

Hilltop

PLAZA

Dallas, Texas

vireo REALTY PARTNERS

Strode Property Company

Location

6565 Hillcrest Avenue
Dallas, Texas 75205

Available Space

L1 Retail A - 6,395 SF (divisible)
L2 Restaurant A - 2,824 SF
L2 Restaurant B - 6,001 SF

Delivery

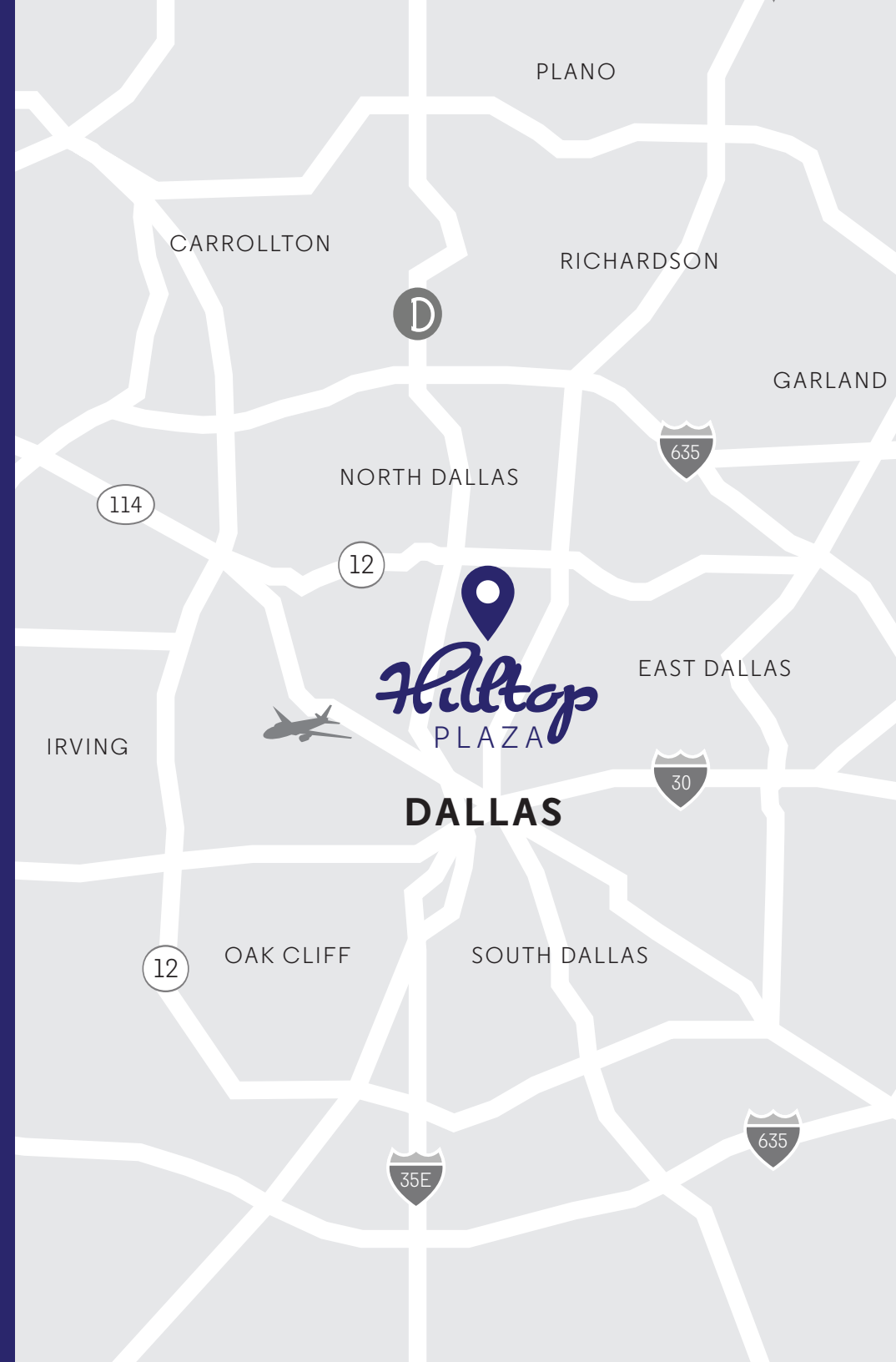
Q2 2019

Opportunity

- 28,000 SF retail and restaurant space + 90,000 SF office
- Rare new restaurant opportunity in University Park with large patio
- Adjacent structured parking

Neighborhood Co-Tenants

Bandito's Tex Mex Cantina, Bask Boutique, CVS/pharmacy, Dear Hannah, DIVE Coastal Cuisine, East Hampton Sandwich Co., The Impeccable Pig, Kuby's Sausage House, L. Bartlett, Lync Cycling, Monalee Boutique, Nekter Juice Bar, Onward Reserve, Osgood O'Neil, Penne Pomodoro, The PilatesBarre, Scout & Molly's Boutique, Tom Thumb, Unleavened Fresh Kitchen



HUDSON HOUSE
 Learning Express ELEMENTS
 BEAOND osgood·o'neil
 adeline Firestone COMPLETE AUTO CARE

UNIVERSITY PARK
 Total Pop: 25,589
 Daytime Pop: 23,662
 Median HHI: \$214,196
 Median Age: 33.7

**UNIVERSITY PARK
 ELEMENTARY**
 648 Students

SNIDER PLAZA
 Tom Thumb CVS pharmacy
 ONWARD RESERVE
 L.bartlett lynzycling
 unleavened

Lovers Ln 15,000cpd '17

CVS pharmacy
 Preston Road Pharmacy

Capital One petco
 WELLS FARGO mine.
 HEMLINE

**HIGHLAND PARK
 HIGH SCHOOL**
 2,159 Students

Chick-fil-A OLIVELLA'S PIZZA NAPOLITANA
 CULWELL & SON
 THE LUMEN 7-ELEVEN

**Hilltop
 PLAZA**

DNT TOLL

Preston Rd 15,429cpd '17

**HIGHLAND PARK
 VILLAGE**
 HARRY WINSTON
 CHANEL Cartier
 FACHINI
 the HONOR BAR HERMES PARIS

**DALLAS
 COUNTRY CLUB**

Hillcrest Ave 18,000cpd '17

**MCCULLOCH
 INTERMEDIATE
 HIGHLAND PARK MS**
 1,143 Students

SMU
 11,789 Students

199,464cpd '17

75

Mockingbird Ln 27,000cpd '17

**DALLAS
 COUNTRY CLUB**

HIGHLAND PARK
 Total Pop: 9,141
 Daytime Pop: 6,465
 Median HHI: \$210,750
 Median Age: 43.3

**MOCKINGBIRD
 STATION**
 GAP francesca's
 west elm LOFT
 URBAN OUTFITTERS
 URBAN (TACO)

Rosedale Ave

Hillcrest Ave

Daniel Ave

Haynie Ave



unleavened

BUBBA'S

CISCO GRILL

Logos

Lane Florist

The Jewel Box

E. Legie's

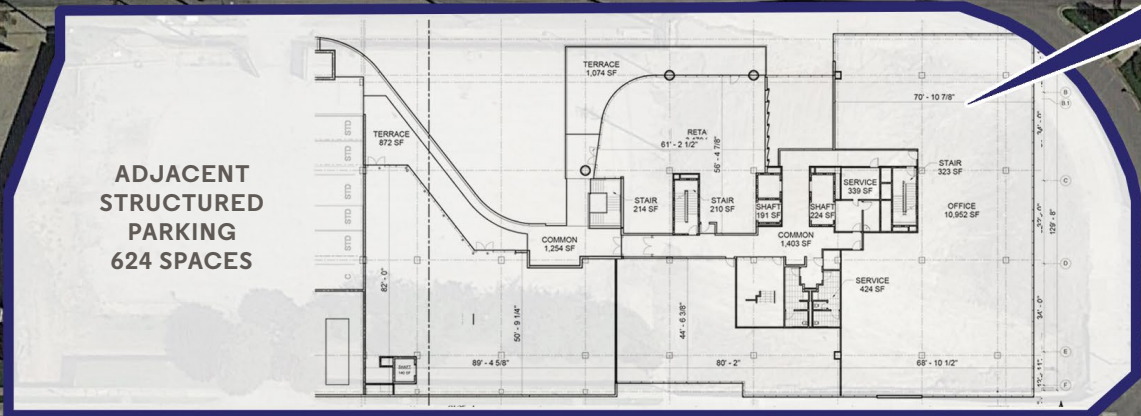
Biffano

the impeccable pig

Cotton Islands

D's Chippery

Papa John's



RANKIN AVE

RANKIN AVE

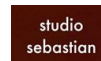
DICKENS AVE



UNIVERSITY PARK

MILTON AVE

HURSEY AVE

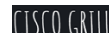


HILLCREST AVE

UNIVERSITY PARK

ROSEDALE AVE

ROSEDALE AVE



DANIEL AVE

HAYNIE AVE



SMU

Adjacent Structured Parking

90,000 SF Office

Restaurant B & Patio
6,001 SF

Restaurant A & Patio
2,824 SF

Retail B

Retail A
6,395 SF (divisible)

Plains Capital Bank

Daniel Avenue



	Retail / Service
	Restaurant

DANIEL AVE



RETAIL A
6,395 SF

PATIO
1113 SF

RETAIL B
3,289 SF

LOBBY



RETAIL E
1,836 SF

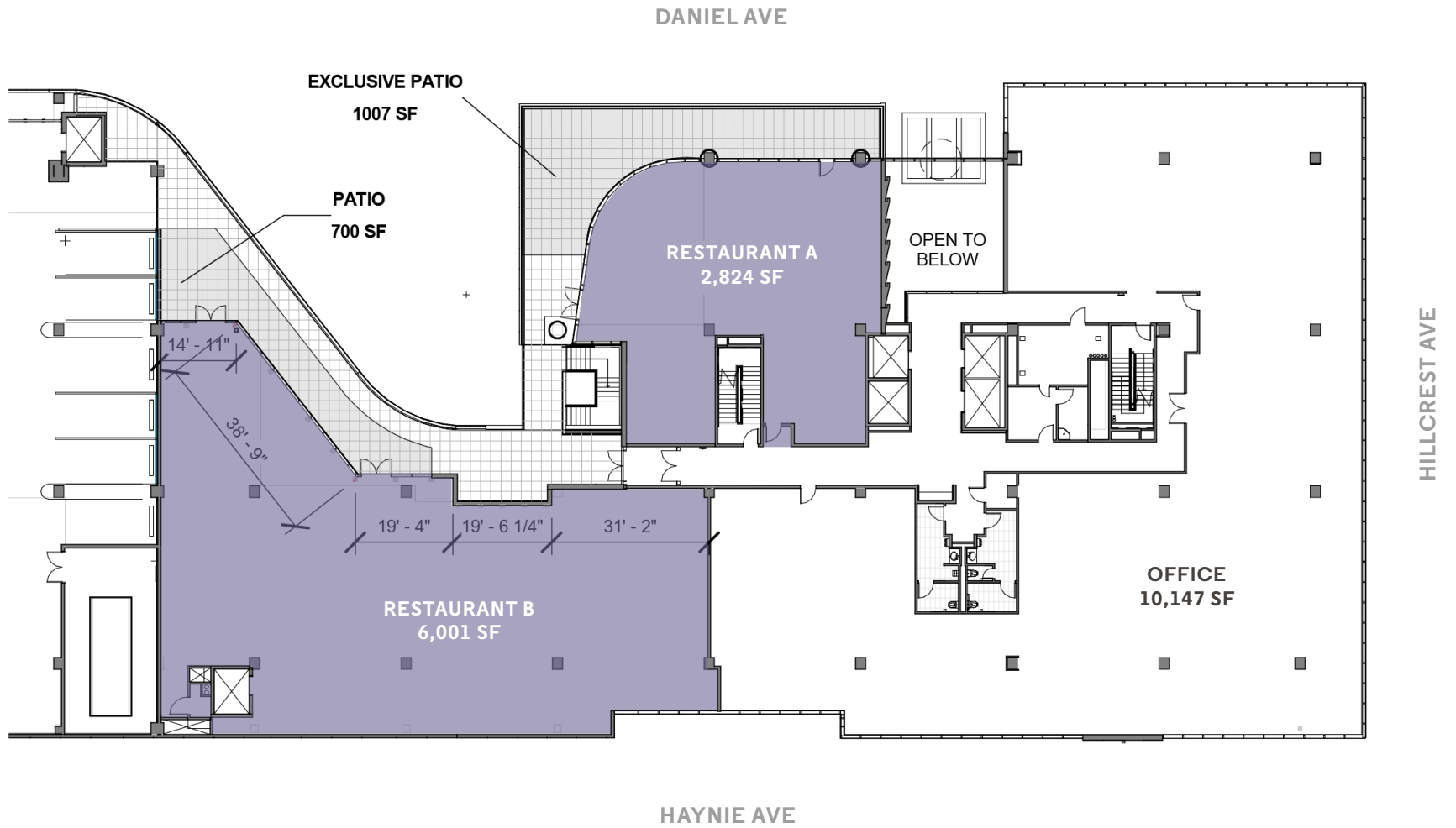
RETAIL D
2,601 SF

HILLCREST AVE

HAYNIE AVE

Site Plan - Level 1

 Retail / Service
 Restaurant



Site Plan - Level 2

Hilltop PLAZA

For Retail & Restaurant Leasing Information:



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A Development By:

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