



THE SHOPS AT PARK LANE



THE SHOPS AT PARK LANE

665,327 SF of highly sought-after real estate located in Dallas' premier retail and mixed-use destination across from NorthPark Center, complemented by adjacent Class A multifamily and office properties.

THE SHOPS AT PARK LANE •



Powerhouse Shopping Destination

Across from NorthPark Center visible to over 261,000 VPD



Grocery-Anchored Retail

Outperforms Competitive Set

Ranked in the Top 6% of Most-Trafficked Shopping Centers in the United States



Placer.ai

Nation-Leading Population Growth

DFW is projected to grow four times as fast as the U.S. between 2023-2027

High-Performing Credit Tenancy



S&P: AA-*



S&P: BB+*



S&P: B



S&P: A*



bloomingdales

S&P: BB+*

*Credit rating based on parent company

Demonstrated Leasing Momentum

Over 76K SF of New Leasing Activity in the Past 12 Months



Live, Work, Play District

565K SF

Retail

462K SF

Office
(362K NAP)

571 Units

Multifamily
(NAP)

INVESTMENT HIGHLIGHTS

Strong
3.91% CAGR

Highly Curated
Retail Tenant Roster

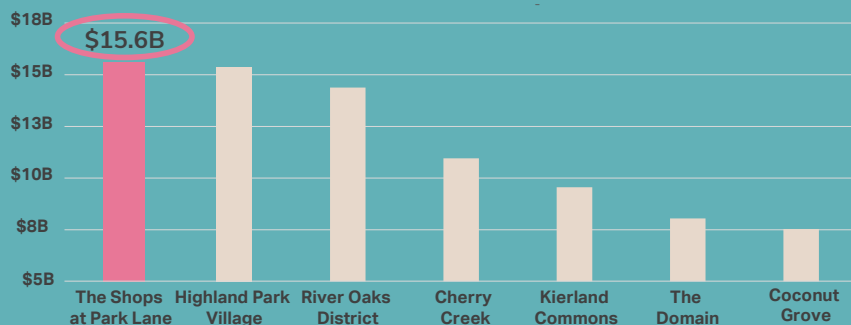
100% Leased
Office Component

Value-Add &
Mark-to-Market Opportunities

Hyper-Core
Mixed-Use Location

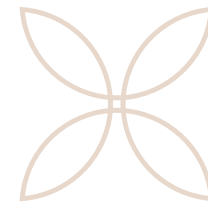
Affluent Trade Area

CONSUMER SPENDING POWER WITHIN A 10-MINUTE DRIVE



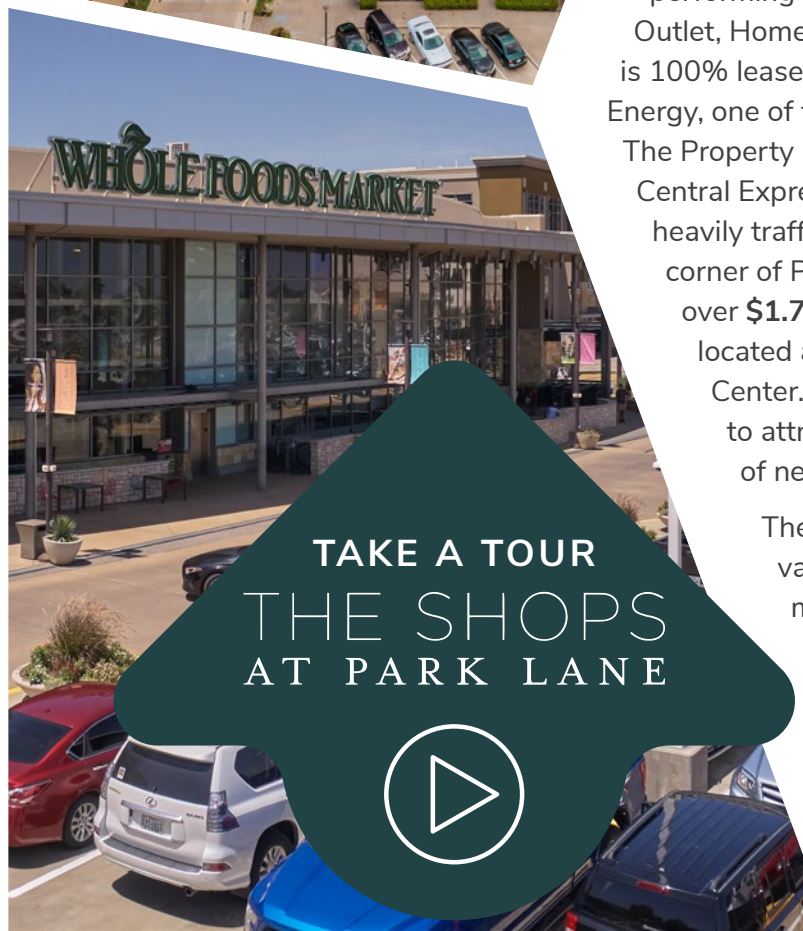


DALLAS' PREMIER SHOPPING DESTINATION



Jones Lang LaSalle (“JLL”) is pleased to extend the opportunity to acquire The Shops at Park Lane (the “Property,” “Asset,” or “Offering”), an iconic, mixed-use asset consisting of 564,882 SF of powerhouse, Whole-Foods-anchored retail and 100,445 SF of Class A office space. The retail tenant roster boasts established, high-performing brands, including Nordstrom Rack, Bloomingdale’s Outlet, HomeGoods, and American Girl. The office component is 100% leased as the headquarters for credit tenant Kosmos Energy, one of the largest oil and gas companies in the country. The Property is located in the heart of Dallas along the North Central Expressway (U.S. Highway 75), one of Dallas’ most heavily trafficked retail nodes visible to 261,000 VPD. The corner of Park Lane and North Central Expressway produces over **\$1.7 Billion** in annual commerce, with the Property located adjacent to the nationally recognized NorthPark Center. The Shops at Park Lane’s core location continues to attract tenants and retailers alike, with over 76K SF of new leasing activity within the past 12 months.

The Offering delivers robust in-place cash flow with value enhancement via lease-up and mark-to-market opportunities, providing investors a 10-year CAGR of 3.91%. The Shops at Park Lane is a generational opportunity for investors to acquire irreplaceable real estate within Dallas’ coveted mixed-use district surrounded by the strongest demographics in the Metroplex.



TAKE A TOUR
THE SHOPS
AT PARK LANE



SENSATIONAL SURROUNDING DEMOGRAPHICS

(within a 10-minute drive)



\$772,199
Average Home Value



\$145,046
Average Household Income



107,488
Total Households



13.98%
Population Growth vs. 2010



325,208
Daytime Population



M STREETS
35,572 PEOPLE
\$730,000 AVG. HOME VALUE

LAKWOOD
34,074 PEOPLE
\$1.0 MILLION AVG. HOME VALUE

THE ASH
402 Units
\$2,279 Avg. Rent

THE VILLAGE
Class A Living Community
with 7K Units and 11K+ Residents

JM James McKenzie WILLS | TRUSTS | LPAs
MERIDIAN
DREY HOTEL
the Sandy Pickle
COUNTRY CLUB

8750 NORTH



RETAIL

NEIGHBORHOOD

MULTIFAMILY

OFFICE

DOWNTOWN DALLAS
7 MINUTE DRIVE



SMU | FOUNDED IN 1911
12,000+ STUDENTS
TOP 20% OF NATIONAL UNIVERSITIES
(U.S. NEWS 2024)

HIGHLAND PARK
8,862 PEOPLE
\$3.8 MILLION AVG. HOME VALUE

EASTLINE RESIDENCES
328 Units
\$2,957 Avg. Rent

NCX

THE CARUTH
336 Units
\$2,914 Avg. Rent

UNIVERSITY PARK
23,992 PEOPLE
\$2.0 MILLION AVG. HOME VALUE

PRESTON CENTER
HILLSTONE
TARGET. Hilton
el Bracco

ONE LINCOLN PARK

261,000 VPD

58,000 VPD



NORTHWEST HIGHWAY

BANDERA AT PRESTON HOLLOW
95 Units
\$5,554 Avg. Rent

NORTHPARK CENTER
TOP-RANKED MALL IN THE NATION WITH OVER \$1 BILLION IN ANNUAL COMMERCE

28,000 VPD

CENTRAL EXPRESSWAY

DART

PARK LANE

COSTCO WHOLESALE

THE SHOPS AT PARK LANE

THE HEIGHTS AT PARK LANE
325 Units
\$2,767 Avg. Rent

BEST BUY PLAZA
BEST BUY DICK'S SPORTING GOODS
Total Wine & MORE
GOLF GALAXY

GALLERIES AT PARK LANE
246 Units
\$1,977 Avg. Rent

STRONG MIXED-USE SYNERGIES AT THE SHOPS AT PARK LANE



LIVE

Residents of Galleries at Park Lane and The Heights at Park Lane benefit from luxury living spaces and amenities located in a vibrant, mixed-use district within the heart of Dallas.

WORK

The Property's walkable, mixed-use environment coupled with its irreplaceable location within Dallas' urban core and affluent neighborhoods allow companies to effortlessly recruit, attract, and retain top talent.

Wake Up

Work



Start your morning with a workout at Studio 6 Fitness



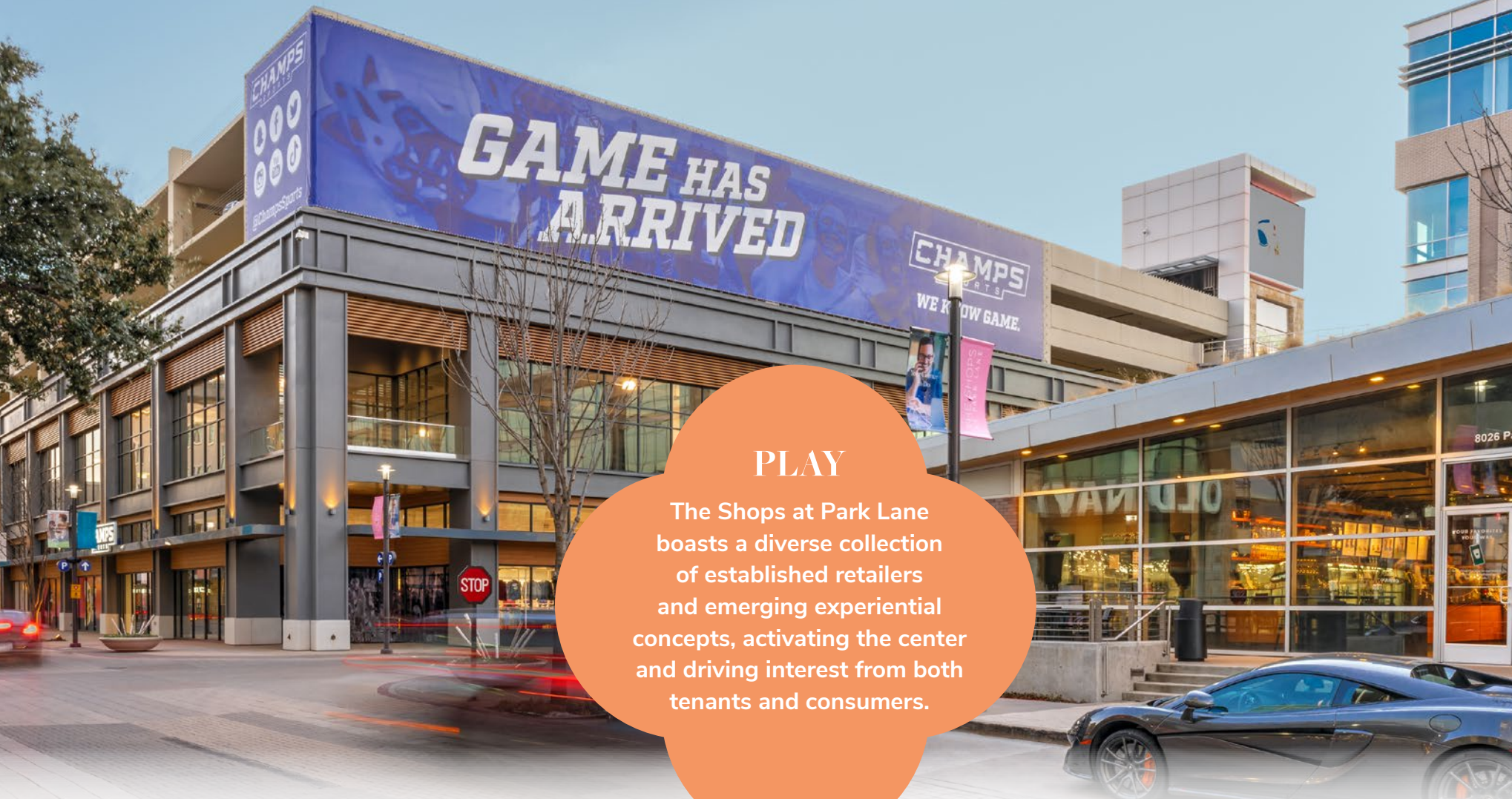
Enjoy an espresso from Starbucks



Clock in for work at the office



Grab a bite to eat at CAVA and relax in the park



PLAY

The Shops at Park Lane boasts a diverse collection of established retailers and emerging experiential concepts, activating the center and driving interest from both tenants and consumers.

→ Shop



Stroll through The Shops at Park Lane, stopping at HomeGoods, Nordstrom Rack, Bloomingdale's Outlet, and Ulta



Stop by Whole Foods to pick up groceries for the week



Grab a pie and drinks with friends at Grimaldi's



Continue your night at Bowl & Barrel before going home to Galleries or The Heights at Park Lane

→ Dine & Play

TENANT MIGRATION TO THE SHOPS AT PARK LANE

THE SHOPS AT PARK LANE •

GALLERIA DALLAS
MANGO
AMERICAN EAGLE OUTFITTERS
GAP

The Shops at Park Lane's irreplaceable location and competitive retail rents attracts tenants from neighboring assets, including NorthPark Center and Galleria Dallas.

American Girl

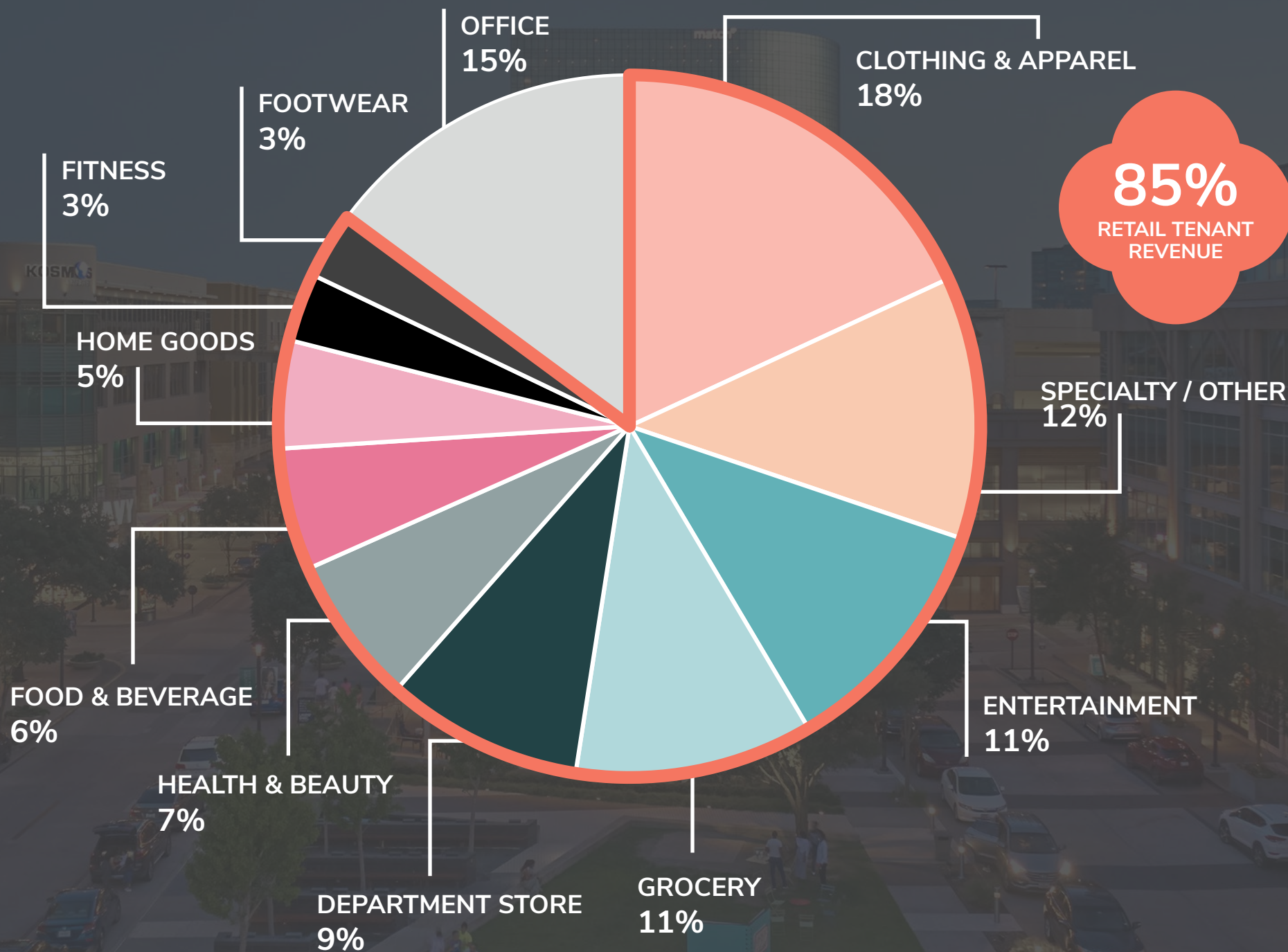
THE SHOPS
AT PARK LANE

NORTH PARK CENTER
BANANA REPUBLIC
NIKE
LEGO

H&M
ANN TAYLOR
LOFT

KNOX STREET
Crate&Barrel
POTTERY BARN
ANTHROPOLOGIE

DIVERSIFIED TENANT REVENUE STREAM



ANCHORS

A WELL-MIXED ASSEMBLAGE INCLUDING A PREMIUM GROCER, NATIONAL BRANDS, AND BIG BOX USERS.

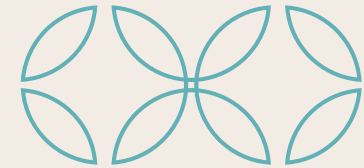


THE SHOPS AT PARK LANE •





RESTAURANTS & SHOPS



A CURATED BLEND OF FAST-CASUAL AND UPSCALE FOOD DESTINATIONS WITH A THRIVING ASSORTMENT OF DYNAMIC RETAILERS.

CAVA

 **CHIPOTLE**



dyson

J.CREW
FACTORY

GRIMALDI'S
COAL BRICK-OVEN PIZZERIA

TAMAKI NORI

BANH SHOP
ASIAN STREET FOOD

DAISO

ANNTAYLOR
LOFT

studió
PILATES • BARRE • YOGA

VITALIFE
WELLNESS + AESTHETICS

Vie | NAIL
BAR


Eat • Drink • Be Happy

HIGH-PERFORMING ASSET WITH VALUE ENHANCEMENT OPPORTUNITIES



THE SHOPS AT PARK LANE IS A RARE OPPORTUNITY TO ACQUIRE A WHOLE-FOODS-GROCERY-ANCHORED ASSET WITH SECURE IN-PLACE CASH FLOW COUPLED WITH SIGNIFICANT UPSIDE OPPORTUNITIES.

Lease-up Opportunities

38,855 SF of available, ready-to-lease space provides instant value enhancement opportunities.

Mark-to-Market Potential

Average in-place rents at below market rates allows for immediate upside.

Further Curation of Tenant Mix

Staggered rollover opens opportunities to continue to enhance the rent roll through new innovative dining and pioneering retailers.

Strong Big Box Demand

Strength of infill location and production of in-place tenants drives significant interest from a variety of users.

Placemaking Opportunities

Opportunity to make cosmetic upgrades to common areas and fountains will help to further activate the center and increase dwell time.



PARK LANE

GREENVILLE AVENUE

OVER 76K SF OF NEW LEASING ACTIVITY

Bar Louie
49% BELOW MARKET RENT

LANDS' END
24% BELOW MARKET RENT

FOREVER 21
112% BELOW MARKET RENT

HomeGoods
#1 LOCATION IN DFW

OLD NAVY
T-12 SALES PSF 16% ABOVE NATIONAL AVG.

J.CREW FACTORY
T-12 SALES PSF 36% ABOVE NATIONAL AVG.

Vacant
Leased
LOI / Lease in Negotiation

E110 Fusion Academy 7,676 SF
E130 Vacant 3,465 SF
E125 Vacant 1,923 SF
E155 Dental Loft Dallas 2,040 SF
E160 Vacant 1,840 SF
E165 Vitaliv 2,465 SF

B145 Bowl & Barrel 14,121 SF
B141 Vacant 879 SF
B135 Dallas Panic Room 3,775 SF
B130 Vacant 5,669 SF
B125/126 Dogtopia 4,643 SF
B116 Tamaki Nori 1,628 SF
B120 Spectrum 3,958 SF

B108 Vacant 1,883 SF
B110 LaserAway 1,671 SF
B105 Grimaldi's 3,445 SF
B118 Banh Shop 1,953 SF
B113 Vie Nail Bar 2,157 SF
8026 Starbucks 2,455 SF

100-8018 CAVA 2,730 SF
110-8018 Vacant 640 SF
105-8018 Chipotle 2,188 SF
A100 DXL 9,059 SF
A110 Soleplier 1,515 SF
A115 Visionworks 4,075 SF
A120B Vacant 2,507 SF
A120A Dyson 2,850 SF
A135 Roma Provisions 2,045 SF
A140 J. Crew Factory 7,000 SF

CX305 AAA 4,311 SF
CX330 Ulta 10,359 SF
CX130 DSW 18,859 SF
C310 Bar Louie 7,332 SF
C110 Forever 21 19,603 SF
C124 Old Navy 23,326 SF
C342 Torrid 3,091 SF
C347 LOFT 5,476 SF
C345 Carter's 4,304 SF
C343 Studio Six 2,748 SF
C350 Lands' End 7,500 SF
C351 Whole Foods 73,768 SF
C349 T-Mobile 3,387 SF
C346 Vacant 1,000 SF
CX130 DSW 18,859 SF
C110 Forever 21 19,603 SF
C124 Old Navy 23,326 SF
C140 Bloomingdale's Outlet 24,034 SF
C150 Aveda Institute 22,958 SF
C160 HomeGoods 32,696 SF
C156 Vacant 6,773 SF
C154 Vacant 2,138 SF

D105A Champs 11,434 SF
D105B H&M 21,764 SF
8040 Sak's Off 5th Avenue 29,581 SF
D140 Vacant 10,138 SF
8050 Nordstrom Rack 36,103 SF
D280 American Girl 14,720 SF
D205 Prospective Tenant 39,160 SF



NORTH CENTRAL EXPRESSWAY



THE OFFERING

8176 PARK LANE (KOSMOS)

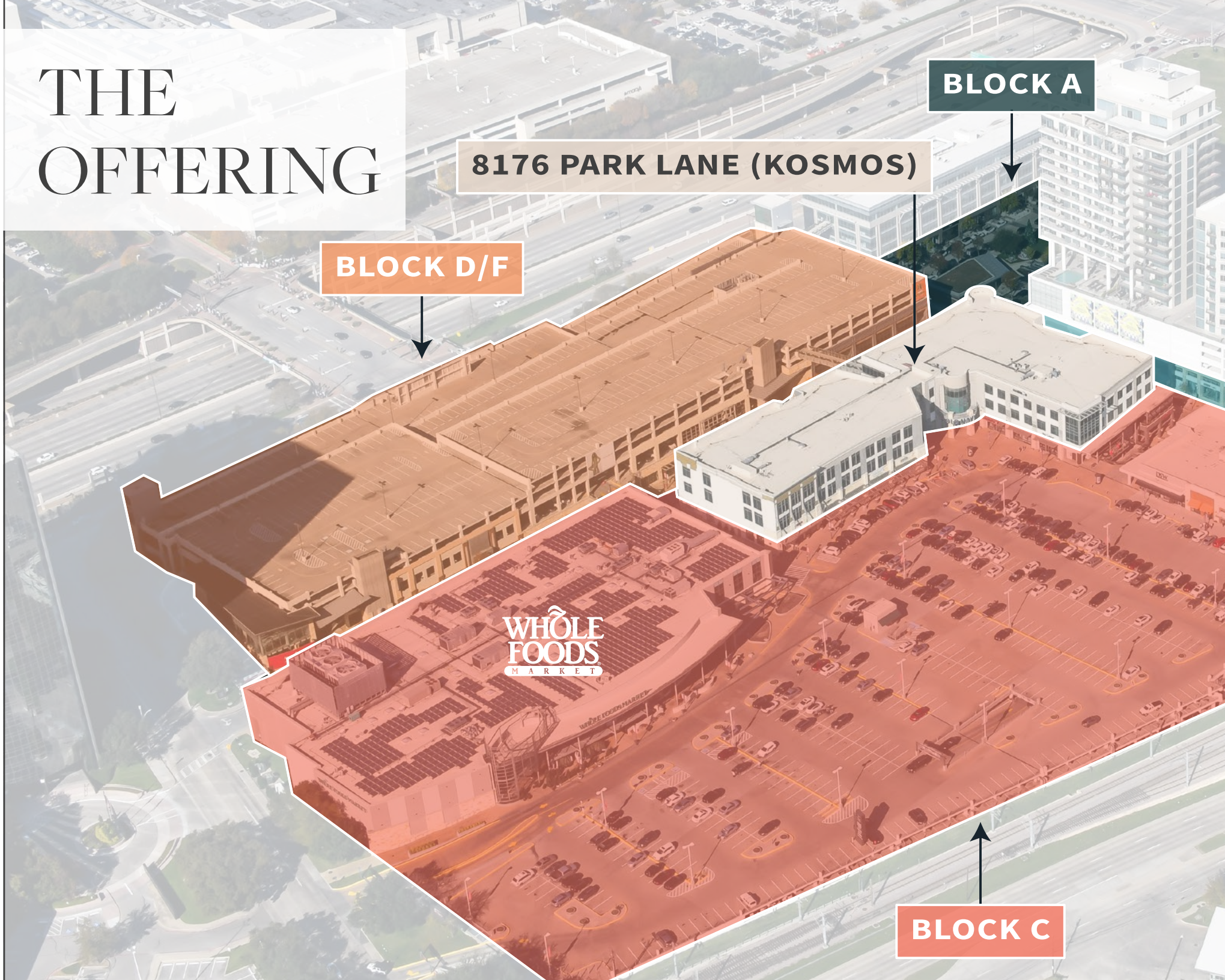
BLOCK A

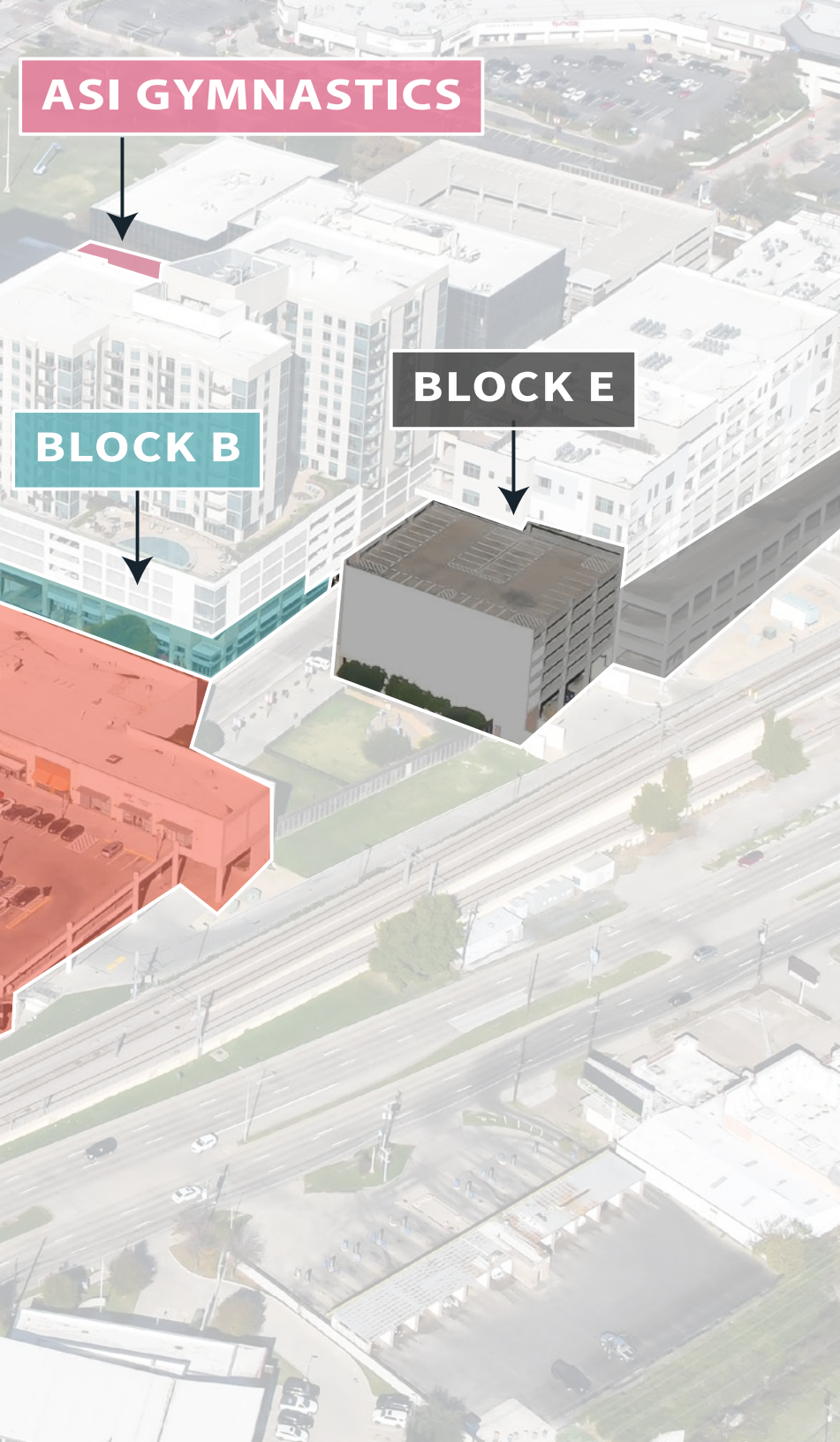
BLOCK D/F

WHOLE FOODS MARKET

BLOCK C

THE SHOPS AT PARK LANE •





THE OFFERING

Address

8080 Park Lane, Dallas, TX 75231

Square Footage

RETAIL: 564,882 SF | OFFICE: 100,445 SF | TOTAL: 665,327 SF

Occupancy

RETAIL: 93% | OFFICE: 100% | TOTAL: 94%

WALT

RETAIL: 5.2 Years | OFFICE: 5.6 Years | **TOTAL: 5.3 Years**

COMPONENT DETAILS

	SF	Occupancy	Year Built
⦿ Block A	37,064	92%	2015
⦿ Block B	45,782	82%	2009
⦿ Block C	282,531	96%	2009
⦿ Block D/F	162,900	94%	2009
⦿ Block E	19,409	63%	2009
⦿ ASI Gymnastics	17,196	100%	1974
⦿ 8176 Park Lane (Kosmos)	100,445	100%	2009
Total / Avg.	665,327	94%	2008

PARKING SUMMARY

	Total Spaces
Block A	100
Block C	1,286
Block D/F	1,124
Block E	322
Street Parking	125
Total	2,957

THE SHOPS AT PARK LANE

TRANSACTION TEAM

BARRY BROWN
Senior Managing Director
barry.brown@jll.com
469.232.1968

CHRIS GERARD
Senior Managing Director
chris.gerard@jll.com
214.293.8698

ERIN LAZARUS
Director
erin.lazarus@jll.com
469.232.1947

FINANCING

JIM CURTIN
Senior Managing Director
jim.curtin@jll.com
469.221.7781

KRISTI LEONARD
Director
kristi.leonard@jll.com
469.232.1996

ANALYTICAL SUPPORT

MEGAN BABOVEC
Analyst
megan.babovec@jll.com
972.975.7929

BEN POLLACK
Analyst
ben.pollack@jll.com
214.934.3152



2401 Cedar Springs, Suite 100
Dallas, TX 75201
214.265.0880 (phone)

DISCLAIMER

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the [property] [properties] to market [it] [them] for [sale] [lease]. Information concerning the [property] [properties] described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based on or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2024. Jones Lang LaSalle IP, Inc. All rights reserved.