



CASA LINDA

P L A Z A

1152 N Buckner Blvd, Dallas, TX 75218



ENRICH COMMUNITY

EDENS purpose is to enrich community through human engagement. We are the owner, developer and steward of a nationally leading portfolio of more than 100 open-air retail and mixed-use places in high-growth markets coast to coast.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time, reaching over 15 million people daily. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows – economically, socially, culturally and soulfully.

Our work is bigger than real estate; we are in the business of humanity.

\$7B IN REAL ESTATE ASSETS

\$9.4B IN AVG. BUYING POWER*

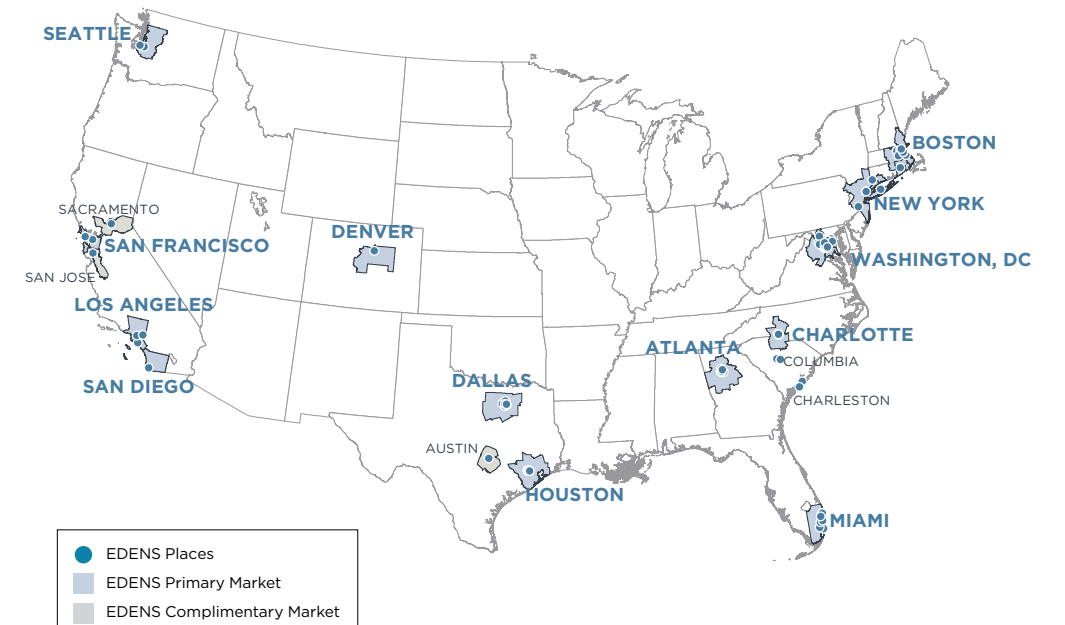
13 MAJOR MARKETS

100 COMMUNITY-FOCUSED PLACES

15M DAILY REACH AT OUR PLACES

215 TEAM MEMBERS

3 INSTITUTIONAL INVESTORS





Preston Royal, Dallas TX



Plaza in the Park, Houston TX



Uptown Park, Houston TX



Strawberry Village, San Francisco CA



CULTURE, CANVAS AND CONVERSATION

EDENS places are rich with stories – from our communities, from retailers and restaurateurs, from the artists who infuse our properties with life, color and originality, and from our own team.

We lead with our people, who create our culture. Places are the canvas in which we design and curate meaningful experiences. We engage through conversation: a compelling collection of visuals, words and creative intellect.



Union Market, Washington DC



WHITE ROCK LAKE, JULY 4TH, 1946

CASA LINDA PLAZA

With a rich history dating back to 1945, Casa Linda Plaza has long served as a central hub for East Dallas, offering a place for shopping, dining, and community engagement. Its unique aesthetic, thoughtful design, and locally-focused retail mix reflect the unique character of East Dallas—a tight-knit community deeply connected to its green spaces and neighbors. Casa Linda remains a vibrant space for connection, creativity, and celebration in the heart of East Dallas.



THE COMMUNITY

The Casa Linda neighborhood draws people with its proximity to White Rock Lake, easy access to downtown, spacious lots, mature trees, and charming homes. Residents say it's the strong sense of community that truly makes Casa Linda feel like home!



HIGHLAND MEADOWS NEIGHBORHOOD



HEART AND SOLE 5K FUN RUN AT WHITE ROCK LAKE



DALLAS, TEXAS



THE DALLAS ARBORETUM AND BOTANICAL GARDEN



FOUNTAIN AT CASA LINDA PLAZA



WHITE ROCK LAKE



WHITE ROCK LAKE

CASA LINDA PLAZA



BY THE NUMBERS



**+\$388K
PEOPLE**

live within a
5-mile radius



**9TH
LARGEST**

city in the US, with
+1.28 million residents



**\$118K
AVG HHI**

within a 3-mile radius, and
\$382K average home value



**22.5M
VISITORS**

to Dallas in 2021,
spending \$4.4B



**22 FORTUNE
500 COMPANIES**

reside within Dallas metro area



**\$5.7B
BUYING POWER**

in a 3-mile radius,
\$16.5B in a 5-mile radius



**100K
JOBS**

gained in Dallas metro
area in 2018, a 2.6% gain

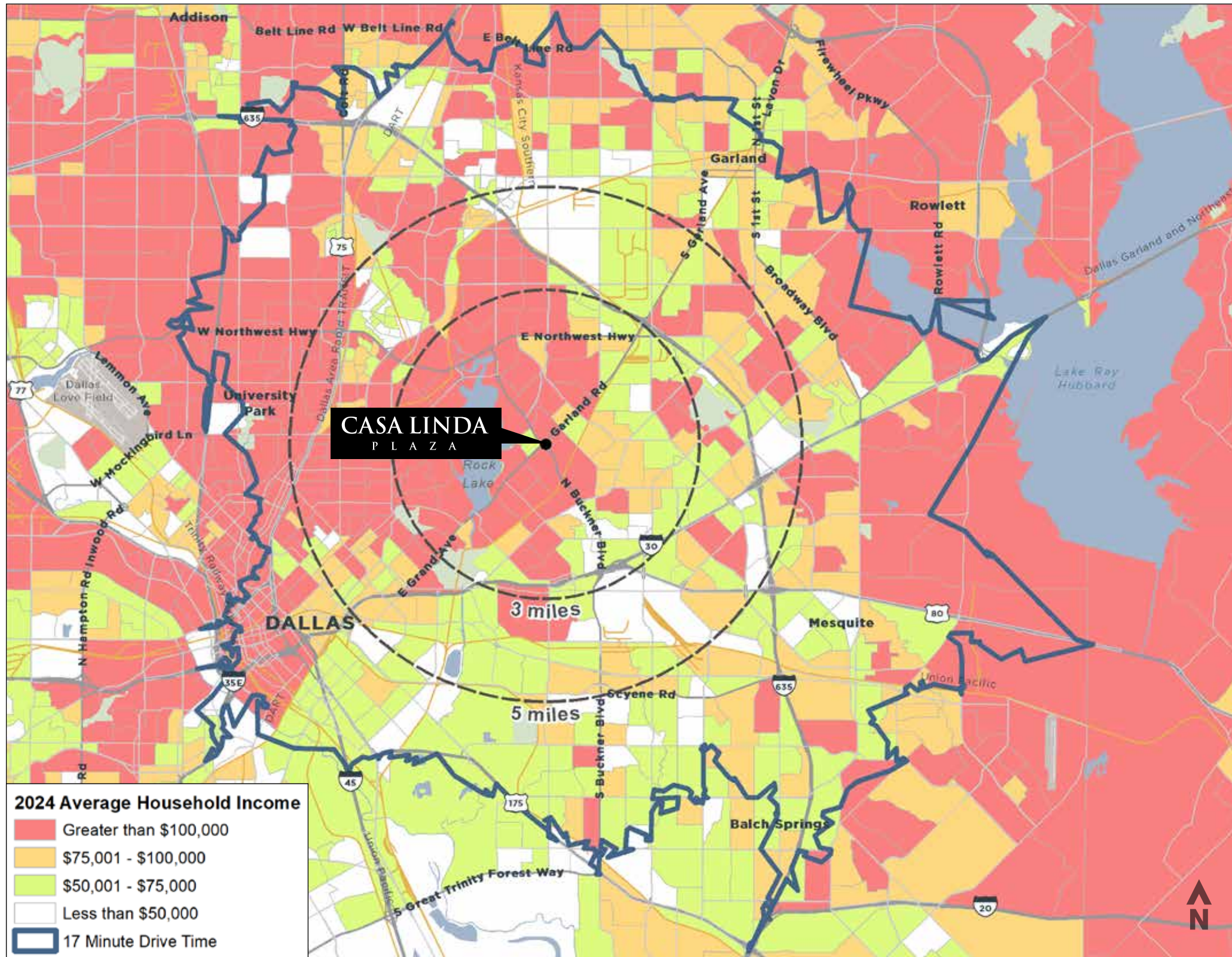


**56%
EDUCATED**

within a 1-mile radius and
22% have a graduate degree

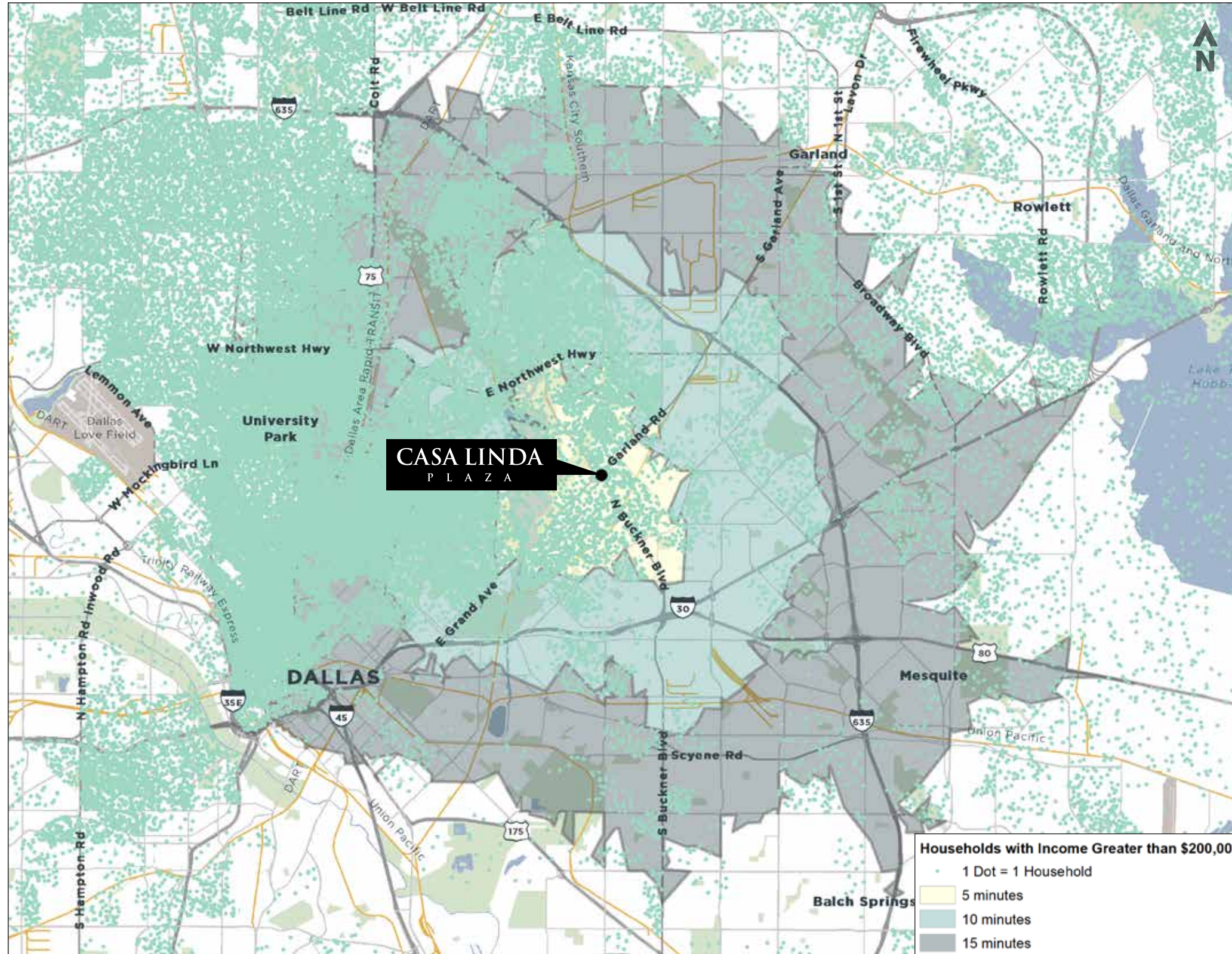


DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,652	127,211	390,409
Households	5,041	49,471	157,327
Daytime Pop.	9,944	98,115	369,993
Avg. HH Income	\$135,818	\$127,140	\$114,121
Buying Power	684M	6.2B	17.9B
Education Attn.	60%	43%	41%

DRIVE TIMES



DRIVE-TIMES	5-MIN	10-MIN	15-MIN
Population	28,386	167,794	490,554
Daytime Pop.	23,554	140,550	499,551
Avg. HH Income	\$142,330	\$132,848	\$112,856
Education Attn.	50.44%	43.37%	38.31%
Avg. Home Value	\$522,857	\$536,312	\$483,417

SHOPPERS



URBAN CHIC 36-45 YEARS

Well educated, more than 77% of residents hold a bachelor's degree or higher.

Employed in white collar occupations—in managerial, technical and legal positions.

Over 40% of households receive income from investments.

Environmentally-aware, residents actively recycle and maintain a “green” lifestyle.

Active in fitness — spinning, jogging, group fitness.



TOP-TIER 46-58 YEARS

Earn more than three times the US household income, prefer upscale salons, spas, and fitness centers, and shop at high-end retailers

Highly educated and successful: more than one in three residents has a postgraduate degree.

Interest in the fine arts; read to expand their knowledge and consider the Internet, radio, and newspapers as key media sources.

Schedules are packed with lunch dates, book club meetings, charity dinners, listening to classical and opera music, and visits to local art galleries.



METRO RENTERS 24-35 YEARS

Well-educated consumers, many currently enrolled in college.

Very interested in the fine arts and strive to be sophisticated; value education and creativity.

Willing to take risks and work long hours to get to the top of their profession.

Become well-informed before purchasing the newest technology.

Prefer environmentally safe products.

Socializing and social status very important.



IN STYLE 39-44 YEARS

College educated: 77% with some college education.

Connected and knowledgeable, they carry smartphones and use many of the features.

Attentive to price, they use coupons, especially mobile coupons.

Socializing and social status very important.

Married couples, primarily with no children

Homeownership average at 68%

Primarily single-family homes, in older neighborhoods

SITE PLAN



GARLAND RD.



LOSA DR.

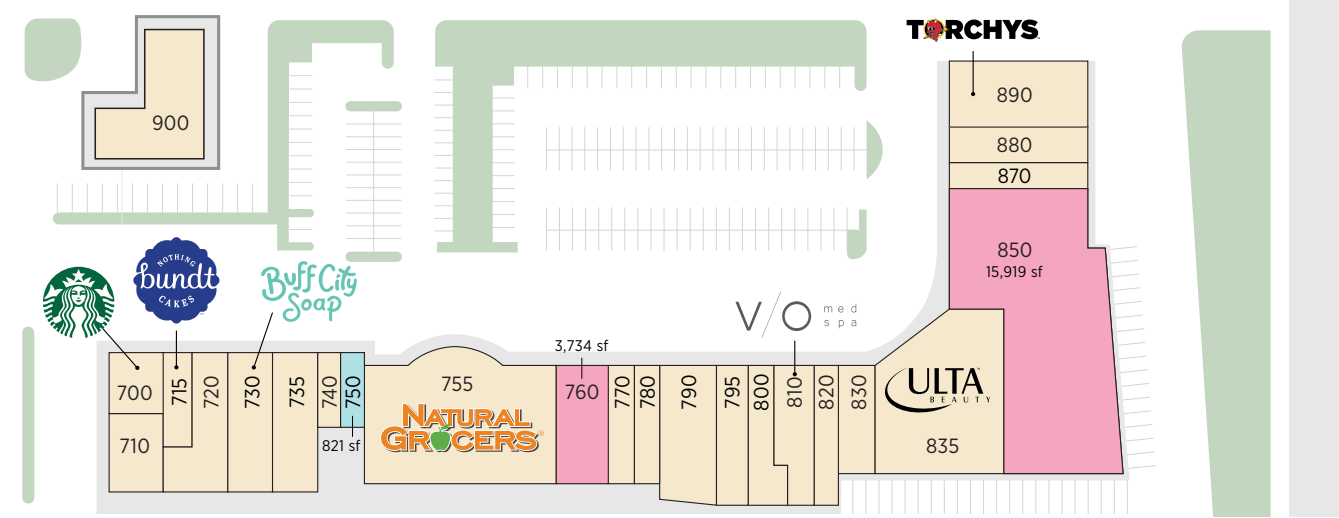


BUCKNER BLVD.

NO. RETAILERS	SF
100 Petco	12,275
110 H&R Block	2,500
120 AT&T Mobility	3,500
130 Available	2,500
140 Nail Star	2,000
150 LOI/Lease Pending	11,160
160 Wingstop	2,000
170 Cheeky Monkeys	7,732
180 Available	1,961
190 SOI Brow Threading	1,200
200 Fish 'N Tails Oyster Bar	3,750
210 Restoration Dallas Chiropractic	1,734
220 Whitley Family Dental	2,103
260 Action Behavior Centers	8,988
270 BBVA	1,547
300 ZaaP Kitchen	1,271
310 Chiloso	2,300
320 Future Available	2,182

NO. RETAILERS	SF
330 Southern Maid Donuts	948
340 The Clean Getaway	800
350 Maman	2,366
400 Urgent Care	6,217
410 BoomerJack's Grill & Bar	2,242
425 Dallas Gold Buyers	816
430 Aria Nail Bar	4,788
435 Luna Massage	1,202
450 Lease Pending	2,395
455 Monster Yogurt	1,456
460 LOI/Lease Pending	2,112
470 Available	650
473 Available	1,601
475 Available	568
480 Albertson's	59,560
485 Available	5,880
490 Rodeo Goat	6,600

NO. RETAILERS	SF
500 Freeman Village Cleaners	907
510 Casa Linda Barbers	560
520 Ventura's Shoe & Boot	600
530 Hong Kong Tailor	600
540 Warhammer	640
550 Farmer's Insurance	605
560 Pita's Planters	600
570 Salons by JC	6,941
580 Elliott's Hardware	16,093
590 Chili's	7,644
600 El Fenix Restaurant	7,298
610 Miya Chinese	3,200
620 Wells Fargo	6,681
630 T-Mobile	3,710
640 Available	3,874
650 State Farm	1,100
655 LOI/Lease Pending	2,000



NO. RETAILERS	SF
660 Leslie's Pool Supplies	3,710
665 El Porton	2,000
670 UPS Store	1,045
675 Great Clips	1,045
700 Starbucks	1,920
710 Casa Ramen	1,589
715 Nothing Bundt Cakes	1,407
720 Sample House & Candle Shop	3,531
730 Buff City Soap	2,960
735 Yogi's Sushi	3,990

NO. RETAILERS	SF
740 Rush Bowls	817
750 Available	821
755 Natural Grocers	12,453
760 Available	3,734
770 The Joint Chiropractic	1,814
780 Sergio's Jewelry	2,300
790 Massage Envy	3,545
795 Reformed Pilates	2,390
800 Glo Tanning	2,455
810 V/O Med Spa	2,336

NO. RETAILERS	SF
820 Supercuts	1,514
830 Nails 2000	2,365
835 ULTA	11,390
850 Available	15,919
870 European Wax Center	1,902
880 Castle Dental Centers	4,039
890 Torchy's Tacos	4,500
900 Ellen's	4,500

RETAILERS

ULTA

ULTA beauty is the largest beauty retailers in the U.S. ULTA offers a wide selection of cosmetics, fragrances, skincare, haircare productive, and salon services. It combines high-end brands with more affordable options, making beauty accessible for a wide range of customers.



TORCHY'S TACO

Torchy's Tacos, a fast-casual Mexican restaurant from Austin, Texas, is known for its creative, bold tacos made with high-quality ingredients. With a fun, vibrant atmosphere, Torchy's is a go-to spot for taco lovers seeking an elevated yet casual dining experience.



ELLIOTT'S HARDWARE

Elliott's Hardware is a family-owned, independent hardware store in Dallas, serving the DFW Metroplex with five locations. Since 1947, they've been known for their wide selection of quality tools, equipment, and supplies, paired with exceptional customer service.

NOTHING BUNDT CAKES

Driven by the mission to "Bring the joy," Nothing Bundt Cakes is the #1 specialty cake company in the U.S. Renowned for its creative twist on bundt cakes, featuring innovative flavors, thoughtful designs, and the secret ingredient of sour cream, it's a beloved neighborhood favorite.



RETAILERS



ELLEN'S

Whether you're in the mood for an energizing breakfast, a lively boozy brunch, or a satisfying lunch with friends or colleagues, Ellen's is the perfect spot. Enjoy delicious food, a cozy atmosphere, and genuine Southern hospitality every time you visit.



RODEO GOAT

Rodeo Goat, a beloved Texas chain that began in Fort Worth, is a casual burger joint in Casa Linda Plaza famous for its creative, flavor-packed burgers and extensive beer selection. With a laid-back atmosphere, outdoor patio seating, and monthly burger battles, it's a go-to destination for a fun and satisfying dining experience.



RETAILERS

NATURAL GROCERS

Natural Grocers is an American chain of health-focused stores specializing in natural and organic products. It offers a wide selection of non-GMO foods, free from artificial additives, and emphasizes educating customers on healthy eating and sustainability.



BUFF CITY SOAP

Buff City Soap is a fast-growing national retail chain with over 200 stores across 30 states, offering handmade, plant-based soaps and body products. Known for its wide range of unique scents and customizable options, the brand emphasizes creativity and self-care, turning every visit into a personalized experience.

PITA'S PLANTERS

Pita's Planters, founded by Guatemala-raised Lupita Rios, began as a mobile plant truck and has since blossomed into a popular brick-and-mortar shop in Dallas. It offers a variety of houseplants, gardening supplies, and handcrafted planters made from upcycled materials. The shop also hosts fun events for local plant lovers and enthusiasts.



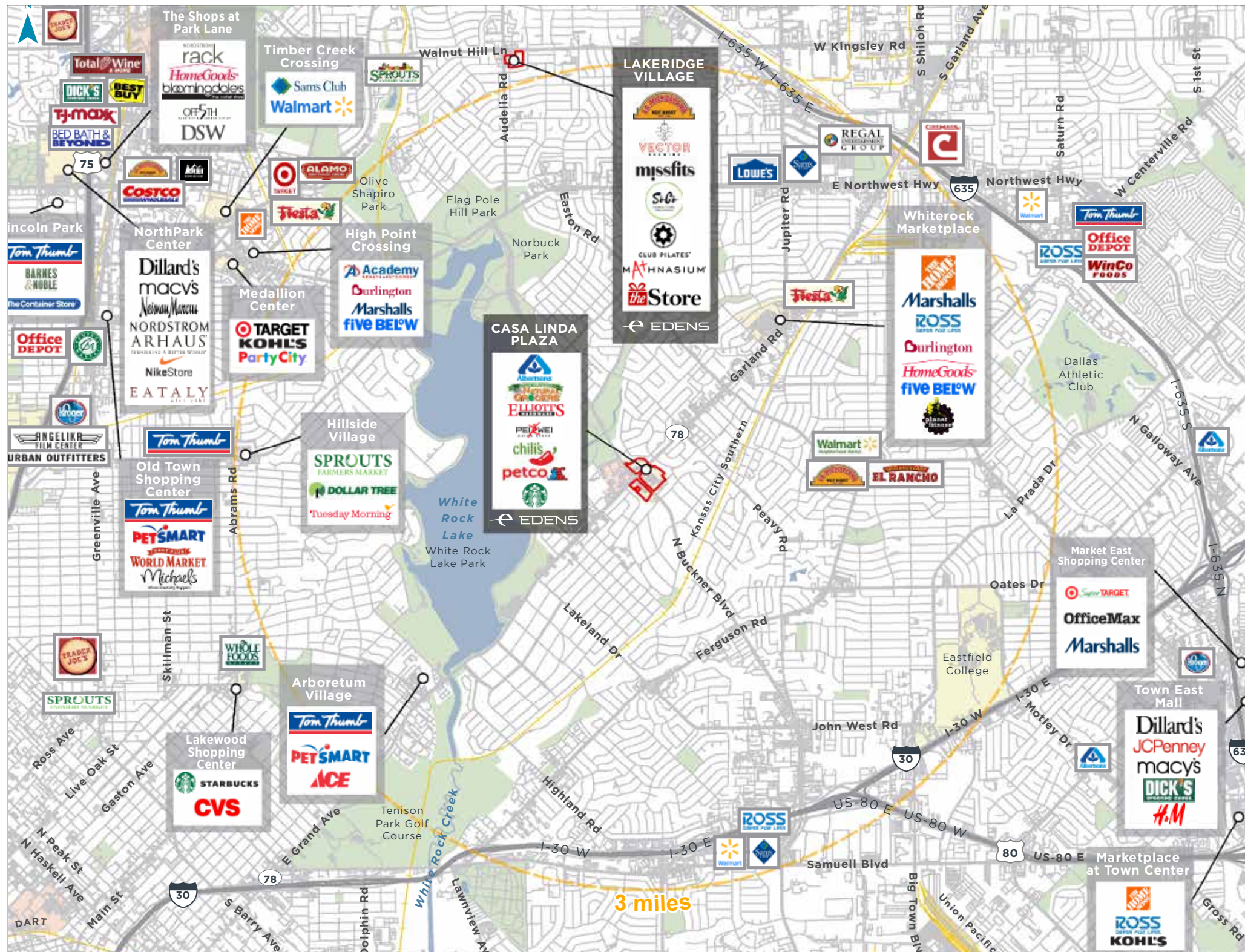
MAYA'S MODERN MEDITERRANEAN

Maya's Modern Mediterranean, a family-owned fast-casual restaurant at Casa Linda Plaza, offers a fresh and healthy take on Mediterranean cuisine. Their menu features dishes like air-baked falafel, hummus, kebabs, and hand-made pita, all made with high-quality, whole ingredients. With a focus on flavor and a welcoming atmosphere, Maya's is the perfect spot for a quick, clean, and delicious meal.





COMPETITION MAP



LEASING:

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