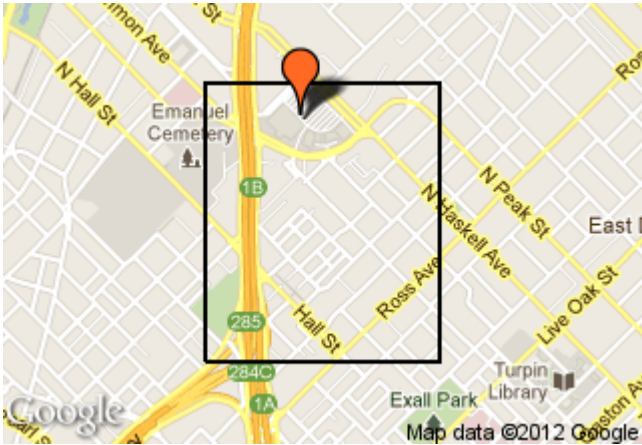


# Top Retail Tenant Report

Powered by BrandScore, the Top Retail Tenant Report measures how well the retail brands listed are likely to perform in this location.

## RETAIL CATEGORY All Top Categories



### Retail Location Address

3700 State St  
Dallas, TX 75204

### What is BrandScore?

BrandScore is a measure of the location quality for a retail brand for the retail district selected (the 1km X 1km square to the left). BrandScore is derived from thousands of data elements drawn from the surrounding trade area. These data elements are grouped into four components: **Neighborhood** (fit for the type of people living in the trade area), **Retail Synergy** (help provided by neighboring synergistic retailers), **Competitive Environment** (supply demand dynamics in the trade area) and **Commercial Environment** (effect of daytime population). Using the BrandScore application at TheRetailPlanet.com you can add **Site Features**, a fifth component that is specific to your property which takes into account 'on-the-ground property knowledge' such as visibility, access, parking, economic health, etc. Learn more at our BrandScore Technology page.

### Filters Applied:

Size of location from 10,000 to 50,000 square feet  
Brands displayed have locations in West South Central region

BrandScore scale: 100 = Average; 175+ = Excellent

For this Retail District there are a total of 72 brands that have an excellent BrandScore, 149 that have an above average BrandScore and 66 that have a below average BrandScore.

RETAIL CATEGORY	SUB-CATEGORY	BRANDED RETAILER	BRANDSCORE	BRAND PRESENT IN TRADE AREA
Accessories	Shoes	Reebok	202	-
	Shoes	Oilly	187	-
	Shoes	Fleet Feet	175	-
Apparel	Apparel - Women's - Mid-scale	Urban Outfitters	205	-
	Apparel - Specialty	Victoria Secret	203	-
	Apparel - Women's - Mid-scale	Banana Republic	198	Yes
<i>There are 4 additional brands in this category with an excellent BrandScore.</i>				
Art Supplies/Novelty	Art	Jo-Ann Fabrics & Crafts	157	-
	Supplies/Crafts/Hobbies	Crafts		
Auto	Auto Supplies/Car Care	Econo Lube & Tune	176	-
	Auto Supplies/Car Care	Milex	172	-
	Auto Supplies/Car Care	C.N. Brown	165	-
Beauty/Health	Drug Stores	Bioscrip Pharmacy	207	Yes
	Health Clubs/Gyms	Liberty Fitness	194	-
	Health Clubs/Gyms	Powerhouse Gym	173	-
Books/Stationary	Paper/Party Goods	Paper Plus	201	-
	Book Stores	Logos Bookstores	200	-
	Book Stores	Association of Logos Bookstores	197	-
<i>There are 2 additional brands in this category with an excellent BrandScore.</i>				



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Concession/Thrift	Dollar/Variety Stores	99 Cents Only	175	Yes
	Check	Salvation Army	171	-
	Cashing/Pawn/Thrift			
	Check	Value Village	157	-
Department Stores	Cashing/Pawn/Thrift			
	Department Stores	Belk	203	-
	Department Stores	Saks Fifth Avenue	191	-
Electronics/Phone	Department Stores	Macy's	188	-
	Electronics	Fry's	181	-
Food Services	Electronics	Best Buy	149	-
	Beer/Wine/Liquor	Majestic	166	-
Home Furnishings	Coffee Bars/Juice Bars	graham central station	150	-
	Furniture/Beds	Z Gallerie	201	Yes
	Furniture/Beds	Ethan Allen	200	-
	Furniture/Beds	Design Within Reach	197	Yes
<i>There are 8 additional brands in this category with an excellent BrandScore.</i>				
Home/Office Improvement	Hardware/Home Improvement	Builders FirstSource	178	Yes
	Office Supplies/Furniture	Staples	167	Yes
	Outdoor/Pool/Patio	Smith & Hawken	160	Yes
Restaurants	Restaurants/Bars - Midscale/Casual	Bennigans	209	-
	Theme/Fine Dining			
	Restaurants/Bars - Specialty and Other	Fresh Choice	208	Yes
	Restaurants/Bars - Specialty and Other	Gordon Biersch	206	-
	Restaurants/Bars - Specialty and Other	Brewery Restaurant		
	<i>There are 18 additional brands in this category with an excellent BrandScore.</i>			
Specialty	Specialty	STA Travel Group	201	-
	Specialty Foods	Logan Farms	196	-
	Pets/Animal Supplies	Best Friends Pet Care	186	-
<i>There are 2 additional brands in this category with an excellent BrandScore.</i>				
Sport/Outdoor	Sporting Goods/Athletic Wear	Sun & Ski	205	-
	Sporting Goods/Athletic Wear	REI	202	-
	Sporting Goods/Athletic Wear	Performance Bicycle	197	-
	<i>There is 1 additional brand in this category with an excellent BrandScore.</i>			
Supercenters/Wholesale	Warehouses/Wholesale Clubs	Smart & Final	204	Yes
	Warehouses/Wholesale Clubs	Surplus Warehouse	167	-
Supermarkets	Supermarkets - Specialty/Upscale	Whole Foods	194	Yes
	Supermarkets - Traditional	Randalls	190	-
	Supermarkets - Specialty/Upscale	Sprouts	177	-
	<i>There is 1 additional brand in this category with an excellent BrandScore.</i>			



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RETAIL CATEGORY	SUB-CATEGORY	BRANDED RETAILER	BRANDSCORE	BRAND PRESENT IN TRADE AREA
Value Retail	Discount Stores	Off 5th	208	-
	Off-Price/Outlet Stores	Ross Dress For Less	181	Yes
	Off-Price/Outlet Stores	Lucky Brand Jeans	173	-
		Outlet		