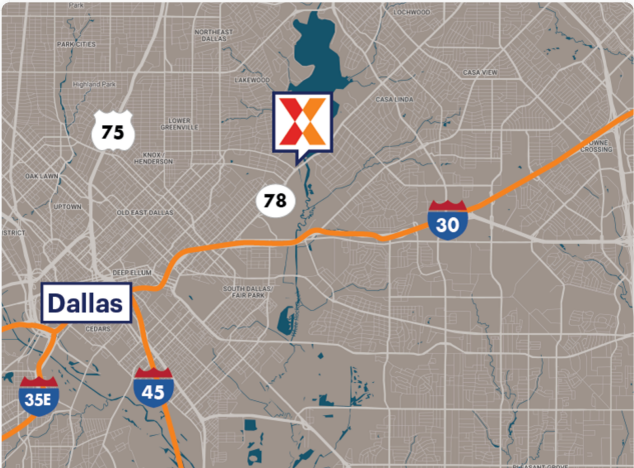
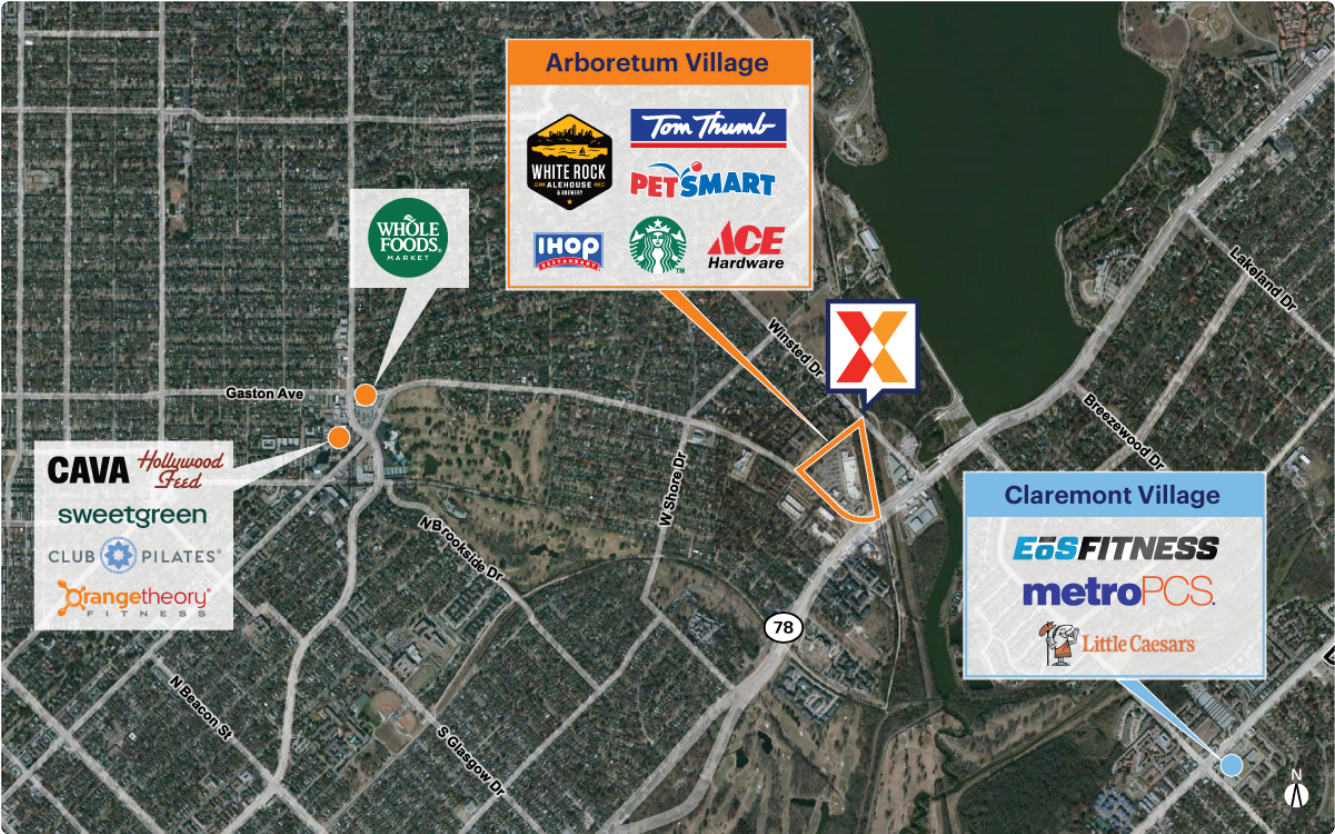


# Arboretum Village

Dallas County Dallas-Fort Worth-Arlington, TX 95,354 Sq Ft

7331 Gaston Ave | Dallas, TX 75214

32.8127, -96.7303



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 9,863     | 131,292   | 434,143   |
| Daytime Pop. | 6,457     | 123,166   | 600,319   |
| Households   | 4,520     | 57,188    | 195,409   |
| Income       | \$231,405 | \$158,003 | \$151,534 |

Source: Synergos Technologies, Inc. 2024

- Tom Thumb-anchored shopping center with a mix of national & local tenants including PetSmart, Ace Hardware and White Rock Alehouse & Brewery
- High visibility from 39K+ vehicles daily on Garland Rd and 22K+ vehicles daily on Gaston Ave (Kalibrate 2025)
- Surrounded by a dense population of over 131K+ residents with an avg household income of \$158K+ within a 3-mile radius
- Highly educated population as 51% have a college education within a 3-mile radius
- Direct access to White Rock Lake trailheads and 1-mile away from Dallas Arboretum and Botanical Garden drawing 824K+ annual visits (Palcer.ai 2025)

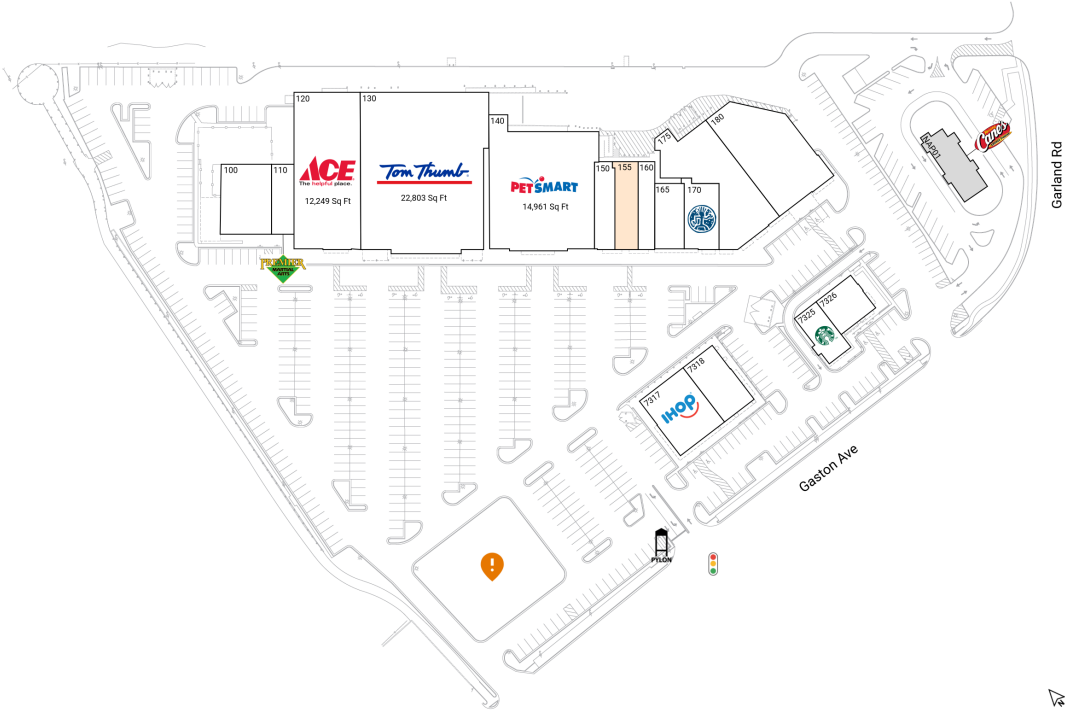


# Arboretum Village

7331 Gaston Ave | Dallas, TX 75214

Dallas County Dallas-Fort Worth-Arlington, TX 95,354 Sq Ft

32.8127, -96.7303



## Available Spaces

155 2,465 Sq Ft 360° OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|       |                                     |        |
|-------|-------------------------------------|--------|
| 100   | White Rock Ale House                | 4,176  |
| 110   | Premier Martial Arts                | 1,798  |
| 120   | Ace Hardware                        | 12,249 |
| 130   | Tom Thumb                           | 22,803 |
| 140   | PetSmart                            | 14,961 |
| 150   | Waxxed Sports Cards                 | 2,074  |
| 160   | Ideal Dental                        | 1,714  |
| 165   | Shadow Nail Spa                     | 2,304  |
| 170   | Hand & Stone Massage and Facial Spa | 2,770  |
| 175   | Village Salons                      | 7,896  |
| 180   | Frontline ER                        | 8,732  |
| 7317  | IHOP                                | 4,481  |
| 7318  | Studio 6                            | 2,975  |
| 7325  | Starbucks                           | 1,850  |
| 7326  | Mei Asian Cuisine                   | 2,106  |
| NAP01 | Raising Cane's                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1771

