



Shops At The Galleria

12770 Shops Parkway, Bee Cave, TX, 78738

Latitude: 30.30538433

Longitude: -97.9415338

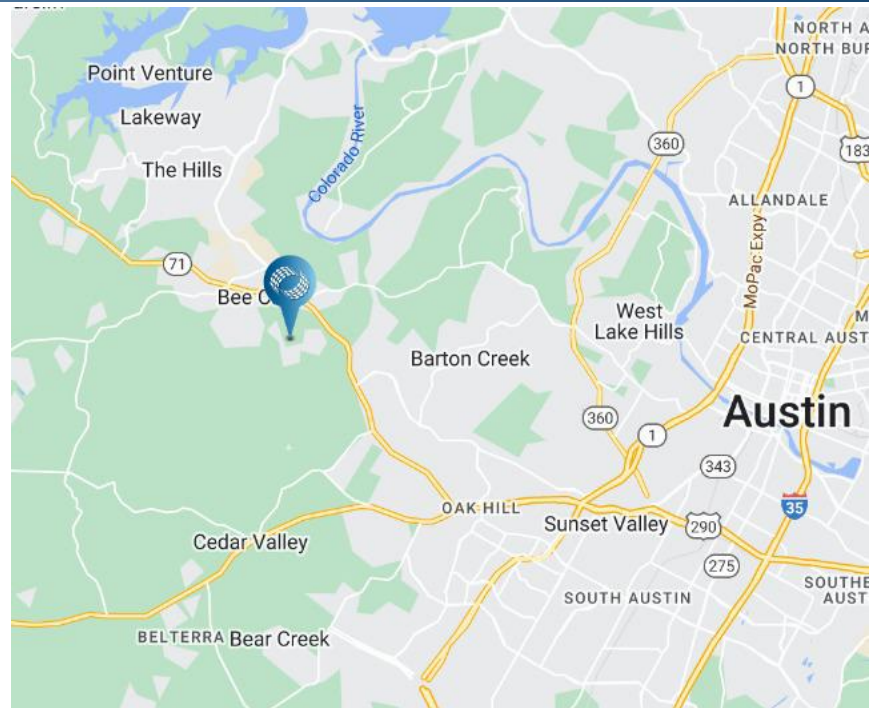
Total SF: 537,479

HIGHLIGHTS

- Adjacent to the Hill Country Galleria, this regional center draws from a wide trade area
- Signal-controlled access directly from Route 71 (48,183 AADT)
- Shadow anchored by Lowe's, the center benefits from a strong tenant mix including Marshall's, Best Buy, and World Market
- Just a mile from the ongoing development of The Backyard, the region's premier entertainment venue

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,618	17,234	58,904
Daytime Population	7,263	19,579	51,108
Households	969	6,589	23,179
Avg HH Income (\$)	238,928	235,840	253,219
Med HH Income (\$)	125,412	149,021	167,021
Median Age	39.93	39.76	42.26
% College Educated	68.83 %	74.10 %	72.44 %



CONTACTS

Leasing Representative

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InvenTrust
Properties

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Tenant List

001	Spec's Wine Spirits & Finer Foods	15,000	027	Available	4,679
002	Oh Yeah!	956	028	Sport Clips	1,200
003	Rick's Cleaners	1,200	029	Total Men's Primary Care	1,737
004	Huntington Learning Center	2,185	030	Subway	1,400
005	Nothing Bundt Cakes	1,140	031	Lowe's	166,256
006	Austin Tea Xchange Cafe	1,900	032	Maudie's Tex-Mex	6,432
007	Massage Envy	3,200	033	Mattress Firm	5,145
008	Rao Family Chiropractic	1,600	034	Available	4,789
009	Sally Beauty Supply	1,500	035	Five Below	11,010
010	Daylily Salon	1,200	036	HomeGoods	30,840
011	Juiced Up	1,200	037	World Market	18,300
012	Eyecare Essentials	2,325	038	Michaels	23,824
013	Ulta	9,300	039	Petsmart	19,107
014	Marshalls	33,300	040	OfficeMax	17,100
015	Available	5,994	041	Signature Bridal Salon and Bestow Bridal	12,000
016	Old Navy	15,000	042	Home Consignment Center	18,000
017	Best Buy	30,000	043	ROK Golf	4,500
018	Plate by Dzintra	5,480	044	Austintatious Blinds & Shutters	2,082
019	Available	4,444	045	InvenTrust Property Management	3,062
020	Face to Face Spa	2,750	047	Faraday's Kitchen Store	4,996
021	Mandola's Italian Market	5,932	048	West Austin Dance Academy	4,182
022	Chase Bank	4,200	049	C & C Dentistry	3,400
023	Sneeze Allergy & Cough Centers	3,235	050	Decorum	4,232
024	Hotworx	2,278	051	Simply Ramen & Gyoza	3,000
025	Little Woodrow's	4,487	052	KB Nails	2,000
026	Marble Slab Creamery & Great American Co	1,400	053	Available	3,000

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