

RETAIL CLUSTERS

The DFW region has extensive retail development, with 17 centers or malls that have more than 1 million square feet of space or more. Most major retail brands are represented, with developments focused on the largest population centers.



LIVE, WORK AND PLAY

The development of higher density, mixed-use centers offers unique opportunities to both businesses and residents of the Dallas-Fort Worth region. Examples include:

- Addison Circle** – Addison
- Bishop Arts** – Dallas
- CityLine** – Richardson
- Cypress Waters** – Dallas
- Eastside** – Richardson
- Frisco Station** – Frisco
- Frisco Town Square** – Frisco
- Granite Park** – Plano
- Highland Park Village** – Highland Park
- Legacy Town Center** – Plano
- McKinney Urban Village** – McKinney
- Magnolia Street** – Fort Worth
- Midtowne** – Midlothian
- Mockingbird Station** – Dallas
- Montgomery Place** – Fort Worth
- Museum Place** – Fort Worth
- Park Lane Place** – Dallas
- Parker Square** – Flower Mound
- Rockwall Commons** – Rockwall
- Southlake Town Square** – Southlake
- Southside on Lamar** – Dallas
- Sundance Square** – Fort Worth
- Victory Park** – Dallas
- Waters Creek at Montgomery Farm** – Allen
- West Village** – Dallas

In addition, historic downtowns are being redeveloped into attractive regional destinations, including downtowns in Plano, McKinney, Denton, Carrollton and Grapevine.

DFW RETAIL CENTERS

OPPORTUNITIES AT EVERY INTERSECTION

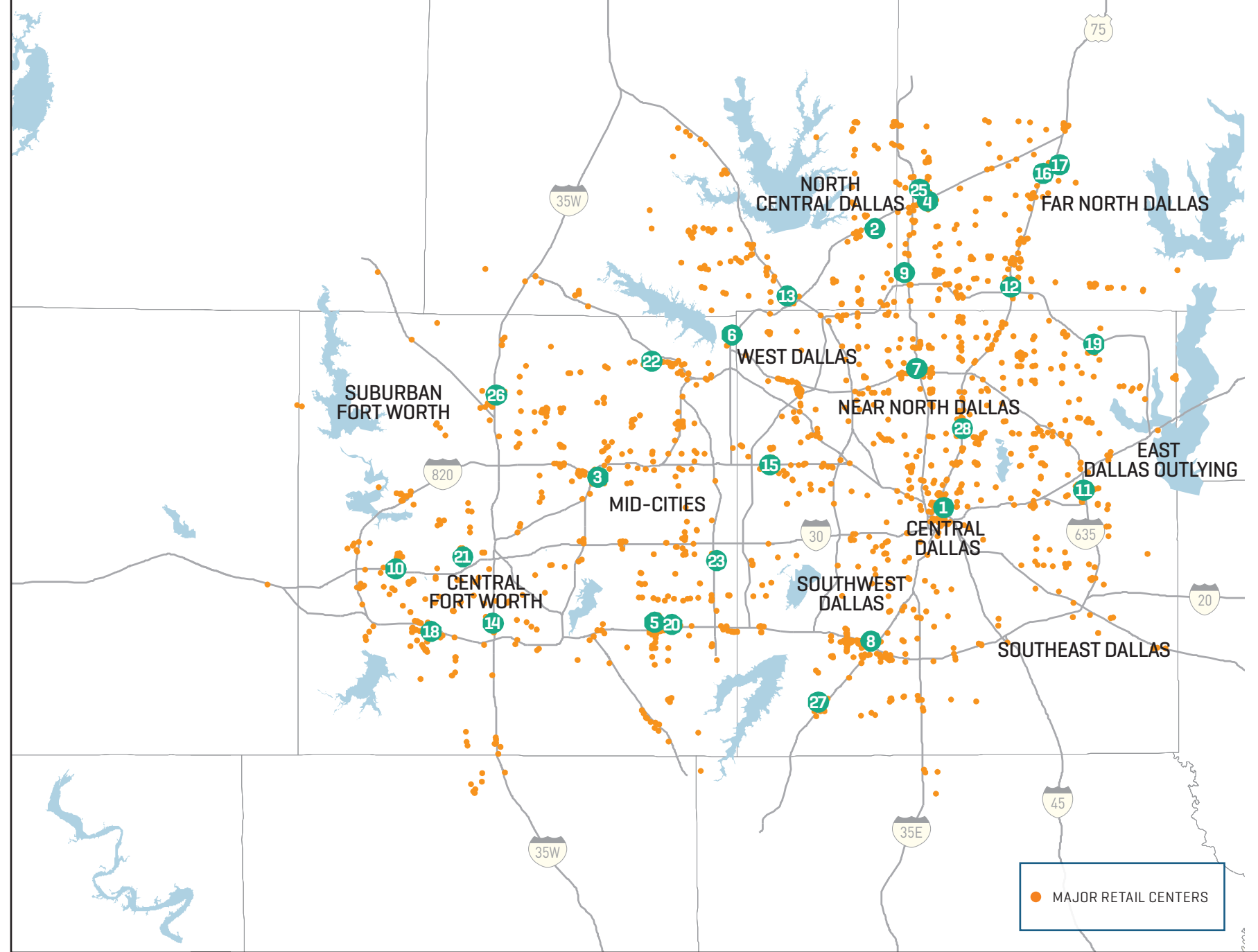
LARGEST RETAIL CENTERS

	SQUARE FEET	
1	NORTHPARK CENTER	2,000,000
2	GRANDSCAPE	1,900,000
3	NORTHEAST MALL	1,649,019
4	STONEBRIAR CENTRE	1,600,000
5	THE PARKS AT ARLINGTON	1,500,000
6	GRAPEVINE MILLS MALL	1,440,000
7	GALLERIA	1,420,000
8	SOUTHWEST CENTER MALL	1,390,000
9	THE SHOPS AT WILLOW BEND	1,380,000
10	RIDGMAR MALL	1,270,000
11	TOWN EAST MALL	1,250,000
12	COLLIN CREEK MALL	1,120,000
13	VISTA RIDGE MALL	1,110,000
14	LA GRAN PLAZA	1,100,000
15	IRVING MALL	1,053,000
16	THE VILLAGES AT ALLEN	1,000,000
17	THE VILLAGES AT FAIRVIEW	1,000,000
18	HULEN MALL	940,000
19	FIREWHEEL TOWN CENTER	904,755
20	ARLINGTON HIGHLANDS	900,000
21	WEST 7TH - FORT WORTH	890,424
22	SOUTHLAKE TOWN SQUARE	840,680
23	PLAZA CENTRAL	814,049
24	GOLDEN TRIANGLE MALL	766,000
25	CENTRE AT PRESTON RIDGE	730,000
26	ALLIANCE TOWN CENTER	700,000
27	UPTOWN VILLAGE AT CEDAR HILL	615,000
28	THE SHOPS AT PARK LANE	600,000

NATIONAL RETAIL FEDERATION - TOP RETAILERS IN DFW

RANK	COMPANY	HEADQUARTERS	2015 US RETAIL SALES
35	7-Eleven	Irving	\$13,957,000
37	AT&T Wireless	Dallas	\$13,868,000
39	J.C. Penney	Plano	\$12,548,000
57	Army Air Force Exchange	Dallas	\$7,455,000
65	GameStop	Grapevine	\$6,513,000
78	Neiman Marcus	Dallas	\$4,972,000
90	Michaels Stores	Irving	\$4,479,000
96	Exxon Mobil Corp.	Irving	\$4,371,000

SOURCE: 2016 Top 100 Retailers, National Retail Federation



MARKET VIEW

	NET RENTABLE AREA SF	VACANT SF	TOTAL OCCUPANCY RATE	AVERAGE LEASE RATES
CENTRAL DALLAS	13,879,294	373,547	97.3%	\$25.26
EAST DALLAS OUTLYING	3,607,505	60,882	98.3%	\$20.25
FAR NORTH DALLAS	54,868,240	3,599,237	93.4%	\$14.51
NEAR NORTH DALLAS	20,887,570	1,009,140	95.2%	\$16.45
NORTH CENTRAL DALLAS	33,507,776	1,806,783	94.6%	\$17.24
SOUTHEAST DALLAS	13,472,130	663,902	95.1%	\$11.18
SOUTHWEST DALLAS	17,305,531	1,376,610	92.0%	\$10.64
WEST DALLAS	30,676,294	2,070,027	93.3%	\$13.24
CENTRAL FORT WORTH	24,111,810	1,425,959	94.1%	\$12.29
MID-CITIES	51,277,259	2,777,003	94.6%	\$13.61
SUBURBAN FORT WORTH	23,365,446	1,138,228	95.1%	\$13.00
MARKET TOTALS	286,958,855	16,301,318	94.3%	\$14.57

2017

SOURCE: CBRE Retail Real Estate Market Report, Q4 2016