



Vista Ridge Mall

LEWISVILLE, TEXAS



Vista Ridge Mall

LEWISVILLE, TEXAS

LOCATION, LOCATION, LOCATION

- Conveniently located on I-35 – less than 10 minutes from Dallas/Fort Worth International Airport.
- Located only 15 miles from Texas' first NASCAR race facility, a multi-billion dollar complex that draws millions of fans annually.
- Adjacent to the new Hilton Garden Inn/Lewisville Convention Center.

YOUNG, AFFLUENT, AND GROWING MARKET

- Trade area population growth rate is over three times the national average.
- Nearly 42,000 new households (+14.3%) will be added to the trade area between 2006 and 2011.
- Trade area average family household income is \$105,992 and \$117,405 within a 3-mile radius of the mall.
- Forty-three percent (43%) earn over \$75,000 and 29% earn over \$100,000.
- Forty-one percent (41%) are college graduates and 12% hold post-graduate degrees.
- Households within the trade area with children—35%.

OUR CUSTOMERS LIKE TO SHOP

- 17 million visits per year.
- Shoppers average annual mall expenditure of \$1,800.
- Exciting line-up of specialty stores including Ann Taylor Loft, Aveda, Aeropostale, Gap, Bath & Body Works Flagship store, Origins, Hollister Co., Club Libby Lu, and Brookstone.

POPULAR AMENITIES

- Children's soft play area featuring over 1,300 square feet of fun for kids.
- State-of-the-art Family Restrooms including a private Nursing Room and a Family Lounge.
- 11-unit food court with seating for 544.
- Soft seating areas located throughout the mall.
- New 15-screen Cinemark theater opened Fall 2006.



MALL INFORMATION

LOCATION

Location I-35E and FM3040 / Round Grove Rd.

MARKET

Dallas

DESCRIPTION

Two-level, enclosed, super-regional

ANCHORS

Dillard's, JCPenney, Macy's, Sears, and Cinemark 15

TOTAL RETAIL SQUARE FOOTAGE 1,105,334

PARKING SPACES 6,300

OPENED 1989

EXPANDED 1991, 2006

PERIPHERAL LAND USE

Hotels, restaurants, retail

TRADE AREA PROFILE

2007 POPULATION 769,529

2012 PROJECTED POPULATION 871,260

2007 HOUSEHOLDS 299,659

2012 PROJECTED HOUSEHOLDS 338,291

2007 MEDIAN AGE 32.9

2007 AVERAGE HH INCOME \$86,658

2012 PROJECTED AVERAGE HH INCOME \$94,064

5-MILE RADIUS PROFILE

2007 POPULATION 197,605

2012 PROJECTED POPULATION 218,819

2007 HOUSEHOLDS 73,666

2012 PROJECTED HOUSEHOLDS 81,322

2007 MEDIAN AGE 32.3

2007 AVERAGE HH INCOME \$91,465

2012 PROJECTED AVERAGE HH INCOME \$98,269

DAYTIME EMPLOYMENT

3-MILE RADIUS 37,757

5-MILE RADIUS 95,311

SOURCE: CLARITAS, INC.