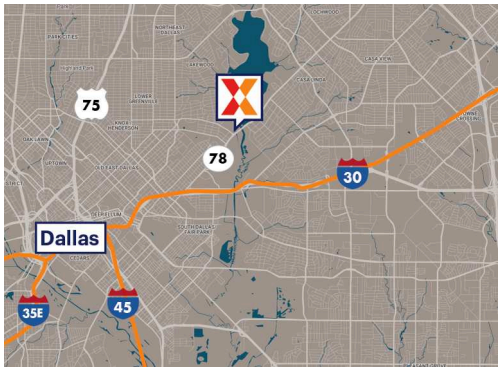
Arboretum Village

Dallas-Fort Worth-Arlington, TX

32.813, -96.7303
7331 Gaston Avenue | Dallas, TX 75214

Center Size: 95,354 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,926	131,008	434,247
	4,543	57,028	194,963
	$200,846	$144,027	$137,742

Tom Thumb-anchored shopping center with a mix of national & local tenants including PetSmart, Ace Hardware and White Rock Alehouse & Brewery

High visibility from 37K+ vehicles daily on Garland Rd and 23K+ vehicles daily on Gaston Ave (Kalibrate 2022)

Surrounded by a dense population of over 131K+ residents with an avg household income of $144K+ within a 3-mile radius

Highly educated population as 50% 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 844.8K+ annual visits (Palcer.ai 2024)

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Available Space

OPO 1	0 SF
150	2,074 SF
155	2,465 SF

Current Retailers

N.A.P.	Raising Cane's	0 SF
100	White Rock Alehouse & Brewery	4,176 SF
110	Justice Premier Martial Arts	1,798 SF
120	Ace Hardware	12,249 SF
130	Tom Thumb	22,803 SF
140	PetSmart	14,961 SF
160	Ideal Dental	1,714 SF
165	Shadow Nail Spa	2,304 SF
170	Hand & Stone Massage & Facial Spa	2,770 SF
175	The Village Salons	7,896 SF
180	Frontline ER	8,732 SF
7317	IHOP	4,481 SF
7318	Studio 6 Fitness	2,975 SF
7325	Starbucks	1,850 SF
7326	Jia Asian Bistro	2,106 SF

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