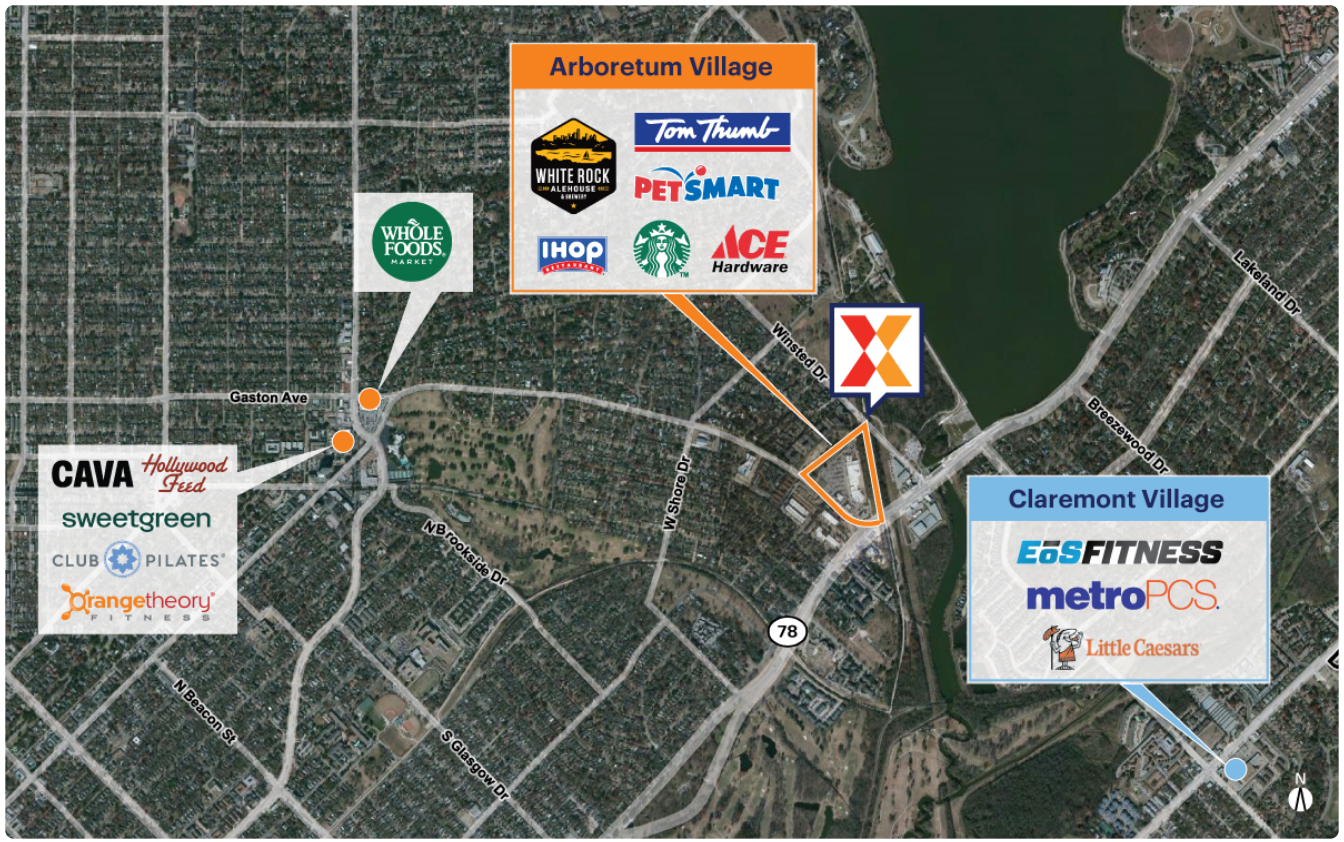
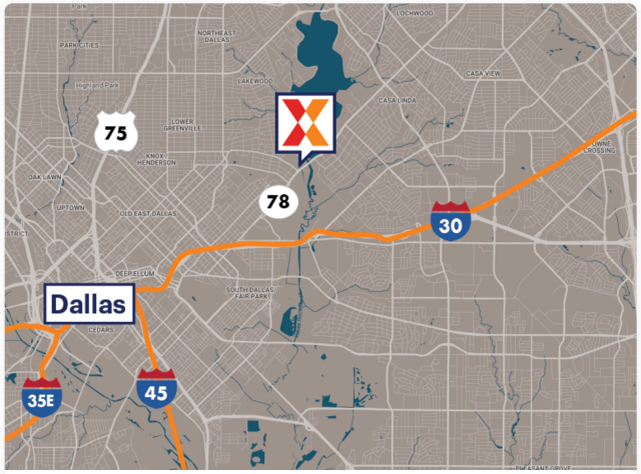
Arboretum Village

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)



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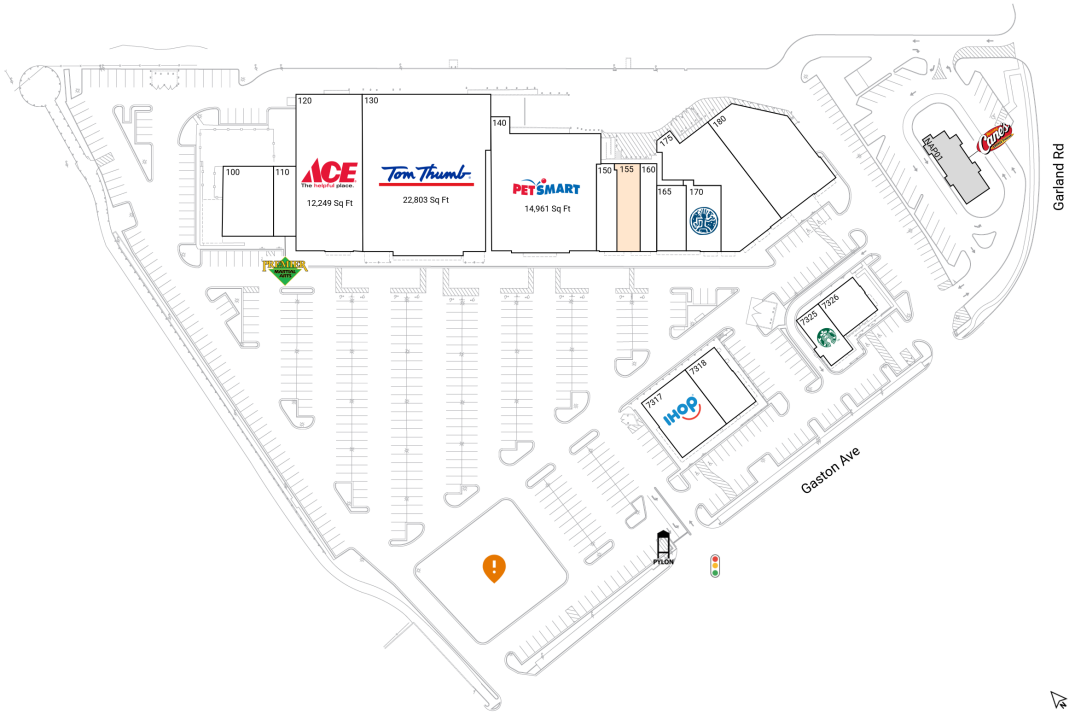
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Available Spaces

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 Cusine	2,106
PAD A	Mavis Tire	6,925
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.

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