

# Real Estate - Retail

The Dallas-Fort Worth retail real estate market ended the year with 91.7 percent occupancy despite the economic downturn in 2020, the eighth consecutive year of occupancy above 90 percent. 1.7 million square feet of new construction was added in 2020, down only slightly from 1.8 million in 2019. Most of this activity is concentrated in the northern suburbs with North Central Dallas and Far North Dallas accounting for 45 percent of new construction.

## 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.

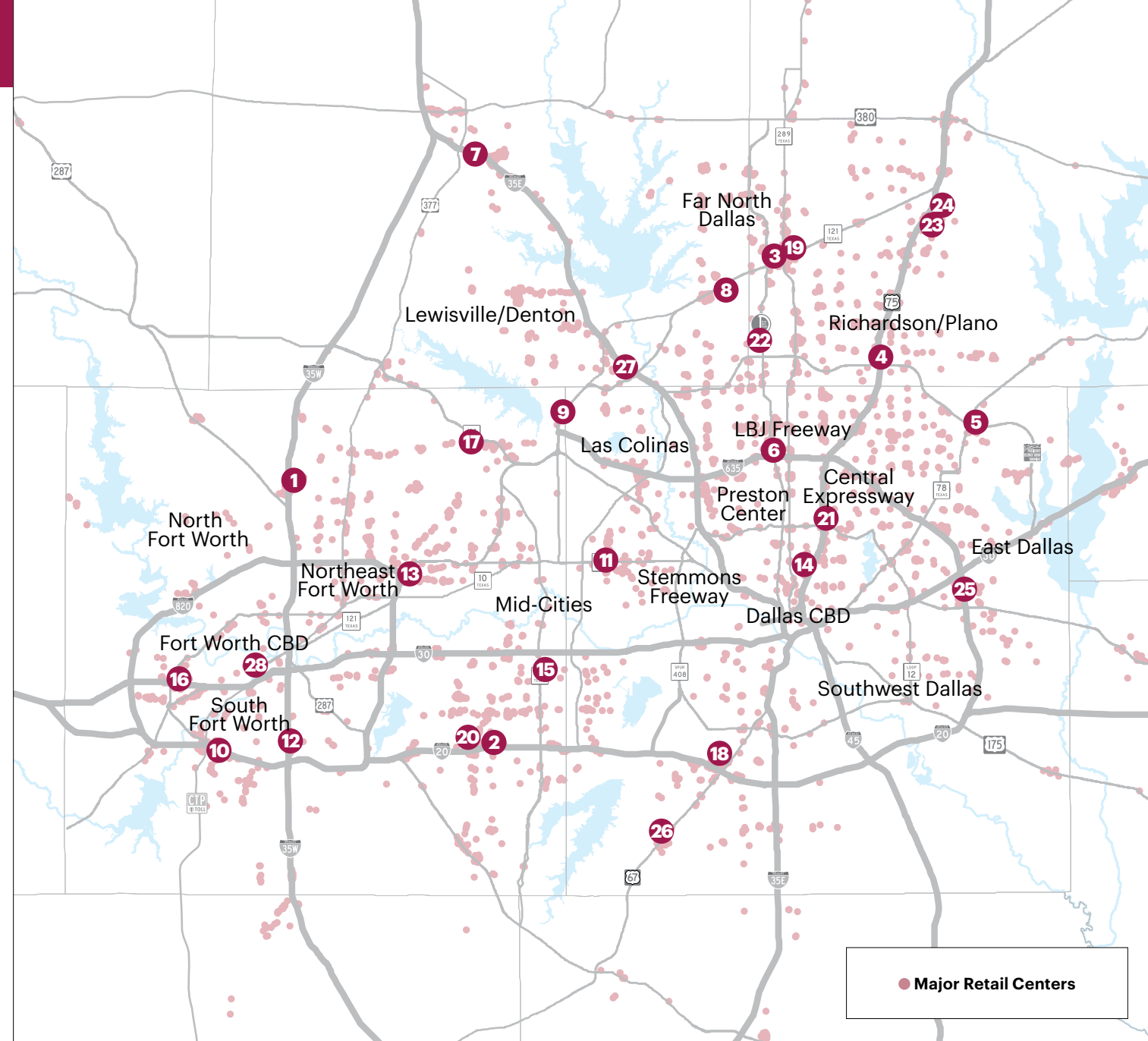
## DFW Retail Centers: Opportunities at Every Intersection

### Largest Retail Centers

<b>1</b> Alliance Town Center	<b>15</b> Plaza Central
<b>2</b> Arlington Highlands	<b>16</b> Ridgmar Mall
<b>3</b> Centre at Preston Ridge	<b>17</b> Southlake Town Square
<b>4</b> Collin Creek Mall	<b>18</b> Southwest Center Mall
<b>5</b> Firewheel Town Center	<b>19</b> Stonebriar Centre
<b>6</b> Galleria	<b>20</b> The Parks At Arlington
<b>7</b> Golden Triangle Mall	<b>21</b> The Shops At Park Lane
<b>8</b> Grandscape	<b>22</b> The Shops At Willow Bend
<b>9</b> Grapevine Mills Mall	<b>23</b> The Villages At Allen
<b>10</b> Hulen Mall	<b>24</b> The Villages At Fairview
<b>11</b> Irving Mall	<b>25</b> Town East Mall
<b>12</b> La Gran Plaza	<b>26</b> Uptown Village at Cedar Hill
<b>13</b> Northeast Mall	<b>27</b> Vista Ridge Mall
<b>14</b> NorthPark Center	<b>28</b> West 7th - Fort Worth

### National Retail Federation Top Retailers in Dallas-Fort Worth

Rank	Company	Headquarters	2019 US Retail Sales (\$B)	Number of Stores
<b>25</b>	<b>7-Eleven</b>	Irving	\$18.66	9,046
<b>31</b>	<b>AT&amp;T Wireless</b>	Dallas	\$15.73	2,200
<b>45</b>	<b>J.C. Penney Co.</b>	Plano	\$10.65	840
<b>61</b>	<b>Army &amp; Air Force Exchange</b>	Dallas	\$7.64	896
<b>90</b>	<b>Exxon Mobil Corporation</b>	Irving	\$4.84	3,340
<b>91</b>	<b>Michaels Stores</b>	Irving	\$4.71	1,140
<b>93</b>	<b>Neiman Marcus</b>	Dallas	\$4.54	67
<b>97</b>	<b>GameStop</b>	Grapevine	\$4.22	3,642



### Market View

Market	Net Rentable Area SF	Vacant SF	Total Occupancy Rate	Retail Asking NNN Rent (\$/SF)
<b>Central Dallas</b>	14,187,705	425,631	97.0%	\$24.72
<b>East Dallas Outlying</b>	3,691,312	147,652	96.0%	\$22.07
<b>Far North Dallas</b>	56,514,442	4,238,583	92.5%	\$20.42
<b>Near North Dallas</b>	21,108,142	1,329,813	93.7%	\$25.41
<b>North Central Dallas</b>	35,916,635	2,909,247	91.9%	\$25.06
<b>Southeast Dallas</b>	13,850,524	789,480	94.3%	\$16.87
<b>Southwest Dallas</b>	18,327,891	1,356,264	92.6%	\$15.43
<b>West Dallas</b>	33,963,488	2,479,335	92.7%	\$17.71
<b>Central Fort Worth</b>	25,086,094	2,006,888	92.0%	\$16.94
<b>Mid-Cities</b>	<b>53,571,117</b>	<b>3,374,980</b>	93.7%	\$20.46
<b>Suburban Fort Worth</b>	<b>26,117,613</b>	<b>1,984,939</b>	92.4%	\$19.07
<b>Market Totals</b>	<b>302,334,963</b>	<b>21,768,117</b>	<b>92.8%</b>	<b>\$20.20</b>

Source: CBRE