GREEN OAKS

4001 W GREEN OAKS BLVD | ARLINGTON, TX 76016

Perform Properties

Property Details

Owned GLA
65,088 SF

Availability
5 Suites | 7,129 SF

Overview

- Shadow anchored by strong-performing Kroger which ranks in the 28th percentile in Texas per placer.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 $104,482 within a 5-mile radius

Tenant Mix

petco · Kroger · ANYTIME FITNESS · H&R BLOCK · MARCO'S · FANTASTIC SAMS CUT & COLOR

For more information, contact: Catie Whorton | 817-674-2788 | cwhorton@performproperties.com

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	13,264	15,500	5,030	$140,247	$117,712
3-MILE RADIUS	85,764	70,527	32,555	$123,655	$102,902
5-MILE RADIUS	249,930	216,081	90,410	$104,482	$87,159

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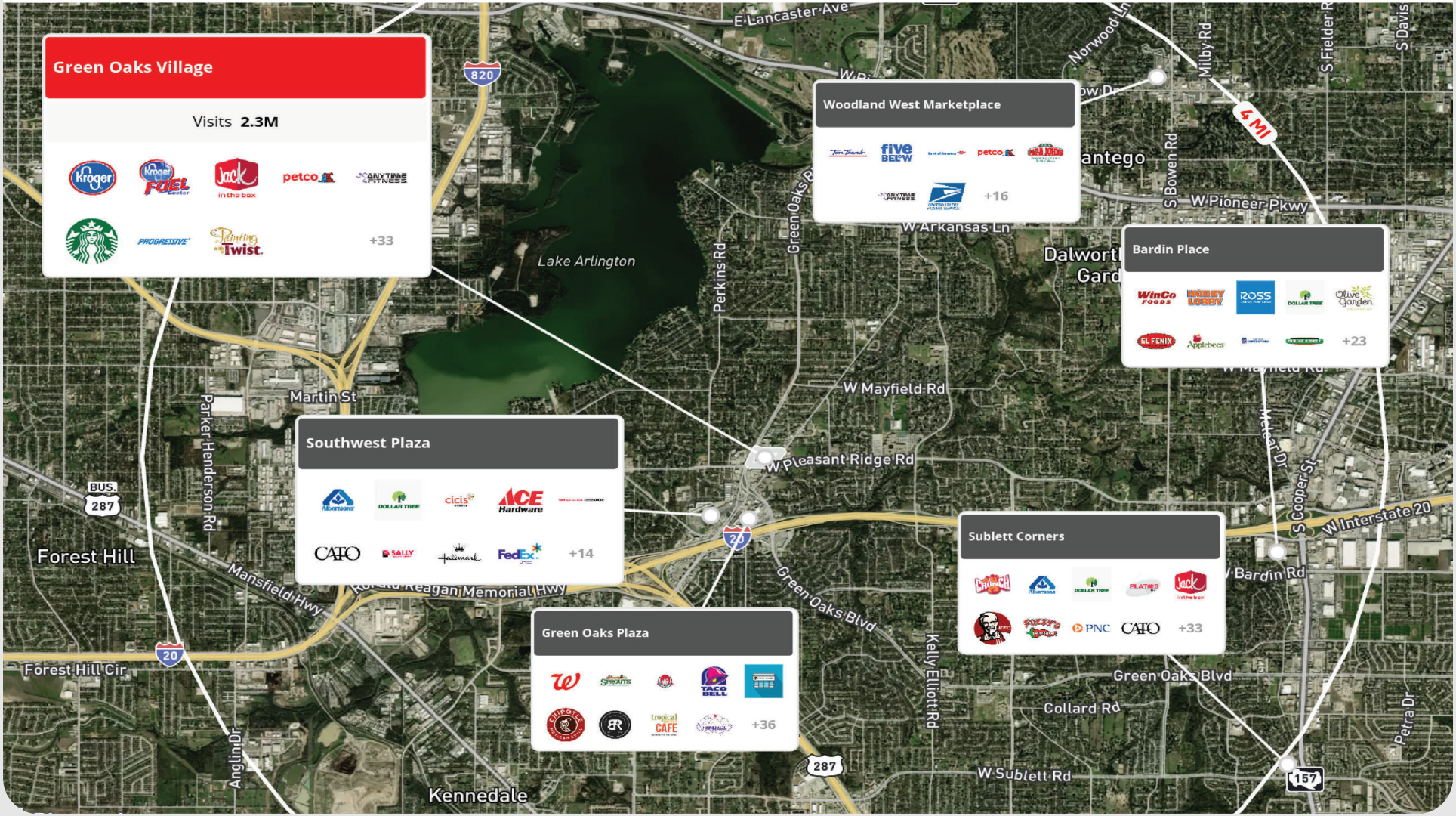
Market Aerial



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Site Plan

Suite	Tenant	GLA (SF)
217	AVAILABLE	2,320
201	AVAILABLE	2,062
129	AVAILABLE	1,358
205	AVAILABLE	1,004
173A	AVAILABLE	385
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	MJ'S FINE TOBACCO	1,168
305	EAGLE POSTAL	1,078
115	PREMIUM BROWS THREADING SALON	1,050
325	EXPERT TAILOR	801
215	BOOSHIE BEUTICIAN	750
NLSD	KROGER FUEL	1

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Get in Touch with Us

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