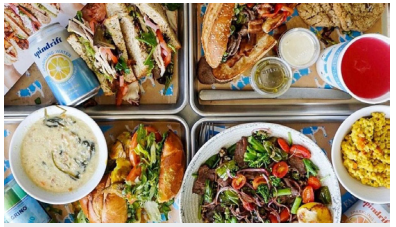
**MESO MAYA**
Fresh, bold, and earthy take on authentic Mayan and Mexican cuisine—perfect for casual dining, brunch, cocktails & more.



**THE MERCURY**
An upscale North Dallas institution offering refined New American cuisine with a strong emphasis on steaks, seafood, and polished service.



**TJ'S SEAFOOD**
A Dallas staple pairing a fresh seafood market with a coastal-inspired grill, known for premium fish, oysters, and chef-driven seasonal dishes.



**MENDOCINO FARMS**
A modern, fast-casual eatery specializing in chef-driven sandwiches, fresh salads, and seasonal bites served in a bright, community-minded space.



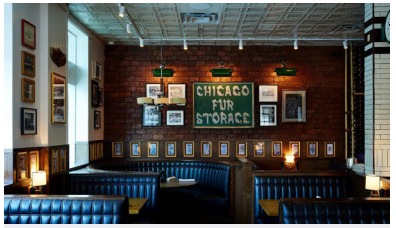
**GEM JUICE BAR**
A health-focused café serving fresh cold-pressed juices, smoothies, and plant-based bites in a bright, modern space.




**PIZZANA**
A contemporary pizzeria blending Neapolitan tradition with California creativity, serving artisanal pizzas, seasonal salads, and a refined yet approachable dining experience.




**FLOWER CHILD**
A vibrant café serving fresh, healthy bowls, salads, and wraps with plenty of vegetarian, vegan, and gluten-free options.




**DL MACK'S**
A cozy, all-day neighborhood favorite offering comforting American classics in a warm, welcoming setting—perfect for any meal.




**ORIGINAL CHOP SHOP**
customizable, feel-good bowls, salads, sandwiches, smoothies, and all-day breakfast crafted from wholesome real ingredients in a fresh, health-conscious café setting.



**ROYAL CHINA**
A long-standing Dallas favorite serving authentic Chinese cuisine, handmade noodles, and dim sum in a warm, family-friendly setting.

# NEIGHBORHOOD VIBE
# DESSERT AND COFFEE CONCEPTS




**MERIT COFFEE CO**
A local coffee gem near Preston Forest celebrated for small-batch beans, flavorful seasonal drinks, and comfortable interiors.




**JD'S CHIPPERY**
A beloved neighborhood bake shop famous for its warm, gooey cookies, fresh muffins, and old-fashioned charm.




**EATZI'S**
A European-style gourmet market offering chef-prepared meals, artisan breads, fine wines, and scratch-made desserts in a lively, market-style setting.




**LDU COFFEE**
An Australian-style café known for its bold espresso, fast service, and a vibrant, laid-back neighborhood vibe.




**LA LA LAND COFFEE**
A vibrant, feel-good café offering beautifully crafted matcha and coffee drinks in a warm, joyful atmosphere—often spotlighted for its creativity and vibe.

SHOP cos.


*Brittney Austin*

4809 COLE AVE STE 330, DALLAS, TX 75205

BRITTNEY@SHOPCOMPANIES.COM

214.242.5443 (DIRECT)

214.649.2634 (MOBILE)

*Linda Rubiola*

4809 COLE AVE STE 330, DALLAS, TX 75205

LINDA@SHOPCOMPANIES.COM

214.607.4044 (DIRECT)

210.643.4455 (MOBILE)

EQUAL HOUSING OPPORTUNITY

# INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| SHOP COMPANIES<br>Licensed Broker/Broker Firm Name | 9002835<br>License No. | shop@shopcompanies.com<br>Email | 214.960.4545<br>Phone |
| RAND HOROWITZ<br>Designated Broker of Firm | 513705<br>License No. | rand@shopcompanies.com<br>Email | 214.242.5444<br>Phone |

SHOP cos.