

# GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

Perform Properties

## Property Details

**Owned GLA**  
65,088 SF

**Availability**  
7 Suites | 7,129 SF

## Overview

- Shadow anchored by strong-performing Kroger which ranks in the 28th percentile in Texas per placerc.AI.
- Boasts a diverse tenant mix of 28 tenants and maintains a strong occupancy rate of 93.3%.
- Located in affluent south Arlington trade area with an average household income of \$102,581 within a 5-mile radius.

## Tenant Mix

**petco**

**Kroger**

**ANYTIME  
FITNESS**

**H&R BLOCK**

**MARCO'S**

**FANTASTIC SAMS  
CUT & COLOR**



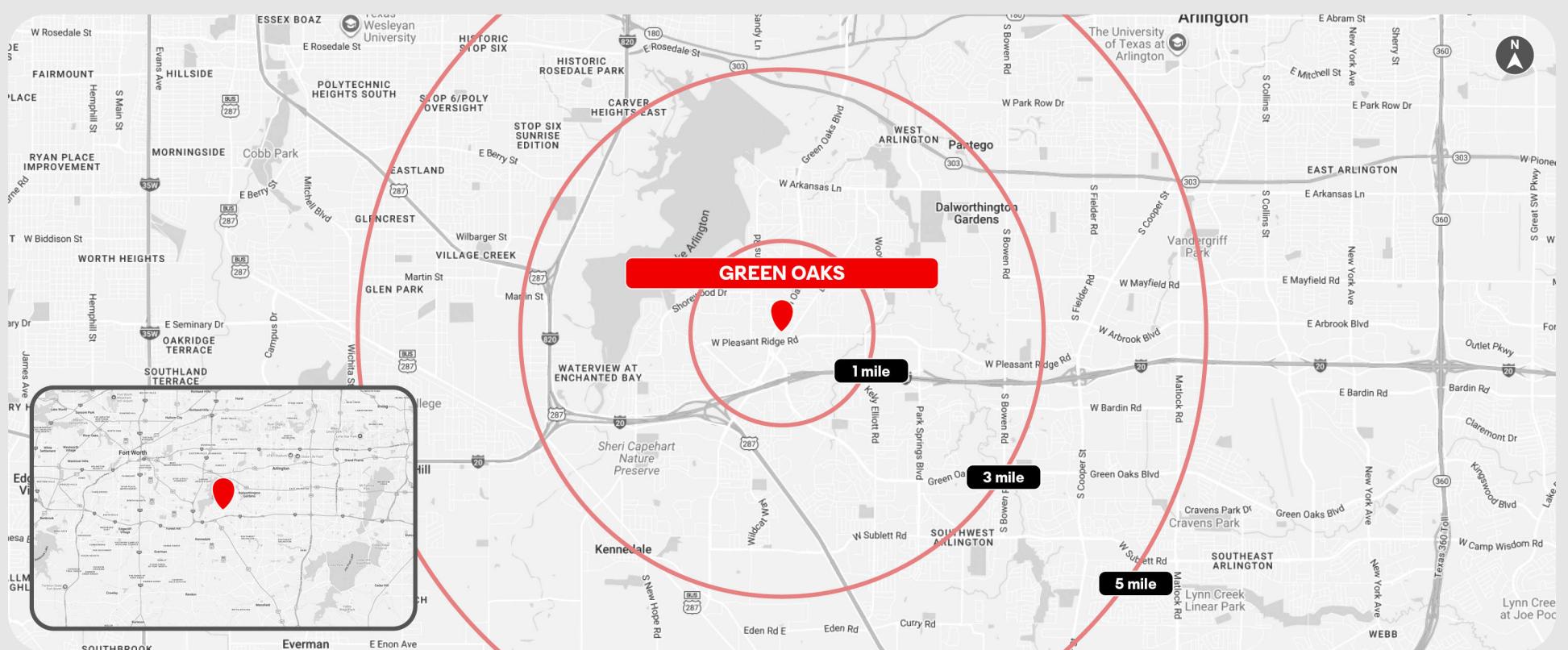
# GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

Perform Properties

## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	13,309	15,471	5,046	\$141,722	\$120,096
3 MILES	86,054	70,702	32,654	\$124,248	\$104,976
5 MILES	250,549	216,595	90,687	\$104,517	\$87,330



For more information, contact: **Catie Whorton** | **817-674-2788** | [cwhorton@performproperties.com](mailto:cwhorton@performproperties.com)

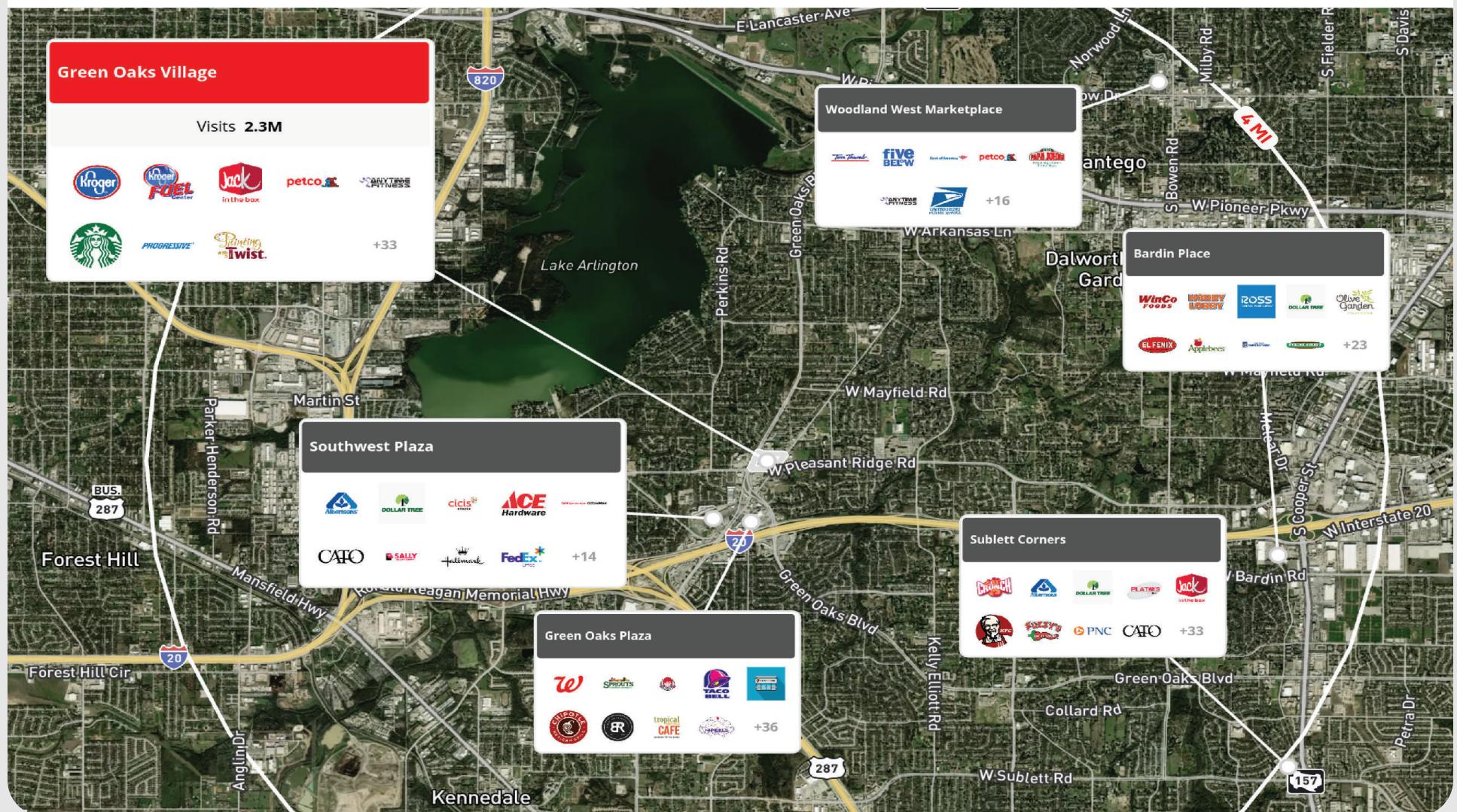
Updated January 2026

# GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

Perform Properties

## Market Aerial



# GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

## Perform Properties

# Site Plan



<b>Suite</b>	<b>Tenant</b>	<b>GLA (SF)</b>
217	AVAILABLE	2,320
201	AVAILABLE	2,062
129	AVAILABLE	1,358
205	AVAILABLE	1,004
173A	AVAILABLE	385
341	AVAILABLE	
211	AVAILABLE	
169	PETCO	9,529
329	ANYTIME FITNESS	4,274
300	GRAND NAIL SALON	4,140
121	CAFE ACAPULCO	4,085
173	ART USA	3,531
343	ATA MARTIAL ARTS	3,158
349	HOKKAIDO SUSHI	3,090
221	DEPICTION TATTOO GALLERY	2,030
175	ENCHANTED FOREST	2,009
327	H&R BLOCK	2,000
123	PAINTING WITH A TWIST	1,983
153	THE FASHION OPERA	1,674
317	VALERIE MUKANGA DDS	1,671
111	MARCOS PIZZA	1,547
117	FANTASTIC SAMS	1,514
105	BARCODE BARBER SHOP	1,500
101	CHAOTIC DESIGNS	1,500
207	TATIANA DEVECKI MAKEUP	1,447
107	GOURMET DONUTS-N-SUCH	1,225
157	HEALTHY FEET	1,205
151	MJS FINE TOBACCO	1,168
305	EAGLE POSTAL	1,078
115	PREMIUM BROWS THREADING SALON	1,050
325	EXPERT TAILOR	801
215	BOOSHIE BEUTICIAN	750

For more information, contact: Catie Whorton | 817-674-2788 | [cwhorton@performproperties.com](mailto:cwhorton@performproperties.com)

Updated January 2026

# GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

Perform Properties

## Get in Touch with Us

### Leasing

Catie Whorton  
**817-674-2788**  
[cwhorton@performproperties.com](mailto:cwhorton@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**817-842-3275**  
[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Sara Connelly  
**630-686-3330**  
[sconnelly@performproperties.com](mailto:sconnelly@performproperties.com)



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Green Oaks at [performproperties.com/property/green-oaks](http://performproperties.com/property/green-oaks)

