

# Canales- Harry Hines Retail Center

10220 Harry Hines Boulevard, Dallas TX 75220

SPACES AVAILABLE



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# THE SPACE

Location 10220 Harry Hines Boulevard, Dallas, TX, 75220

## HIGHLIGHTS

- Located in dynamic Harry Hines Industrial/Retail area
- Easy access to I-35 and I-635
- Excellent visibility and access



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	Canales Furniture Store	Ground	16,293	NNN	Regional furniture store
B	Los Valdivia	Ground	2,053	NNN	Car sales.
C	Available	Ground	3,251	NNN	Available Retail fronting Harry Hines
D	Available	Ground	9,541	Warehouse	Warehouse space available
F	Sun Logistics	Ground	7,246	Warehouse	Shipping and truck repair company.
G	Available	Ground	4,802	Warehouse	Warehouse space available.
C1	Available	Ground	3,581	NNN	Available retail fronting Harry Hines

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,261	74,488	257,754

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$45,158	\$94,915	\$118,473

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,330	24,357	98,519





NAPA AUTO PARTS

Window Tint Poralizado Express

Unidos Home Linens

Unidos Textile Inc.

Furniture World

Rug Expo

Frankies Group LLC

Koetter Advanced Security Solutions

A1 Tire Shop

Gil Roofing & Building Supply

Dallas Auto Drive

Las Hamacas Restaurante

SUBJECT PROPERTY

JULIAN T. SALDIVAR ELEMENTARY SCHOOL



10220 HARRY HINES BLVD DALLAS, TX

Equal Heart

Massage Chair

GOODY TO GOODY

Valu + Pawn

El Guero seafood mariscos comida mexicana

Barnsco Texas-Corporate Offices

BARNSCO TEXAS

7-ELEVEN

DARR EQUIPMENT CO.

SUBWAY

Lawn Mowgul

A1 Food Mart

The Pallet Professionals

Texas Electronics Recycling

Petra Chemical

RICHARDSON TIMBERS Custom Timbers Since 1949

Rk Truck and Tire

Dulceria LaLa's

AMERICAN BANK

24 Hour Rodriguez Tire Shop

KSC, Inc.

EL PAISA THE ORIGINAL TACO STAND

Taxi Latino - Taxi En Español 24/7

Goditas

FUEL CITY

STEREOlive

Texas Motors Exports Inc

Gunn Finance

El Tacaso

AutoDallas Sales

W NORTHWEST HWY 12

W NORTHWEST HWY 12

12

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	28,250	76,766	219,806
2010 Population	20,185	69,346	217,038
2021 Population	21,261	74,488	257,754
2026 Population	22,012	78,983	276,259
2021 African American	748	3,405	19,490
2021 American Indian	194	533	1,590
2021 Asian	54	1,657	20,342
2021 Hispanic	20,098	53,602	126,987
2021 Other Race	9,539	22,102	49,821
2021 White	10,062	44,407	157,944
2021 Multiracial	661	2,361	8,441
2021-2026: Population: Growth Rate	3.50 %	5.90 %	7.00 %
<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	528	1,707	6,162
\$15,000-\$24,999	1,157	2,392	6,602
\$25,000-\$34,999	1,126	2,613	7,580
\$35,000-\$49,999	1,335	3,677	12,125
\$50,000-\$74,999	1,464	4,445	17,860
\$75,000-\$99,999	410	2,460	12,342
\$100,000-\$149,999	259	3,268	14,971
\$150,000-\$199,999	39	1,367	6,525
\$200,000 or greater	13	2,427	14,349
Median HH Income	\$37,892	\$57,806	\$72,909
Average HH Income	\$45,158	\$94,915	\$118,473

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	7,991	25,069	82,337
2010 Total Households	6,100	22,695	80,745
2021 Total Households	6,330	24,357	98,519
2026 Total Households	6,503	25,764	105,887
2021 Average Household Size	3.36	3.04	2.60
2000 Owner Occupied Housing	467	10,780	39,176
2000 Renter Occupied Housing	7,206	13,198	39,156
2021 Owner Occupied Housing	366	10,692	42,641
2021 Renter Occupied Housing	5,964	13,665	55,878
2021 Vacant Housing	1,044	2,784	12,034
2021 Total Housing	7,374	27,141	110,553
2026 Owner Occupied Housing	402	11,263	45,366
2026 Renter Occupied Housing	6,101	14,501	60,522
2026 Vacant Housing	1,040	2,707	11,882
2026 Total Housing	7,543	28,471	117,769
2021-2026: Households: Growth Rate	2.70 %	5.65 %	7.25 %

Source: esri

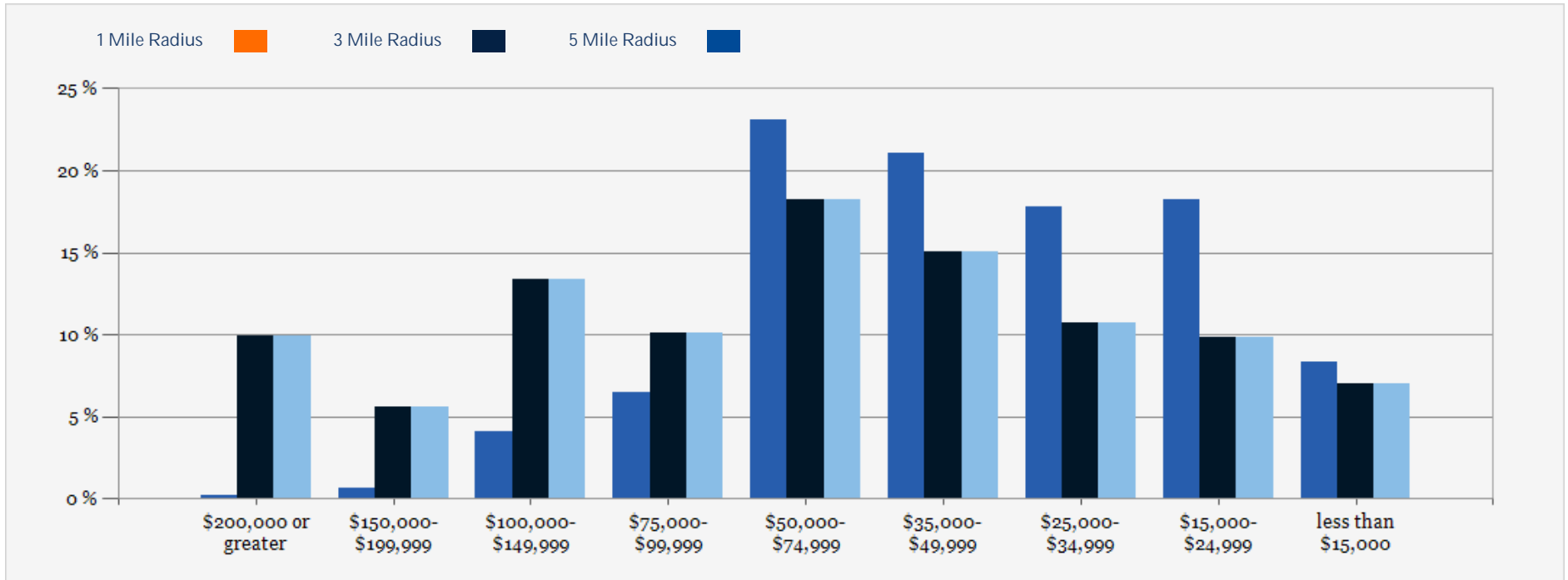
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,597	6,338	21,638
2021 Population Age 35-39	1,916	5,682	19,773
2021 Population Age 40-44	1,360	4,944	17,514
2021 Population Age 45-49	1,026	4,284	15,643
2021 Population Age 50-54	746	3,869	14,743
2021 Population Age 55-59	579	3,645	14,297
2021 Population Age 60-64	392	3,089	12,923
2021 Population Age 65-69	249	2,493	10,454
2021 Population Age 70-74	166	1,917	8,374
2021 Population Age 75-79	81	1,226	5,631
2021 Population Age 80-84	44	747	3,748
2021 Population Age 85+	25	832	4,211
2021 Population Age 18+	14,050	53,593	195,102
2021 Median Age	27	31	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,720	\$50,338	\$69,599
Average Household Income 25-34	\$46,775	\$67,200	\$87,873
Median Household Income 35-44	\$36,762	\$56,103	\$73,423
Average Household Income 35-44	\$44,305	\$93,979	\$117,780
Median Household Income 45-54	\$43,207	\$69,954	\$90,393
Average Household Income 45-54	\$48,812	\$117,983	\$152,252
Median Household Income 55-64	\$39,759	\$76,930	\$91,555
Average Household Income 55-64	\$43,783	\$130,902	\$159,450
Median Household Income 65-74	\$31,902	\$68,262	\$75,153
Average Household Income 65-74	\$41,335	\$103,388	\$120,356
Average Household Income 75+	\$37,345	\$75,565	\$89,711

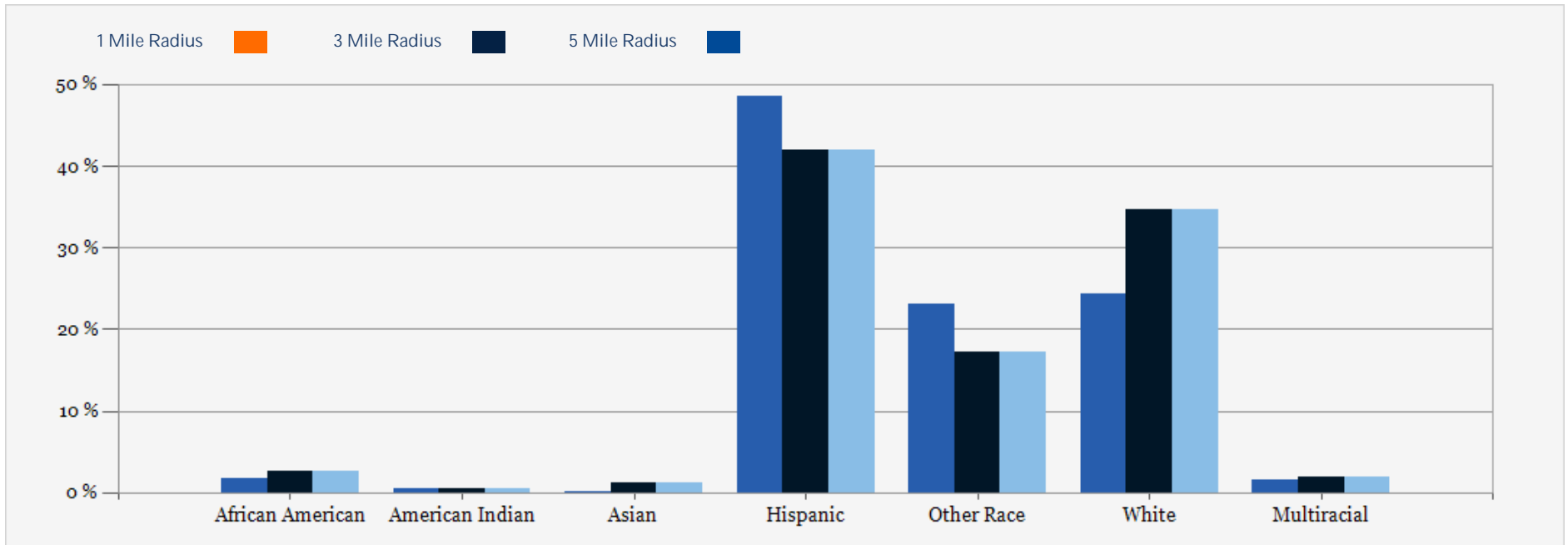
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,583	6,580	23,062
2026 Population Age 35-39	2,033	5,706	20,331
2026 Population Age 40-44	1,478	5,192	19,049
2026 Population Age 45-49	1,062	4,607	17,197
2026 Population Age 50-54	800	3,948	15,241
2026 Population Age 55-59	559	3,574	14,239
2026 Population Age 60-64	445	3,294	13,297
2026 Population Age 65-69	283	2,811	12,016
2026 Population Age 70-74	201	2,197	9,712
2026 Population Age 75-79	101	1,634	7,249
2026 Population Age 80-84	60	972	4,631
2026 Population Age 85+	32	853	4,526
2026 Population Age 18+	14,522	57,528	211,510
2026 Median Age	27	31	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,156	\$55,402	\$76,956
Average Household Income 25-34	\$51,642	\$77,659	\$99,162
Median Household Income 35-44	\$39,114	\$59,327	\$78,738
Average Household Income 35-44	\$49,010	\$100,465	\$126,971
Median Household Income 45-54	\$46,128	\$78,854	\$100,864
Average Household Income 45-54	\$53,268	\$134,110	\$166,474
Median Household Income 55-64	\$42,028	\$83,952	\$99,199
Average Household Income 55-64	\$47,808	\$144,149	\$171,813
Median Household Income 65-74	\$33,282	\$79,625	\$82,722
Average Household Income 65-74	\$45,078	\$125,616	\$137,990
Average Household Income 75+	\$40,630	\$93,498	\$105,839

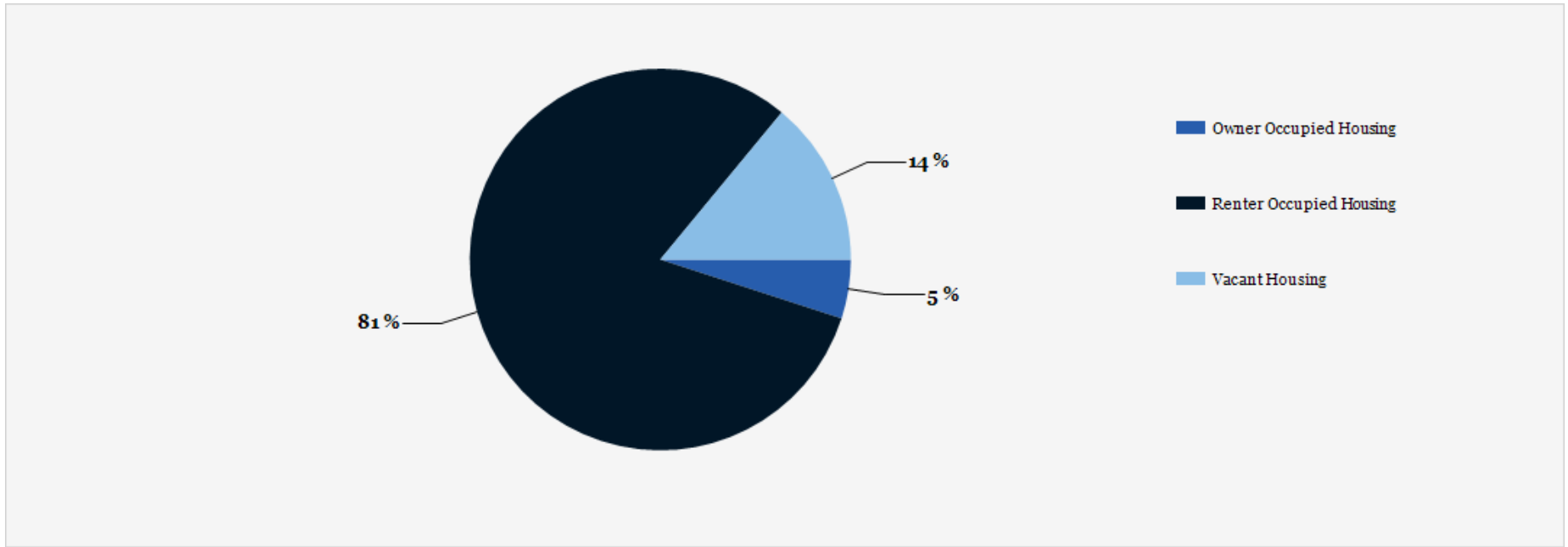
## 2021 Household Income



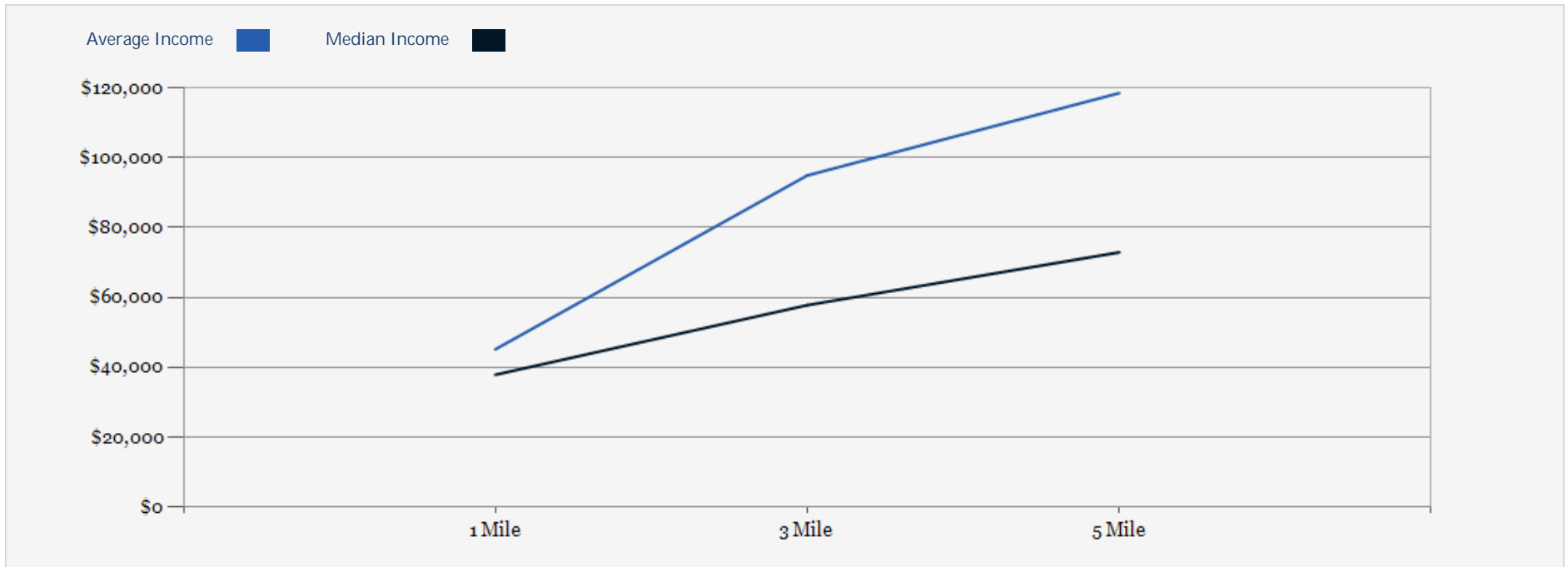
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





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## CONFIDENTIALITY and DISCLAIMER

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The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date