

*Retail Opportunities*

# PARK VILLAGE

*— Southlake —*



**CBRE**

1065 EAST SOUTHLAKE BOULEVARD,  
SOUTHLAKE, TEXAS 76092

# Southlake's Premier Shopping Destination

Located in the heart of Southlake's tight-knit community, at one of the most affluent intersections in the state, Park Village is a premium shopping destination offering a fresh, modern mix of on-trend specialty shops and restaurants.

With over 185,000 square feet of top-notch shopping and dining, it provides authentic experiences and a southwest flair within a walkable, neighborhood atmosphere.

The center features an impactful merchandising mix of F&B, home, lifestyle, apparel, beauty, and service that draw in over 1.6 million visitors from the surrounding affluent communities, and all over the Metroplex.



**1.6**  
million

Visitors to Park Village every year



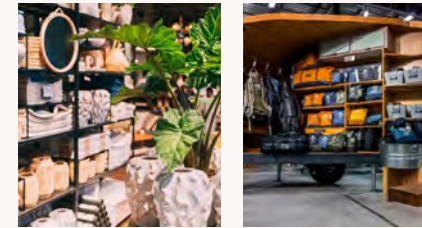
**LUSH**  
surroundings

with greenspace & terraces enhance walkability via Carroll Blvd



**AMPLE**  
parking

with convenient access to SH 114 via Carroll Blvd





## In the heart of a Dynamic Retail Corridor

Park Village is at the center of an expansive, highly affluent residential corridor centered just northwest of Dallas Fort Worth International Airport. Southlake and its surrounding communities have seen explosive growth over the last several decades and is home to some of the most affluent zip codes in the Metroplex.

### WITHIN FIVE MILES

128,468

Population

\$242,384

Avg Household Income

180,554

Daytime Population

\$630,319

Avg Home Value

\$398,973

Avg Household Income

within 1 mile

\$6.1B

Spending Power

within a 10-min drive

**+30 Million**

Annual Visitors to the Southlake Retail Node

### Notable Area Retailers

Central Market TESLA

west elm TRADER JOE'S WILLIAMS SONOMA

The Container Store

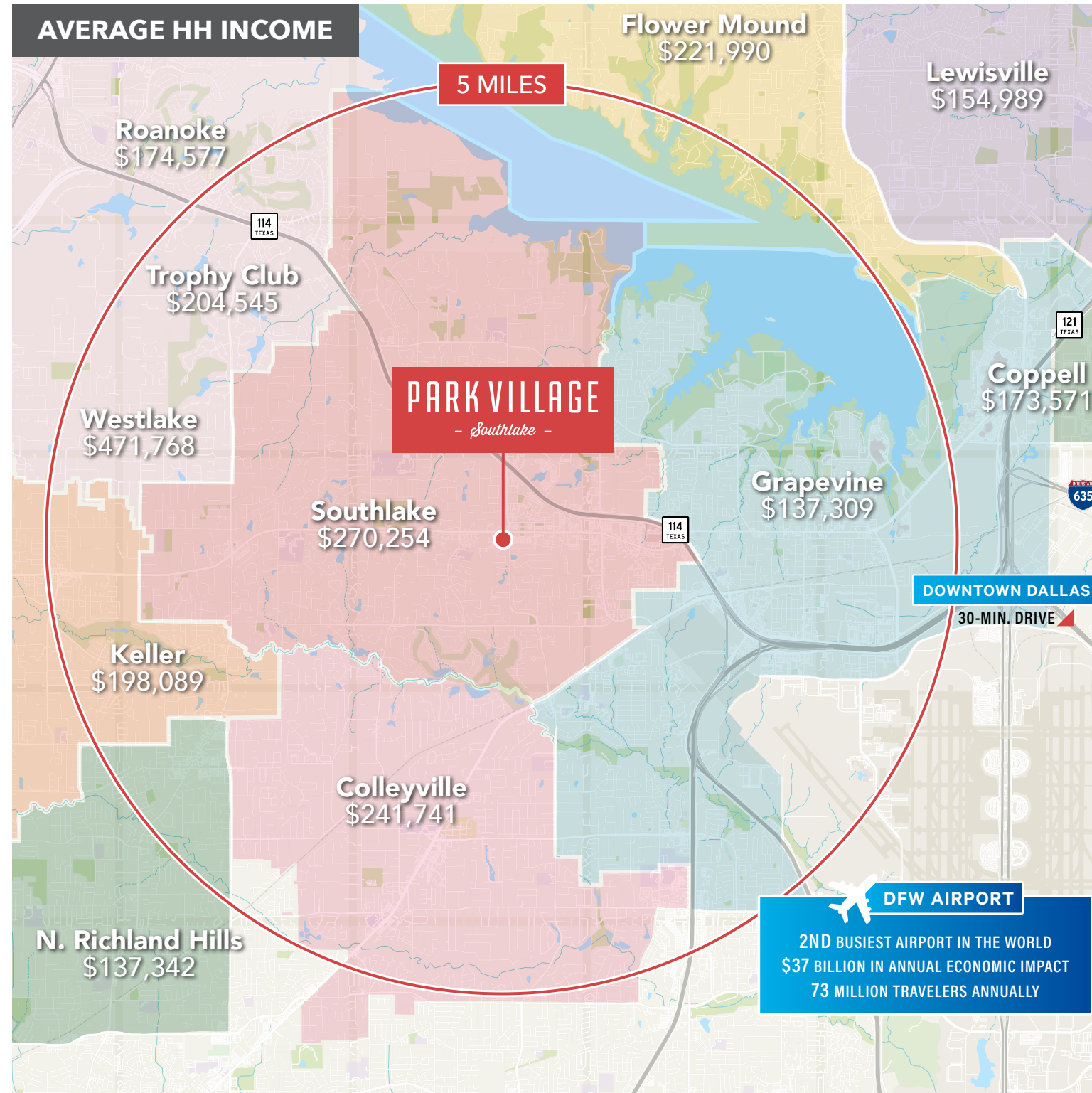
ANTHROPOLOGIE WEIR'S furniture

### Area Top Employers

Methodist SOUTHLAKE MEDICAL CENTER Ameritrade

Sabre charles SCHWAB

VARIOSYSTEMS®

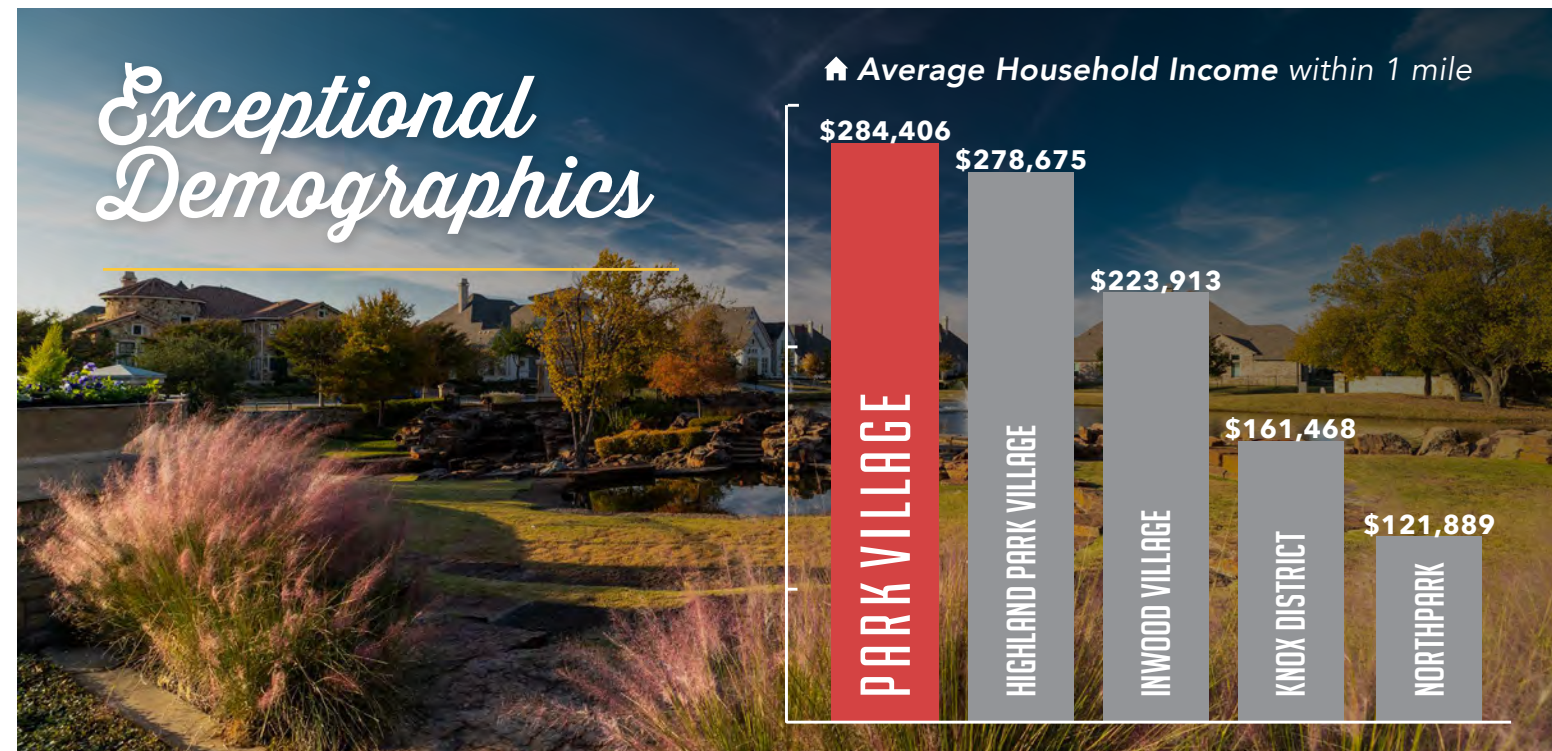


# AVAILABILITIES

1.6 Million  
Annual Visits



Suite	Tenant	SF
A1001	West Elm	11,500
A1001A	J Crew Factory	10,489
B1011	REI	22,398
C1021	Eye Trends	2,994
D100	Available	10,807
E1051	Michaels	20,805
E1061	Kirklands	11,590
F-120	Park Village Nails	6,137
F-140	Vitalyc Medspa	2,598
F2150	Sweet & Sassy	2,131
F2160A	Dallas Running Company	3,500
F2160B	Barry's Bootcamp	4,000
I-400	Available	4,500
I-410	Club Champions	3,285
I-420	The Vault DTX	1,768
J-430	Sweetgreen	2,800
J-450	PNC Bank	3,008
J-460	Engel & Volkers	1,941
K1121	Gloria's Restaurant	5,000
L1131	Hudson House	5,002
M-500	Spa Habitat	2,187
M-510	Intuit	2,298
M-530	Luna Grill	2,497
N-300	Taverna Rossa	4,300
N-320	Naturepedic	1,526
N-330	Cream & Crepes Cafe	814
N-340	Sur La Table	5,798
N-370	Playa Bowls	1,198
N-390	The Jane	2,069
O-200	Potbelly Sandwich Works	2,008
O-202	Booth Creek Wagyu	14,73
O-204	Cowboy Up Men's Salon	1,349
O-206	Available (Tenant Operating)	1,000
O-208	Cookie Society	1,216
O-210	The Joint Chiropractic	1,084
O-220	Malai Kitchen	2,737
O-240	Malai Kitchen	1,500
O-240A	Available	2,283
O-250	In Leases	4,000
O-260	Modern Market Farm Fresh Eatery	2,757
O-270	The Tox	1,277
O-280	Hydration Room	914
O-284	Blow Dry Bar	945
O-290	Lavender Square	2,012



## Excellent Tenants

Park Village offers a curated roster of impactful brands that draw traffic and establishes Park Village as a one-stop destination for the surrounding community.

HUDSON HOUSE

west elm

BARRY'S

Taverna ROSSA

Sur la table

DALLAS RUNNING COMPANY

sweetgreen

REI

GLORIA'S LATIN CUISINE

MALAI

MODERN market EATERY

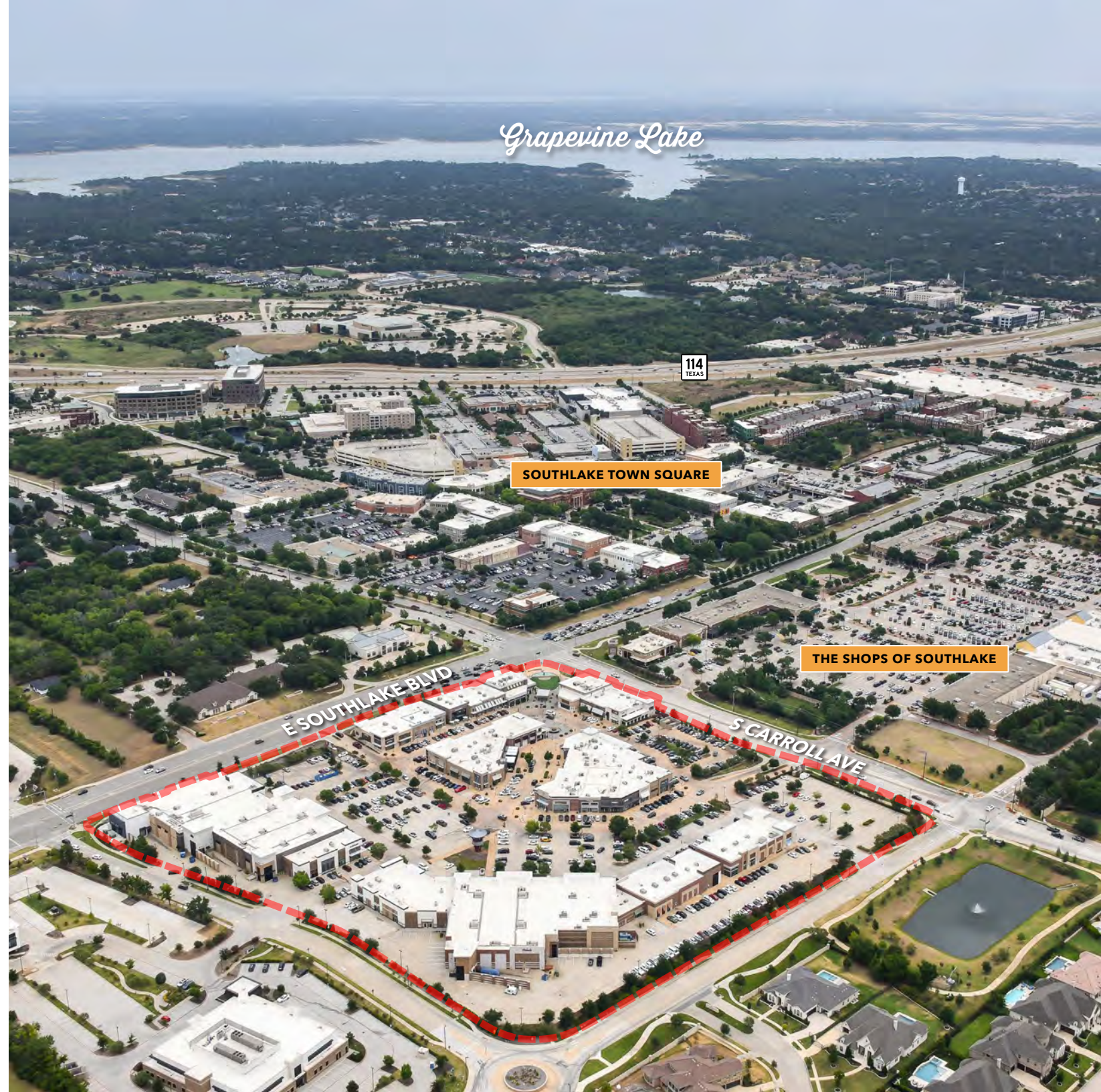
Michaels

THE JOINT chiropractic





**PARK VILLAGE**  
- Southlake -



*Grapevine Lake*

114  
TEXAS

**SOUTHLAKE TOWN SQUARE**

**THE SHOPS OF SOUTHLAKE**

**E SOUTHLAKE BLVD**

**S CARROLL AVE**

# PARK VILLAGE

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*For additional information, please contact:*

**JEFF KITTLESON**

214 252 1040  
jeff.kittleson@cbre.com

**ELIZABETH HERMAN FULTON**

214 252 1143  
elizabeth.herman@cbre.com

**MARISSA STAVE**

214 252 1037  
marissa.stave@cbre.com

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