



ASANA
PARTNERS

DEEP ELLUM

DALLAS, TEXAS





Jade & Clover

BIKE RENTAL

2877 Main Street
Suite 100

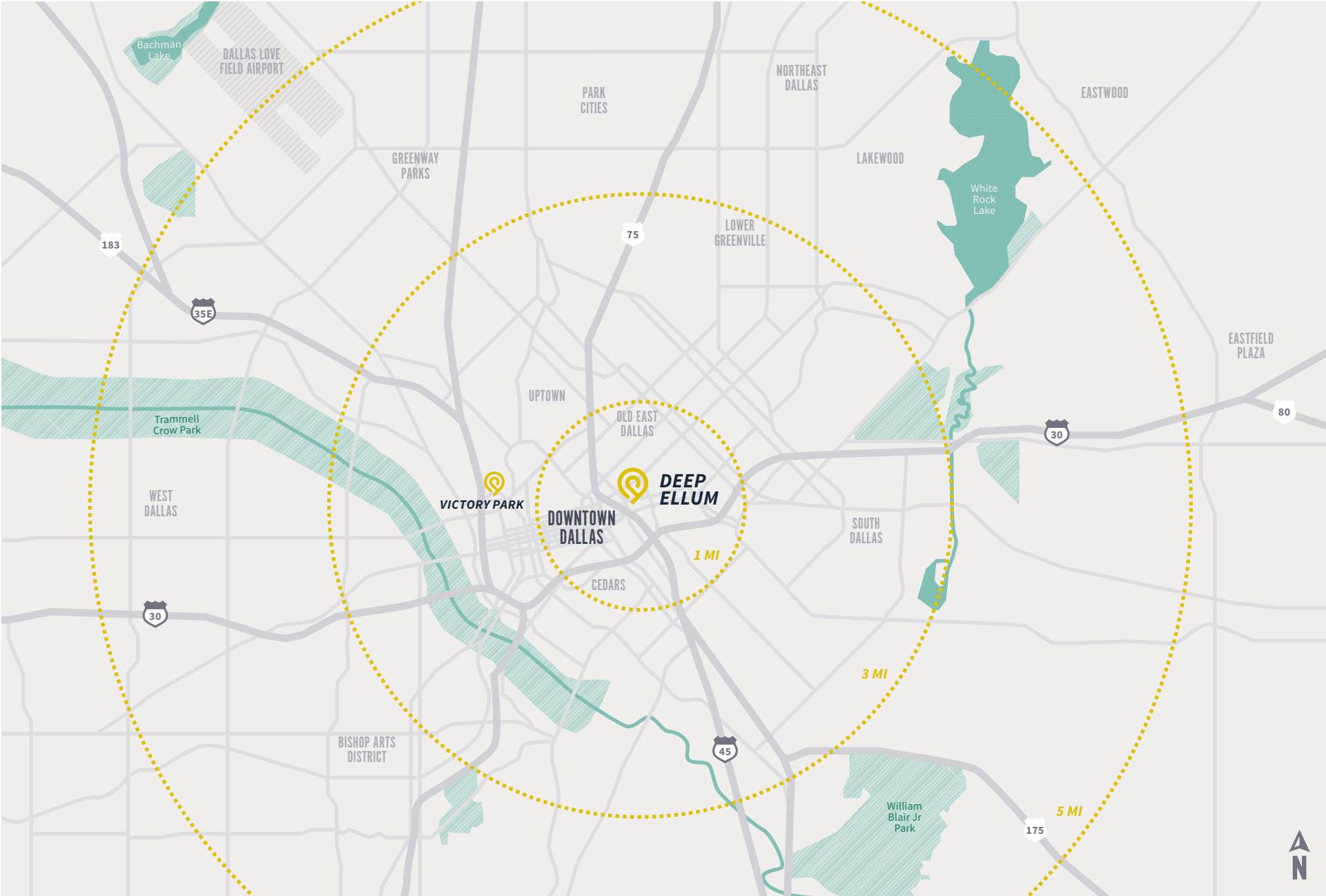


Deep Ellum is an edgy, street-art

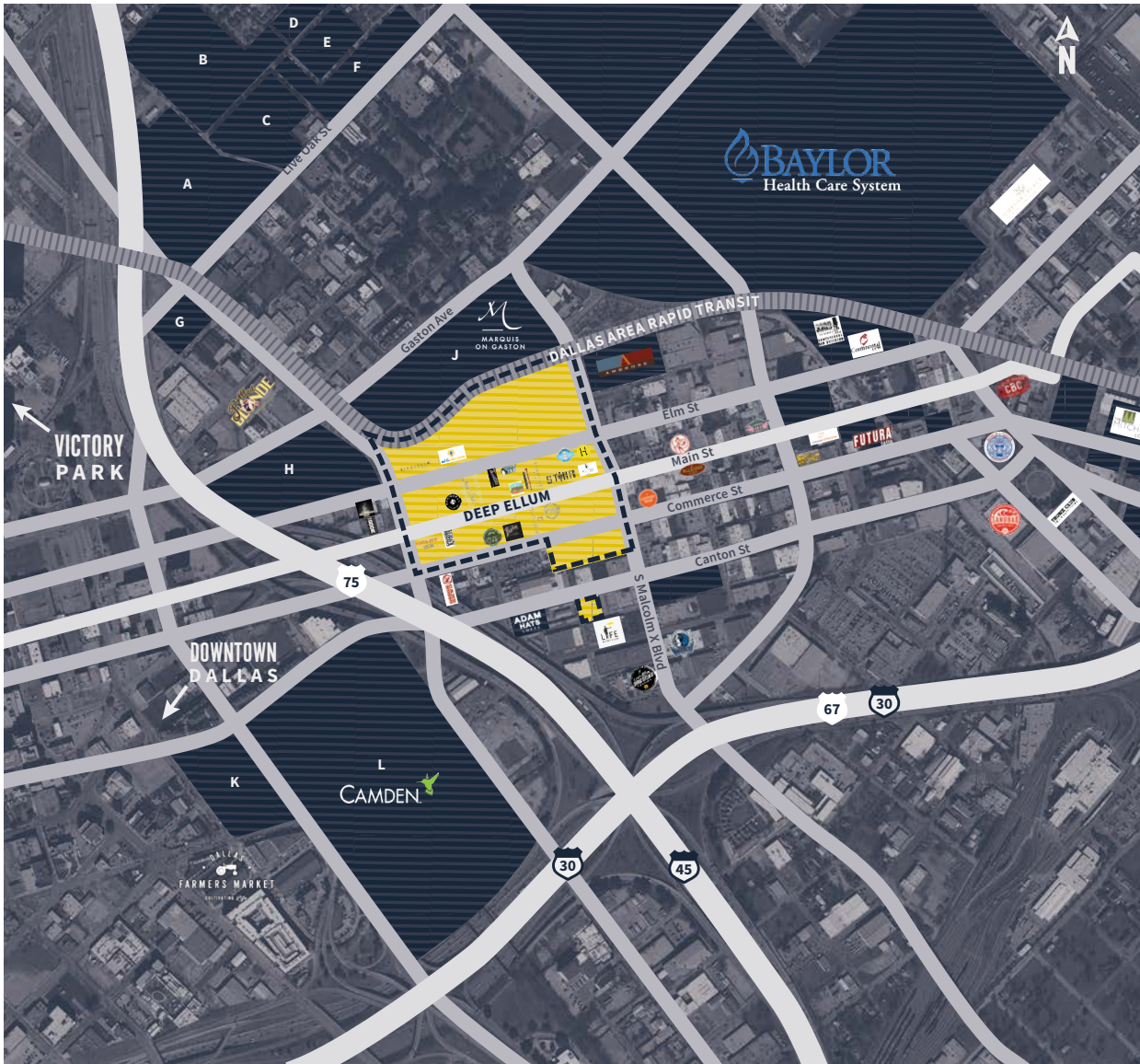
filled district unlike anything in the Dallas market, and is home to one-of-a-kind retailers and boasts one of the richest and most innovative dining and entertainment scenes in Dallas, featuring top restaurants like Pecan Lodge & Dot's Hop House.



Orientation Map



Vicinity Map

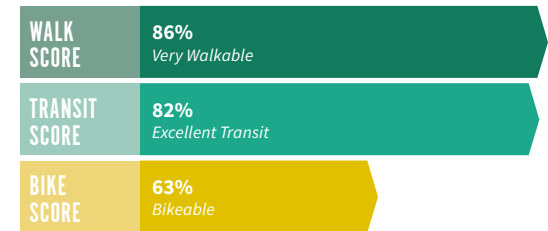


A City Lights Apartments 424 Units	B Nine Ten Multi-Family 420 Units	C Marquis on Texas Street 320 Units	D 3015 Townhomes 45 Units	E 30/30 Bryan Townhomes 38 Units	F EcoView Homes Under Const	G Live Oak Lofts 114 Units	H The Epic Mixed Use 250,000 SF	J Marquis on Gaston 420 Units	K InTown Homes 90 Units	L Camden Apartments 953 Units
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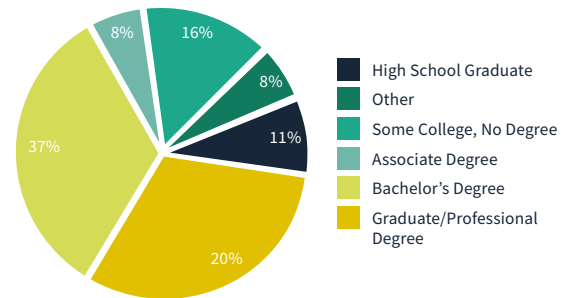
Demographics

ATTRIBUTE	1 MILE	3 MILE	5 MILE
Population 2018	18,527	183,420	389,170
Population 2023	23,565	210,257	436,740
Median Age	34.7	33.9	34
Households	10,717	86,694	164,427
Average HH Income	\$88,501	\$91,571	\$96,780
Workplaces	3,065	9,344	14,390

Transit Stats



Education Level



Deep Ellum South Site Plan



- 110 **STONEDECK**
- 150 DEEP ELLUM HOSTEL & LOUNGE
- 160
- 180 **SHOALS**
- 190
- 200 **B+C GUYS**

- 220
- 240
- 300 **BRAINDEVD** BREWING
- 301
- 310
- 320 *Jade & Clover*

- 350 B *Merit* COFFEE
- 380 *Archer* PAPER GOODS
- 390 *Petal Pushers*
- 400
- 410 REVOLVER TACO
- 420 *Rockitfix*

- 430 HIGH & TIGHT BERSHOP
- 450 **STARR**
- 470
- 500 **PUNCH BOWL** SOCIAL
- 550
- 590B **HUF**

- 590 C **patagonia**
- 600 **VIDORRA**
- 610 **E-CO-TEEN NINETY**
- 630
- 640 TABBOO TATTOO
- 650

- 660 **PICOLÉ POPS**
- 670
- 680
- 700
- 710
- 750B

- 790A *The Point* Made Sleep
- 790B
- 820
- 830 *ebb & flow*
- 840 HIBIKI
- 850 **Ruins**

Commerce South Site Plan

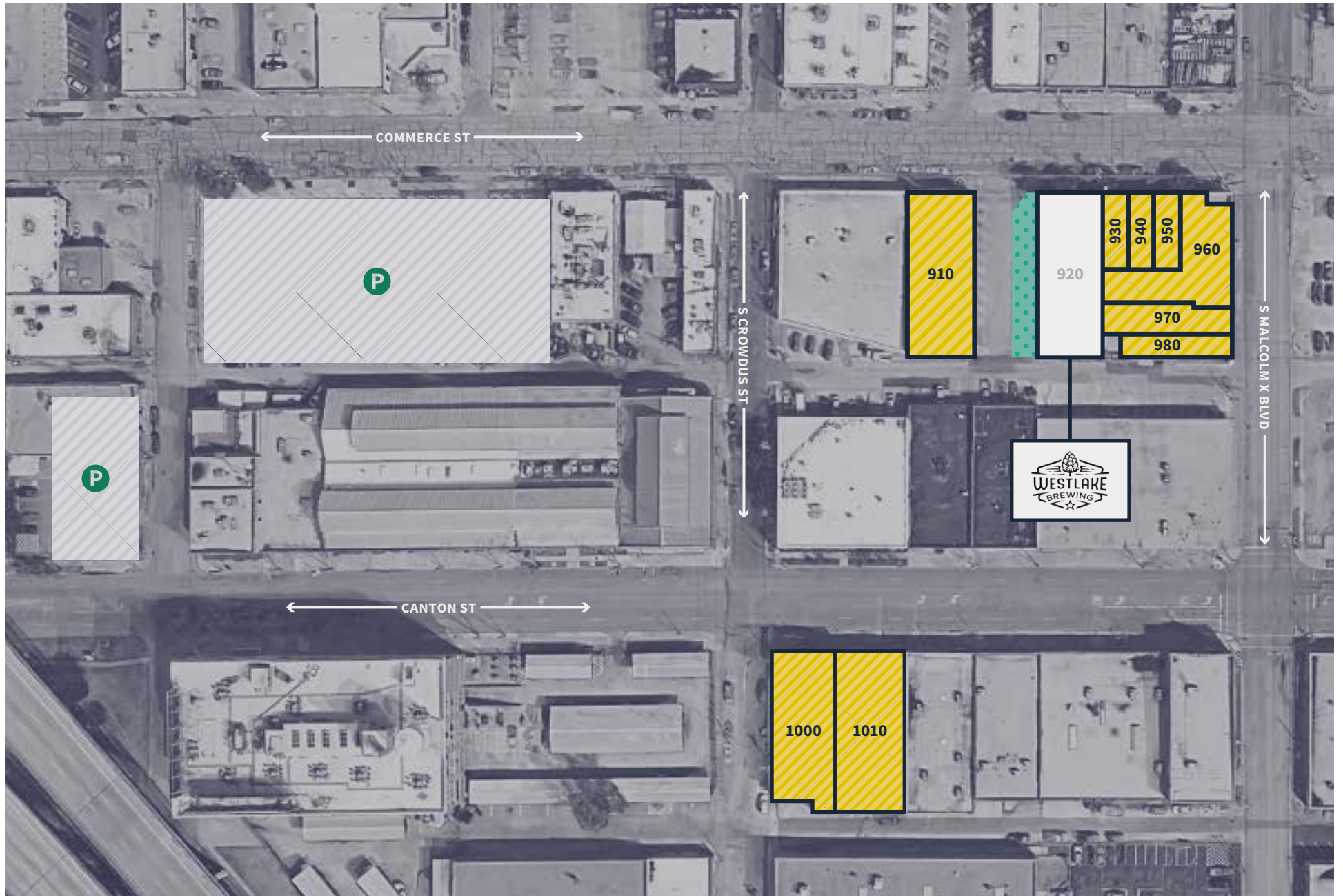
 AVAILABLE

 LEASED

 TENANT PARKING

 PUBLIC PARKING

 PATIO



Owen Building

 AVAILABLE

 LEASED

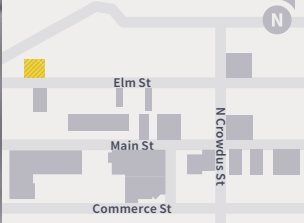
 PATIO



2609
ELM ST
Unit 100
[2,610 SF]

STONEDECK
PIZZA PUB

SITE PLAN



ELM ST



2609 Elm St

Unit 100

Located near the intersection of Elm and Good Latimer, this property sits at the “Front Door” of Deep Ellum. Great frontage gives you lots of storefront exposure to Elm Street. Charming wooden trusses give the space an old-world feel.

Facts

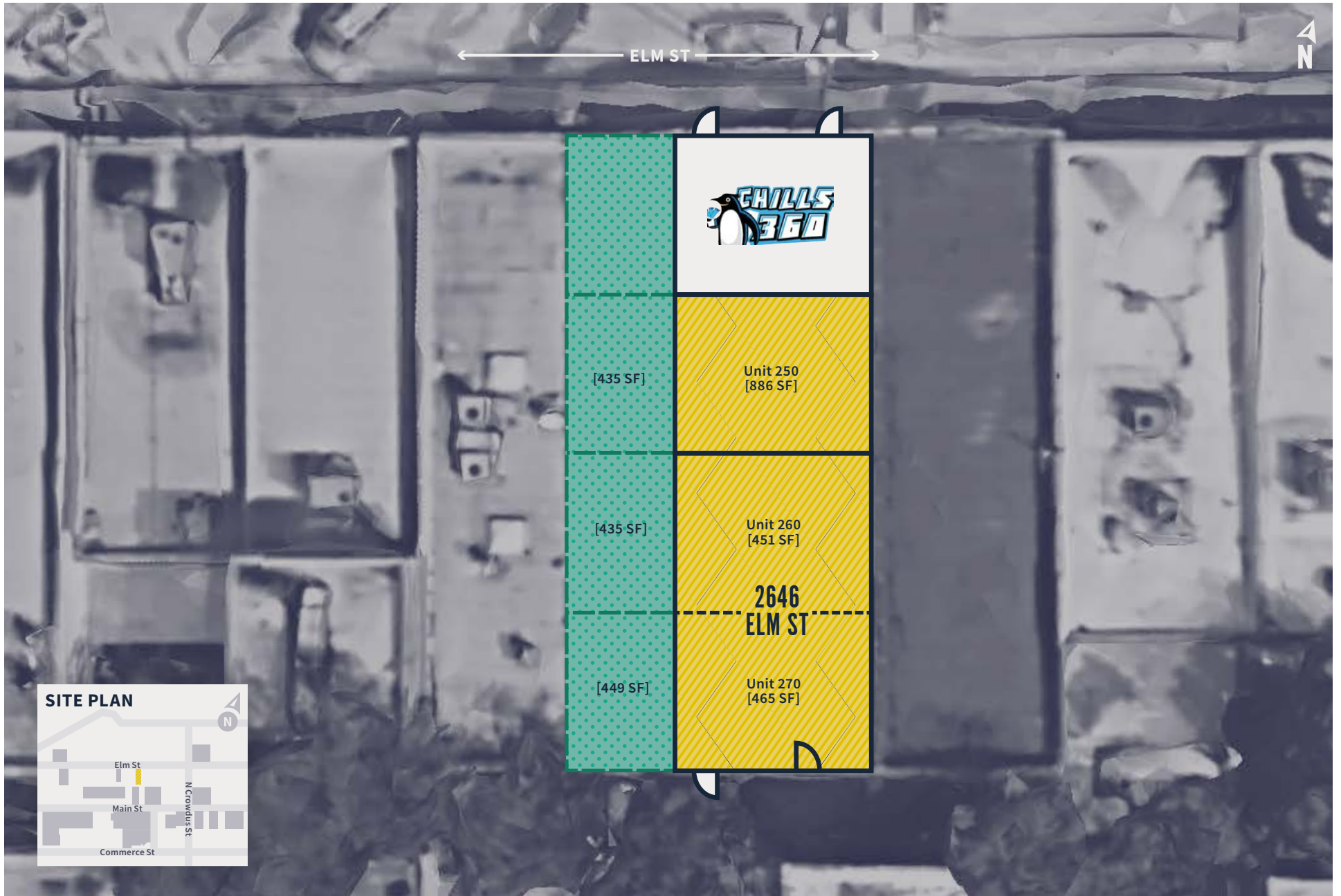
2,610 SF

Click's Elm Building

 AVAILABLE

 LEASED

 PATIO





2646 Elm St

Units 250, 260 & 270

As a mid-block paseo between Elm St and Main St, this is an excellent opportunity for specialty dessert concepts. There is a large, covered pedestrian plaza on the West side of the building with approx. 22' of frontage per each unit.

Facts

Unit 250 – 886 SF Exclusive / 435 SF Patio

Unit 260 – 451 SF Exclusive / 435 SF Patio

Unit 270 – 465 SF Exclusive / 449 SF Patio

16ft Clear Heights

22' Plaza Frontage

Lula B's Building

 AVAILABLE

 LEASED

 PATIO



← MAIN ST →



2639 Main St

Units 330, 340, & 350A

High ceilings, patio space, and 100' of Main St frontage (can be demised) sets this building apart. This is an excellent opportunity for soft goods inline and a coffee shop on the end cap.

Facts

Unit 330 – 1,457 SF

Unit 340 – 1,454 SF

Unit 350A – 2,358 SF

16ft Clear Heights

100' Main St Frontage

Click's Main Building

 AVAILABLE

 LEASED

 PATIO





2649 Main St

Units 360 & 370

As a mid-block connector between Elm St and Main St, this is the perfect opportunity for small shop retail. The building features an exposed brick wall on Eastern side, sky lights in center of building, and a large pedestrian plaza with approx. 25' of frontage per each unit.

Facts

Unit 360 – 891 SF

Unit 370 – 1,076 SF

12ft Clear Heights

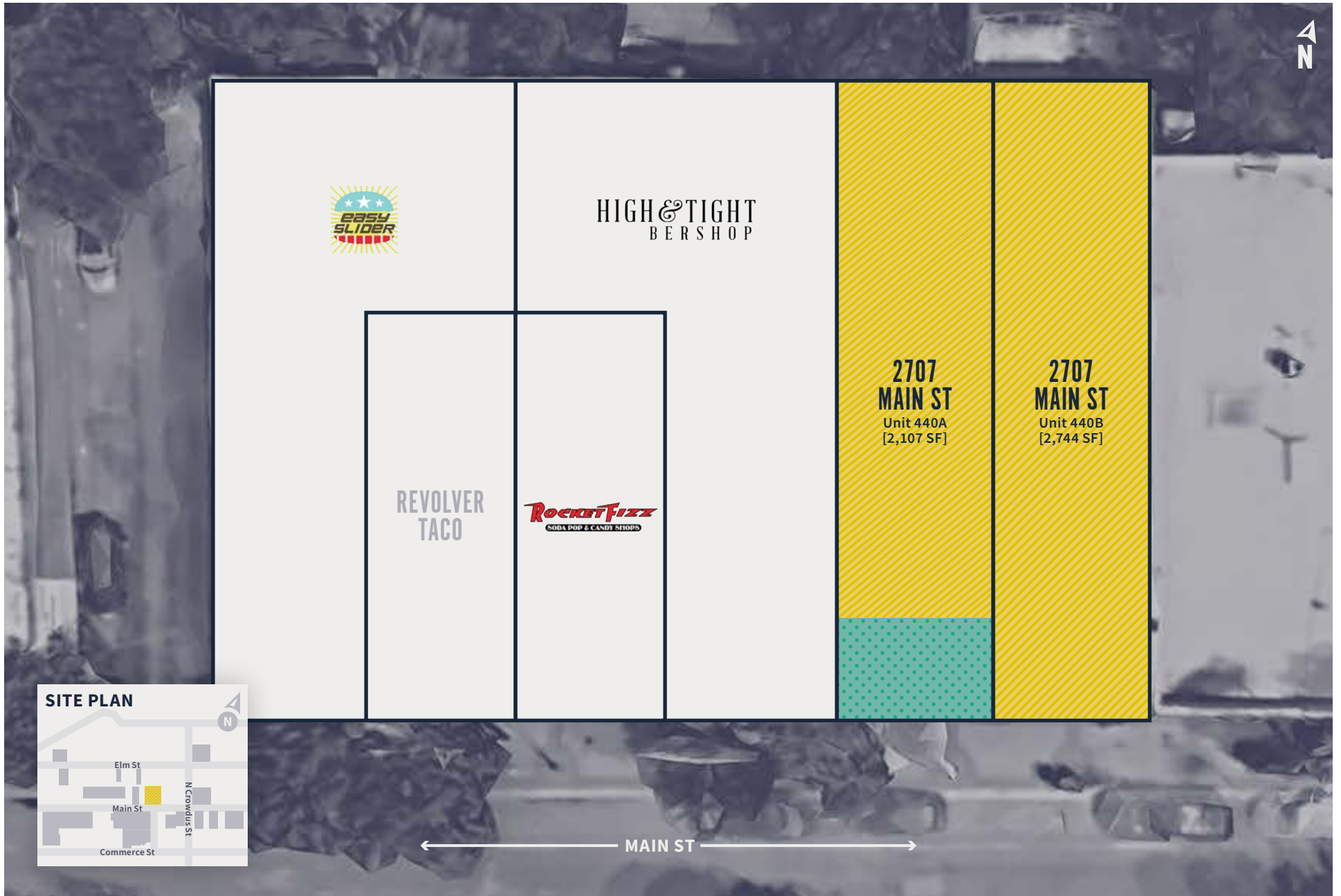
25' Plaza Frontage

2707 Main

 AVAILABLE

 LEASED

 PATIO





2707 Main St

Units 440A & 440B

Next to High & Tight, a famous Deep Ellum speak easy, these two units with Main Street frontage are perfect for a personal care or soft goods user in the heart of Deep Ellum.

Facts

Unit 440A – 2107 SF

Unit 440B – 2744 SF

Main Street Frontage

Kelley Building

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO

← MAIN ST →



PUNCH BOWL
FOOD | SOCIAL | DRINK

**2614
MAIN ST**
Unit 880

**2618
MAIN ST**
Unit 550

**2626
MAIN ST**
Unit 590A
[806 SF]

HUF


Red Bull
Second Level

SITE PLAN





2614 Main St

Unit 880

This two-story building at Deep Ellum's front door has a great storefront presence to incoming Deep Ellum traffic and a rare patio opportunity at street level.

Facts

Street Level Patio



Leeds Building

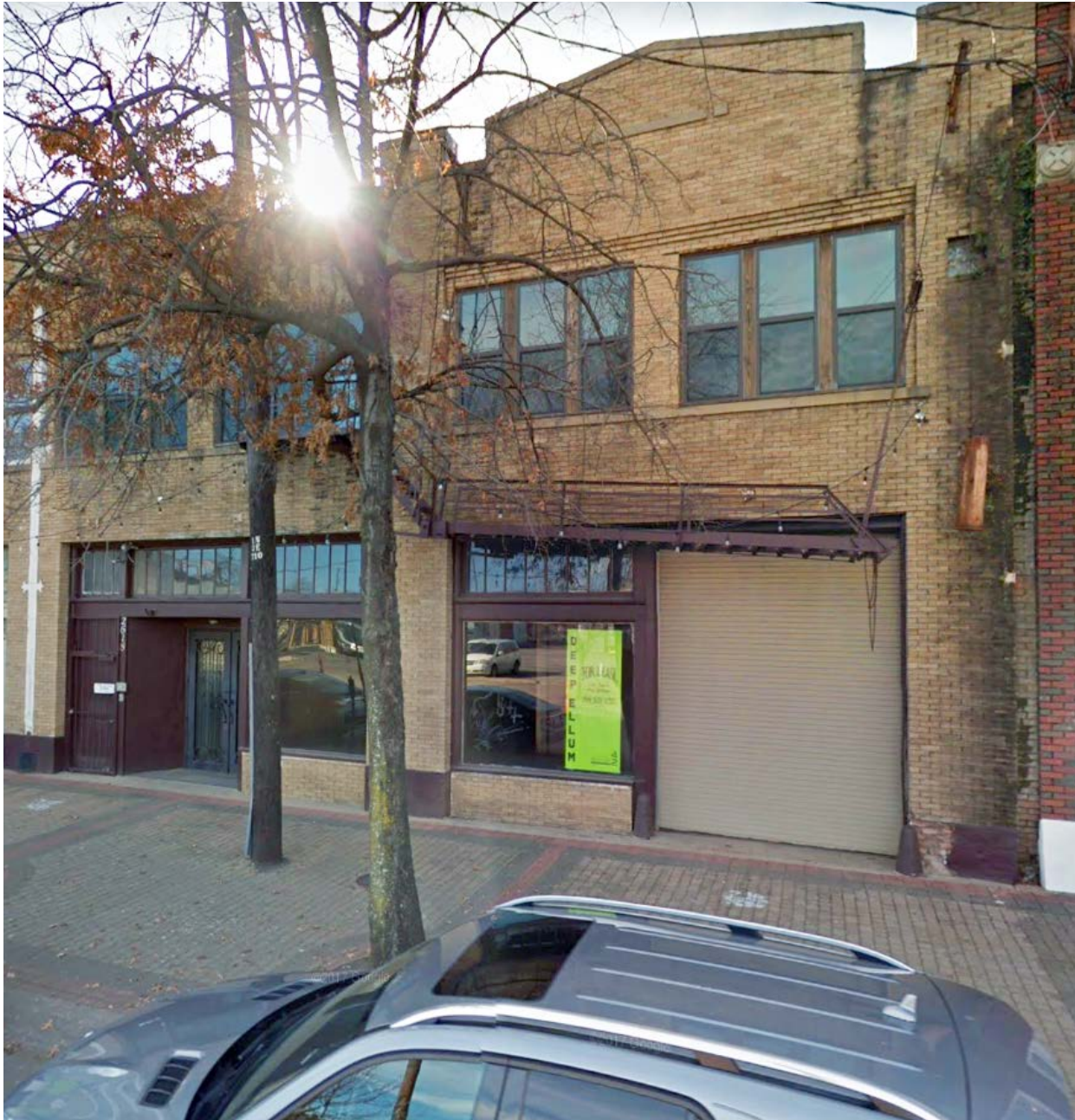
 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2618 Main St

Unit 550

This building features exposed brick walls, tin ceilings in the first half of space, 50' 6" frontage on Main St, and a parking lot directly across street.

Facts

12ft Clear Heights

50' 6" Main St Frontage

Red Bull Office is Upstairs Tenant

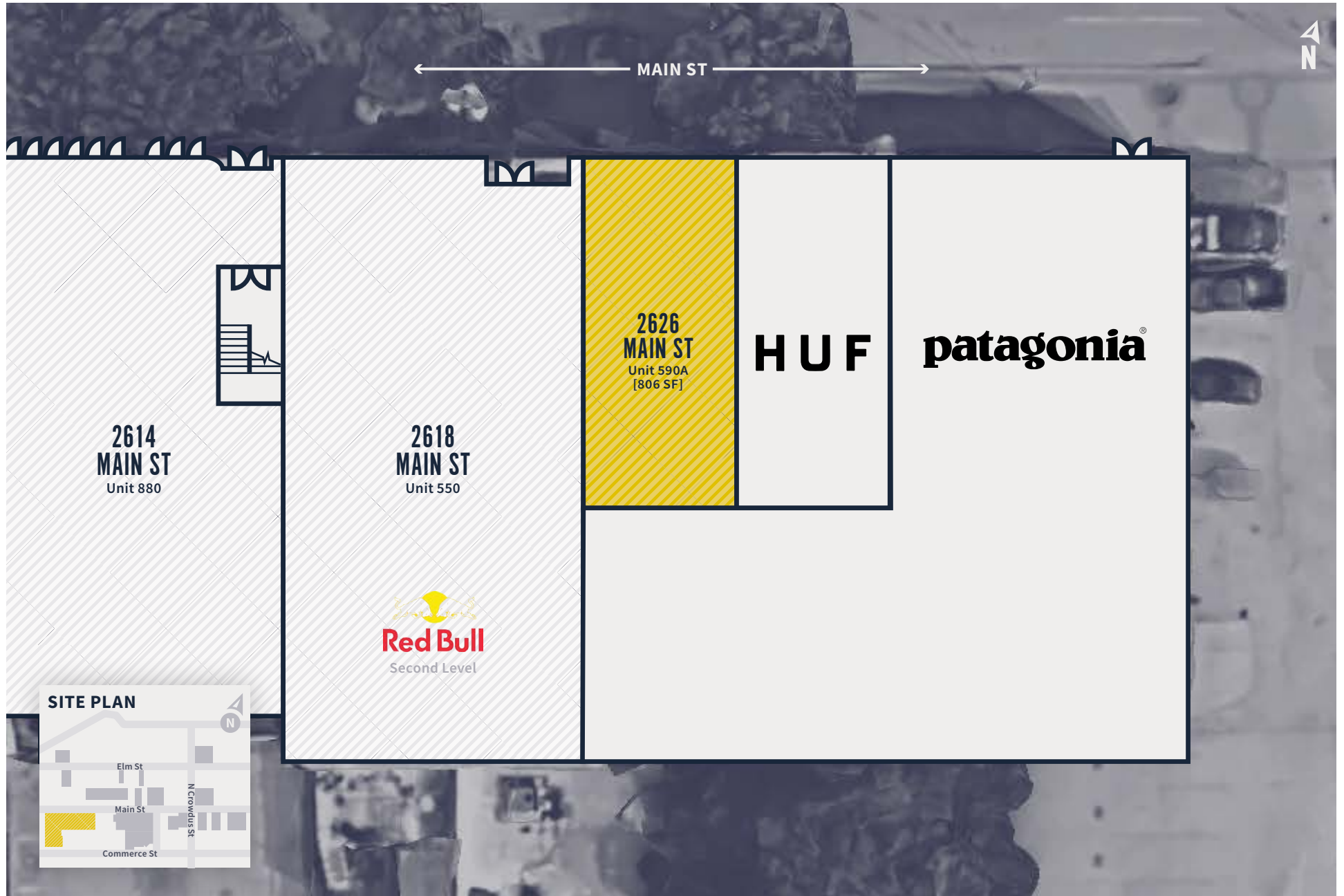
Man Cave Building

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2626 Main St

Unit 590A

This 2nd-generation restaurant endcap boasts massive wood trusses and old-world architectural features making 2626 Main an irreplaceable, unforgettable space. A+ for charm, character, and valuable restaurant infrastructure.

Facts

806 SF

2nd-Generation Restaurant

Wood Trusses + Old-World Charm

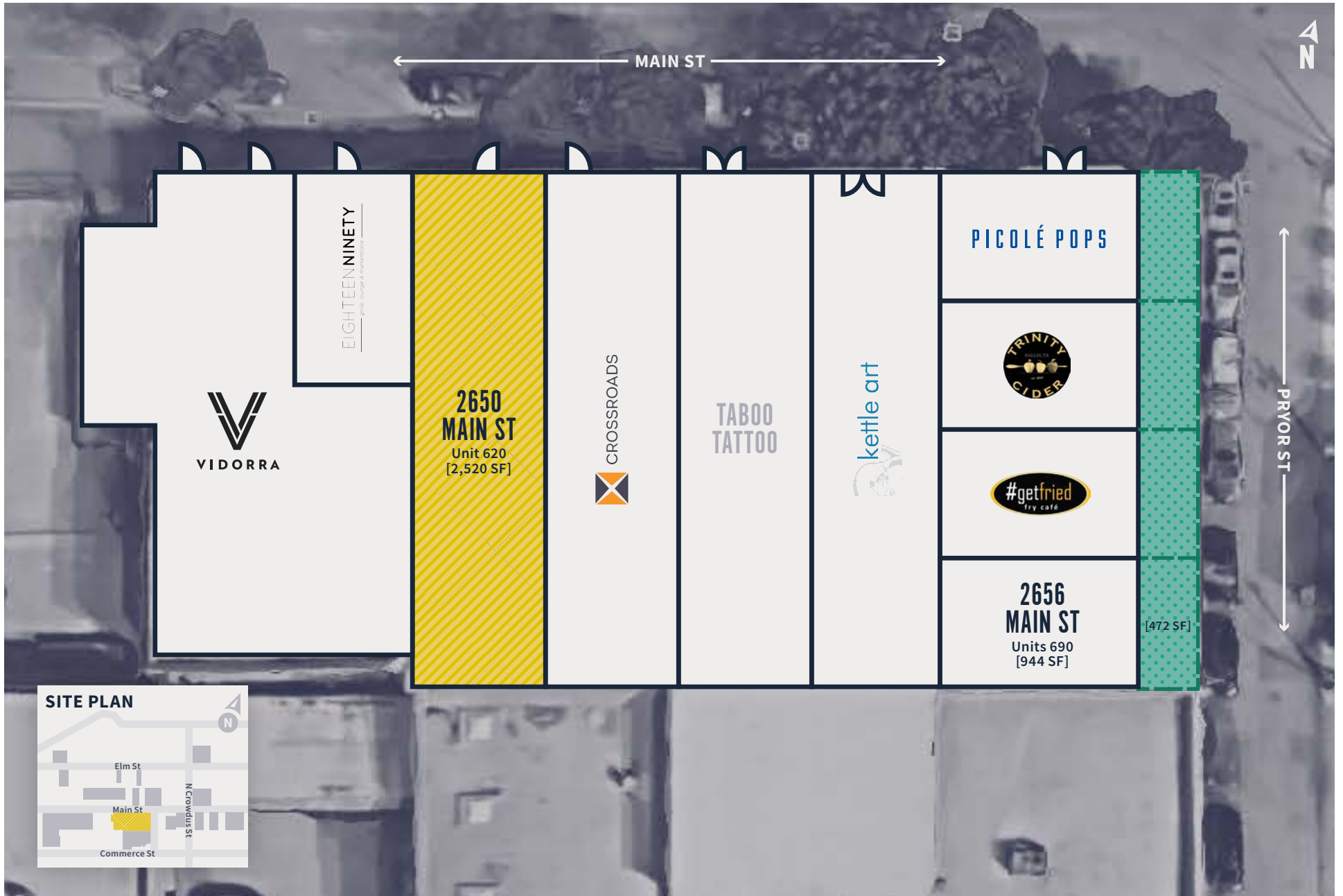
Cal's Building

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2650 Main St

Unit 620

This retail space has exposed brick walls and 26' of frontage on Main St.

Facts

2,520 SF

14ft 6in Clear Heights

26' Main St Frontage

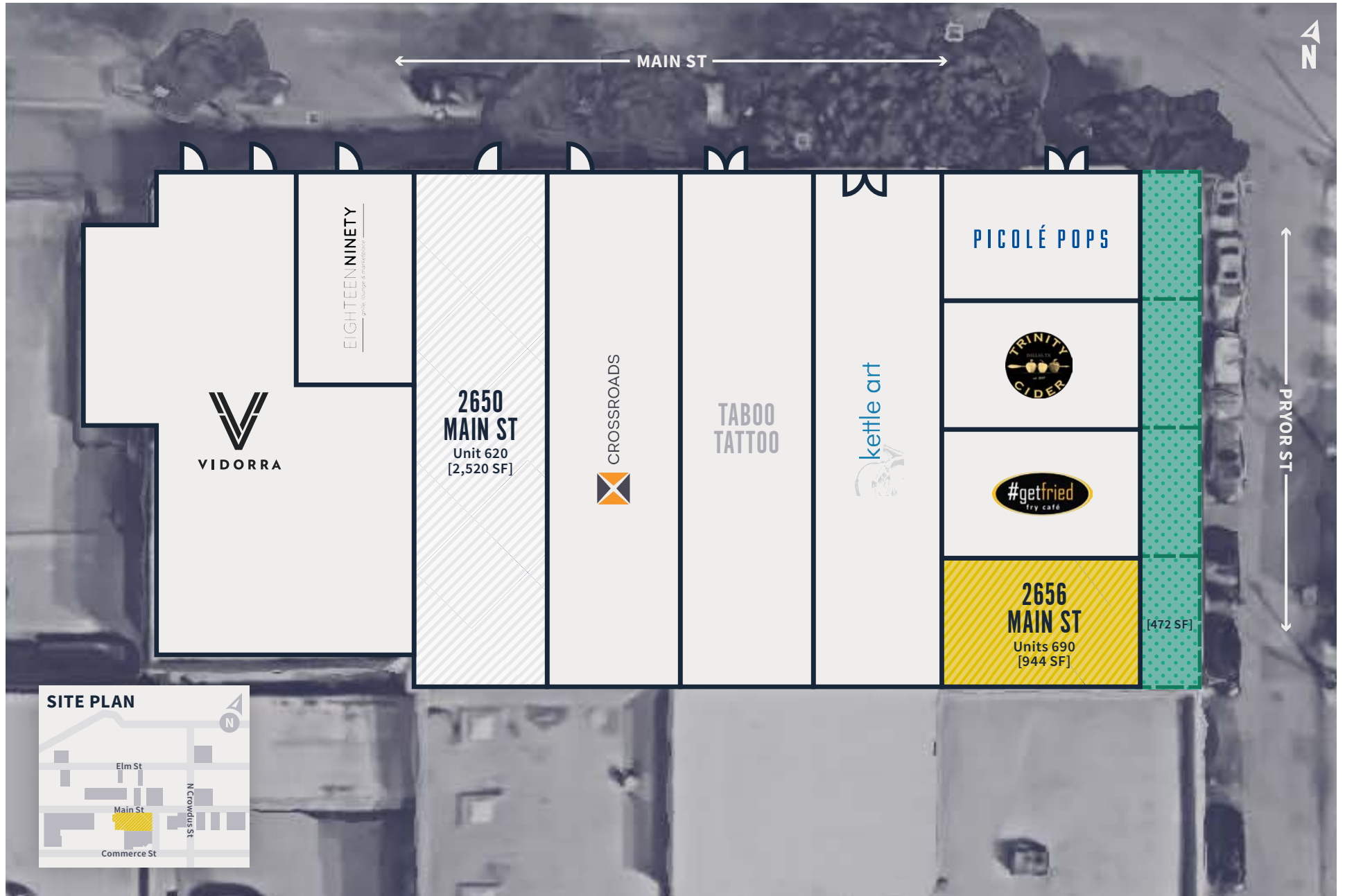
Corner Building

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2656 Main St

Unit 690

This is an excellent spot for specialty food/beverage concepts. A common area patio covers a third of the space's East side. The storefront faces East, has roll up doors, and showcases exposed brick on the back wall. Picolé Pops, Trinity Cider, and Get Fried are the adjacent tenants and the storefront faces the large, traffic-generator tenant, Pecan Lodge.

Facts

1,416 SF

13ft Clear Heights

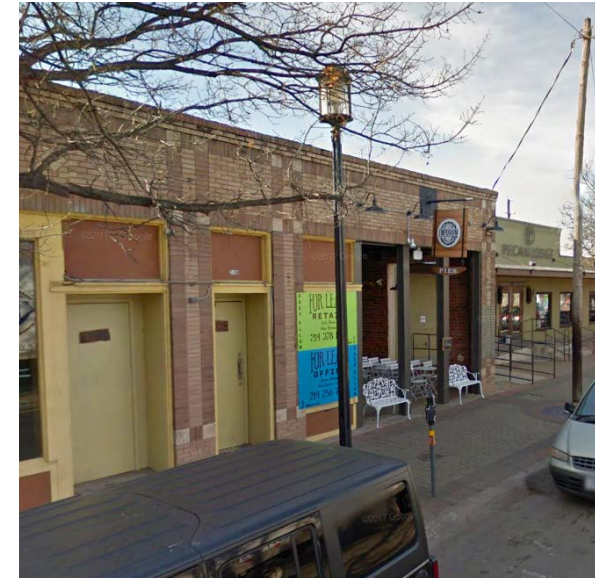
Lambeth Building

 AVAILABLE

 AVAILABLE

 LEASED





2708 Main St

Units 720 & 730

This space is an excellent opportunity for a soft goods tenant, boasting exposed brick walls, a stained glass window in back, a beautiful wooden beam ceiling, and approx. 33' of Main St frontage. The space is also adjacent to Emporium Pies and Pecan Lodge.

Facts

3,016 SF

10ft Clear Heights

33' Main St Frontage

Curtain Club Building

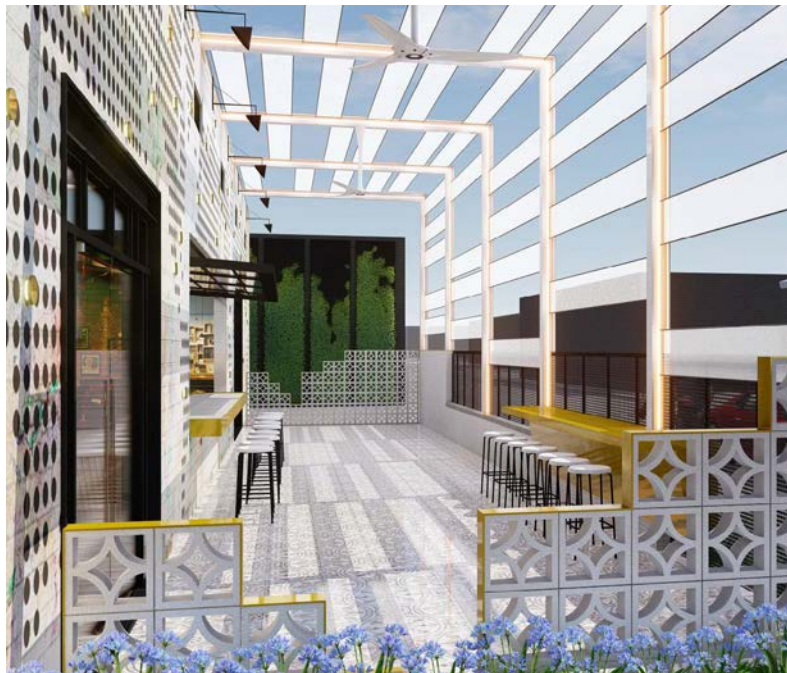
 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2800 Main St

Unit 740

This end cap opportunity has exposed brick walls, a parking lot adjacent to the building, a roll up door on West side, and approx. 50' Main St frontage (divisible).

Facts

4,607 SF

~1,000 SF Patio

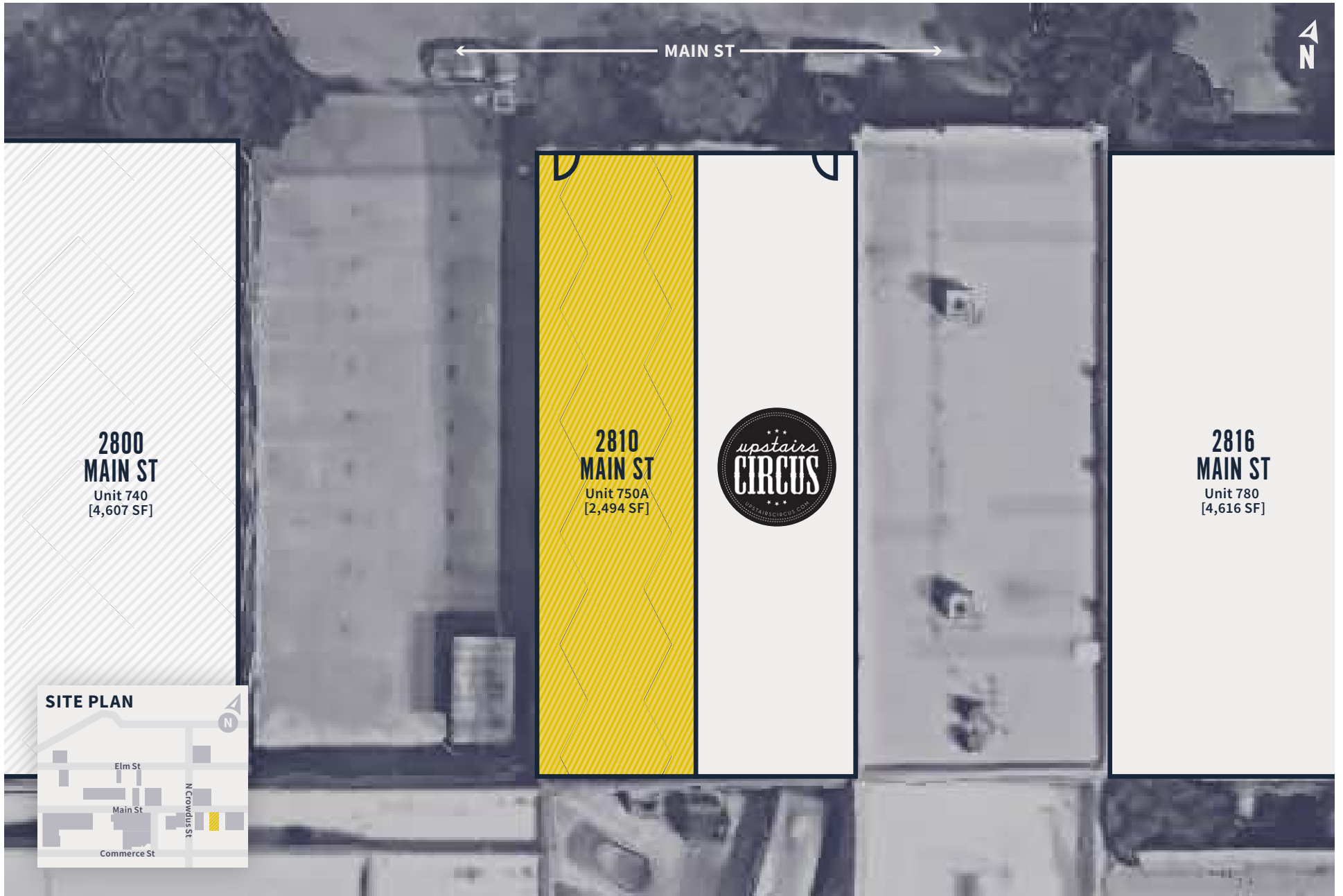
Directly Adjacent to Surface Parking

Gordon Building

 AVAILABLE

 AVAILABLE

 LEASED





2810 Main St

Unit 750A

This end cap opportunity has exposed brick walls, a parking lot adjacent to the building, a roll up door on West side, and approx. 50' Main St frontage (divisible).

Facts

2,494 SF

14ft Clear Heights

50' Main St Frontage

Gordon Building

 AVAILABLE

 AVAILABLE

 LEASED





2816 Main St

Unit 780

Facts

4,616 SF

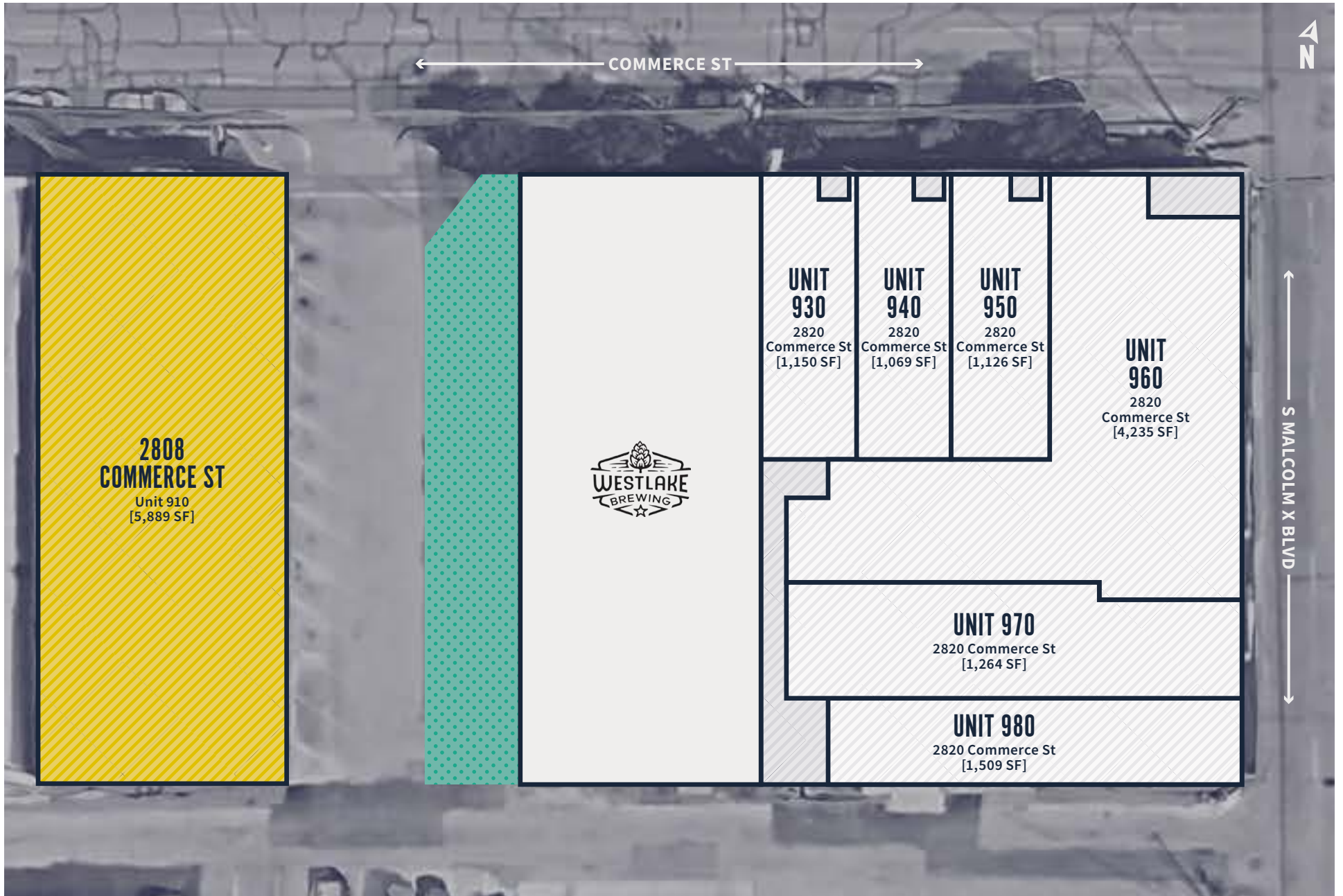
Commerce South

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2808 Commerce St

Unit 910

Excellent access to Baylor Hospital and Downtown Dallas at the Intersection of S Malcolm X Blvd and Commerce St. Rear access to the property via Clover St with roll up doors allowing for ease of deliveries.

Facts

5,889 SF

Great Clear Height

Commerce South

 AVAILABLE

 AVAILABLE

 LEASED

 PATIO





2820 Commerce St

Units 930, 940, 950, & 960

Excellent access to Baylor Hospital and Downtown Dallas at the Intersection of S Malcolm X Blvd and Commerce St. Rear access to the property via Clover St with roll up doors allowing for ease of deliveries.

Facts

Demisable Space

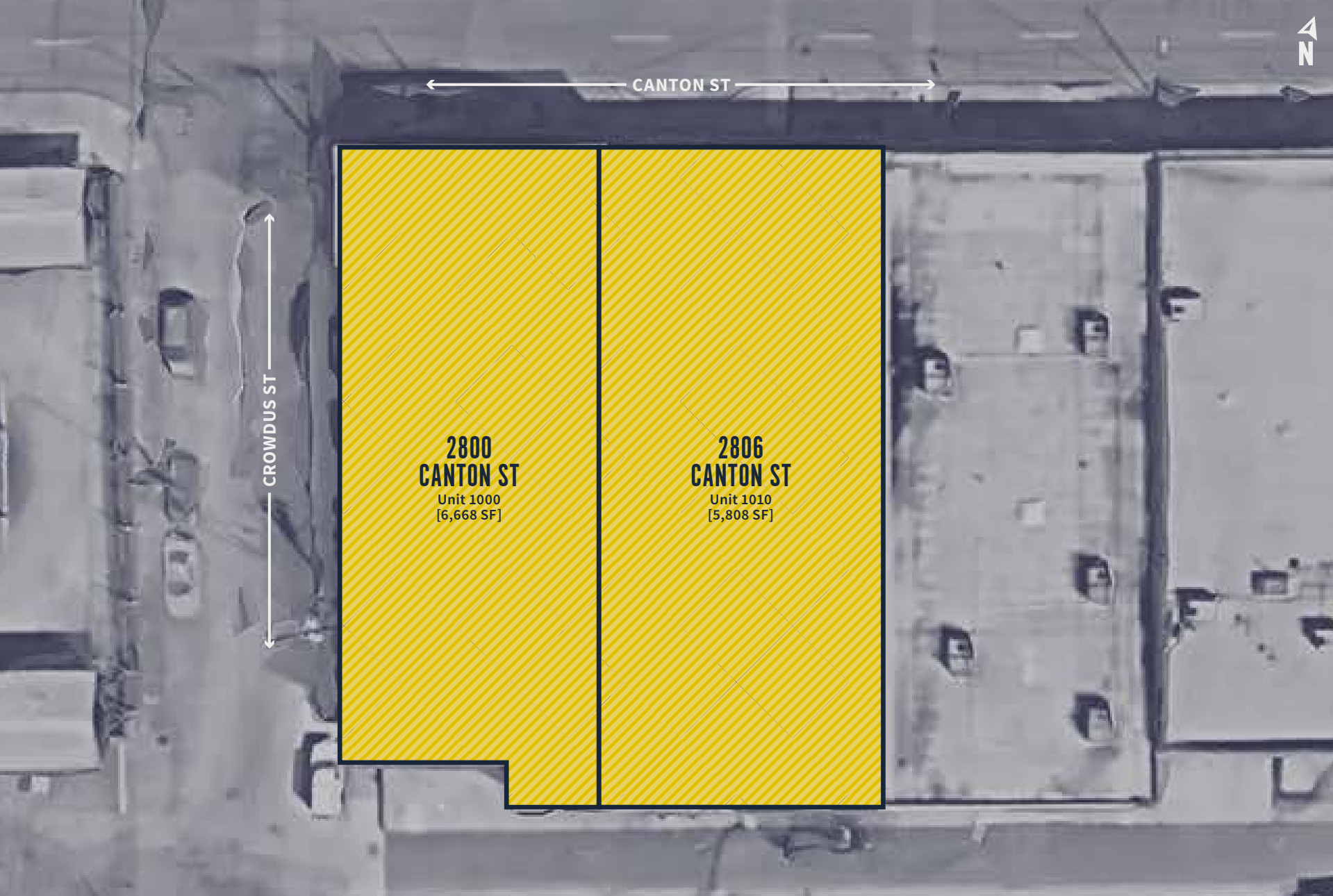
Units 930 & 940: 2,400 SF/ea

Units 950 & 960: 3,400 SF/ea

Great Clear Height

Commerce South

 AVAILABLE





2800 – 2806 Canton St

Units 1000 & 1010

These spaces are an excellent opportunity to break into the Deep Ellum market with easy access to Baylor Hospital and Downtown Dallas.

Facts

Unit 1000 – 6,668 SF

Unit 1010 – 5,808 SF

301 N Crowds St

 AVAILABLE





301 N Crowdus St

Unit 101

Facts

68,785 SF

DEEP ELLUM IS
A NICHE IN THE
DALLAS SCENE
FOR UNIQUE,
GRITTY, AND
NEW-TO-MARKET
TENANTS.

Contact Us



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ASANA
PARTNERS





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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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 - That the owner will accept a price less than the written asking price;
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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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