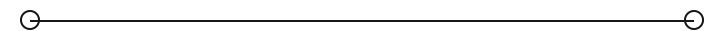


LEASE

Race Street Restaurant

2707 RACE ST, SUITE 117

FORT WORTH, TX 76111



PRESENTED BY:

JAMES BLAKE, CCIM

O: 817.288.5508

james.blake@svn.com

TX #340987

JEFF WATSON

O: 817.288.5514

jeff.watson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	5,116 SF
OUTSIDE PATIO SF:	570 SF
SHARED PARKING LOT:	80 Parks

PROPERTY DESCRIPTION

This 5,116 restaurant space is currently available with a 570 SF covered outdoor dining patio. Great visibility, parking and style to this ready to move into restaurant with 42' bar and mens and women restrooms. The existing kitchen consists of large griddle, stove, prep tables, three compartment sink, large walk in cooler for food and beverages. Both street parking and a 80 car shared parking lot behind the building give ample parking for customers.

Race Street has experienced tremendous revitalization in past 5 years with over 1,200 new multi family units being constructed within a one half mile of this restaurant and only two miles to downtown Fort Worth.

JAMES BLAKE, CCIM

O: 817.288.5508

james.blake@svn.com

TX #340987

JEFF WATSON

O: 817.288.5514

jeff.watson@svn.com

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY SUBTYPE	Restaurant
BUILDING SIZE	5,116 SF
YEAR BUILT	1946
YEAR LAST RENOVATED	2022
NUMBER OF FLOORS	1
PARKING SPACES	80

This fully functional restaurant space is ready for a great restaurant operator to take advantage of this explosive revitalizing area called River East / Race Street. Join the other restaurants and bars such as the Tropic Lady, Race Street Coffee, Kingyo Sushi and Ramen, Tesoro Mexican, Mama Mia Italian. Race Street retailers like the Twisted Gypsy, Green Thistle Emporium, Creatively Beauty Goods, Laced Connection Tennis Shoes just to name a few.

More and more people are calling River East home with over 1,200 apartment units and new homes being built within the last five years and more on their way. Business are locating to the street and enjoying the walkability to restaurants and shops along with close proximity to the Fort Worth Park Trail System and other close by entertainment such as Top Golf and Martin House Brewery.



- Full restaurant with furniture, fixtures and equipment
- Beautiful Outdoor Patio
- River East is an up and coming new living and entertainment district
- Plenty of parking with street and large shared parking in the rear
- Over 1,200 new apartments built in last 5 years
- Walkable neighborhood with other restaurants and retail shops

JAMES BLAKE, CCIM

O: 817.288.5508

james.blake@svn.com

TX #340987

JEFF WATSON

O: 817.288.5514

jeff.watson@svn.com

EXTERIOR PHOTOS



JAMES BLAKE, CCIM
O: 817.288.5508
james.blake@svn.com
TX #340987

JEFF WATSON
O: 817.288.5514
jeff.watson@svn.com

INSIDE PHOTOS



JAMES BLAKE, CCIM

O: 817.288.5508

james.blake@svn.com

TX #340987

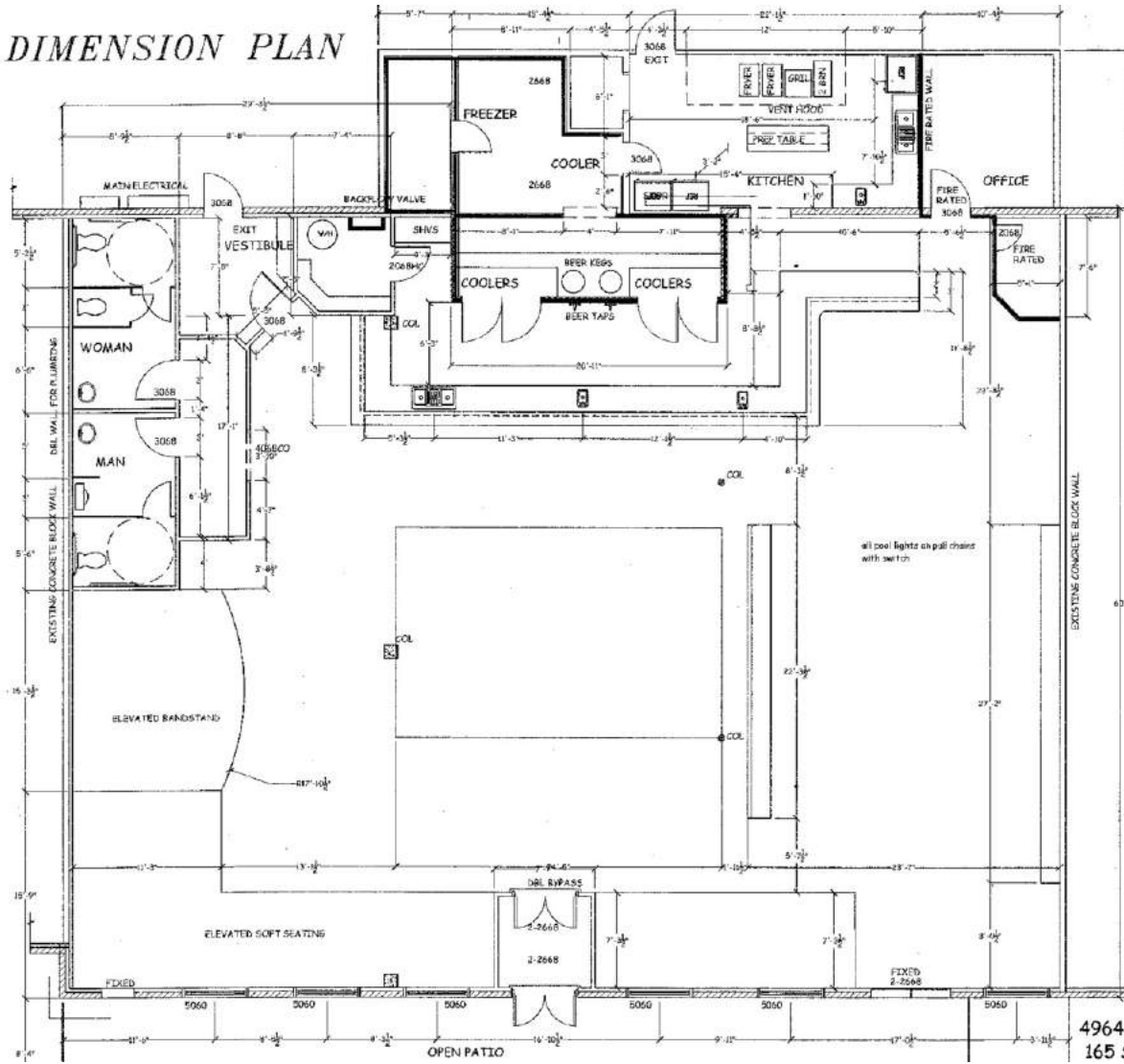
JEFF WATSON

O: 817.288.5514

jeff.watson@svn.com

SPACE PLAN

DIMENSION PLAN



4964 SQ FT MAIN AREA
165 SQ FT OFFICE & CLOSET AREA

General Notes

No.	Revision/Status	Date

Plot Name and Address

Project Name and Address

2707 RACE ST SUITE 117
RACE ST
FT WORTH TX 76111
DINOS

Project: FLOOR PLAN Date: 1

JAMES BLAKE, CCIM
O: 817.288.5508
james.blake@svn.com
TX #340987

JEFF WATSON
O: 817.288.5514
jeff.watson@svn.com

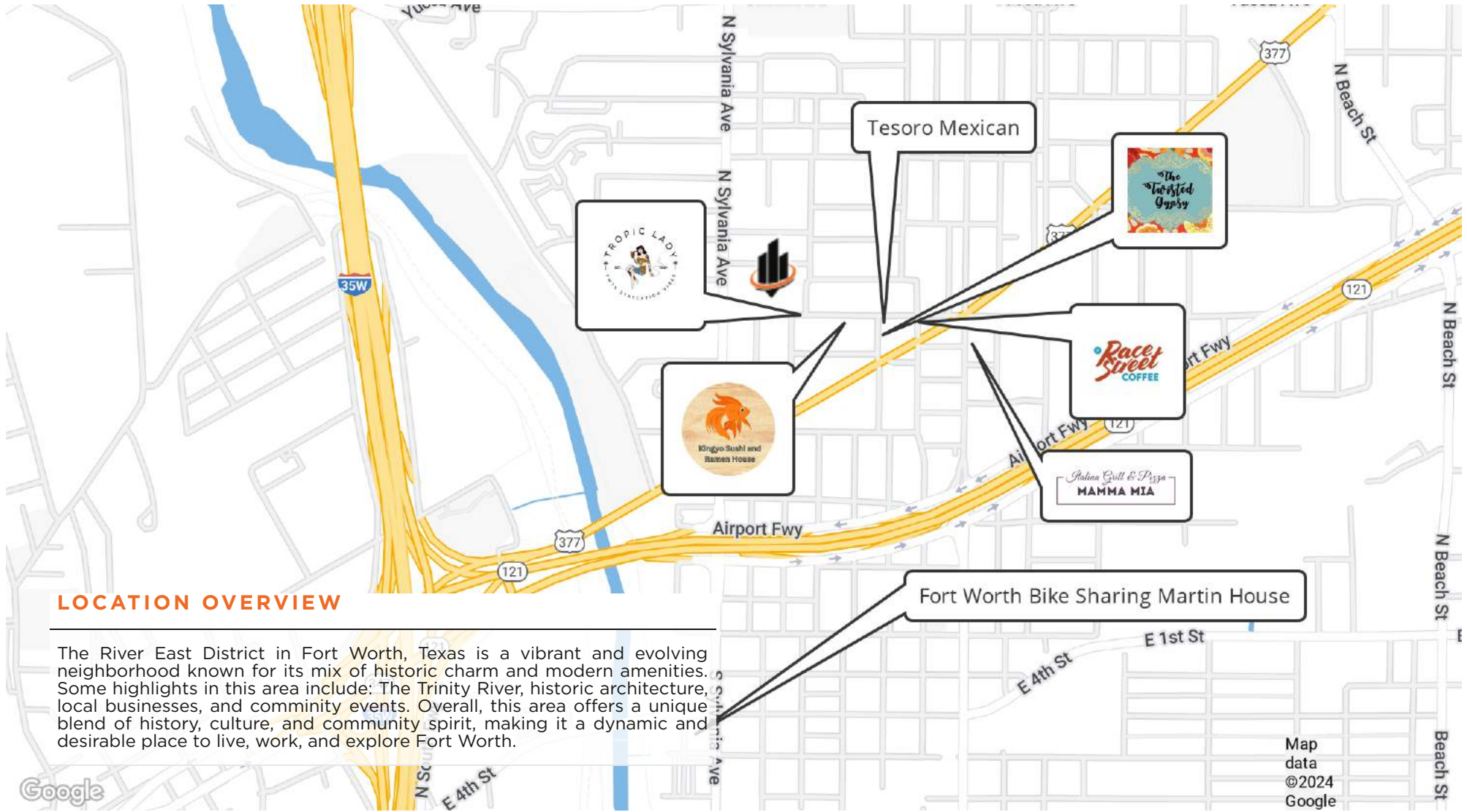
AREA MAP



JAMES BLAKE, CCIM
O: 817.288.5508
james.blake@svn.com
TX #340987

JEFF WATSON
O: 817.288.5514
jeff.watson@svn.com

LOCATION MAP



LOCATION OVERVIEW

The River East District in Fort Worth, Texas is a vibrant and evolving neighborhood known for its mix of historic charm and modern amenities. Some highlights in this area include: The Trinity River, historic architecture, local businesses, and community events. Overall, this area offers a unique blend of history, culture, and community spirit, making it a dynamic and desirable place to live, work, and explore Fort Worth.

JAMES BLAKE, CCIM
O: 817.288.5508
james.blake@svn.com
TX #340987

JEFF WATSON
O: 817.288.5514
jeff.watson@svn.com

DEMOGRAPHICS MAP & REPORT

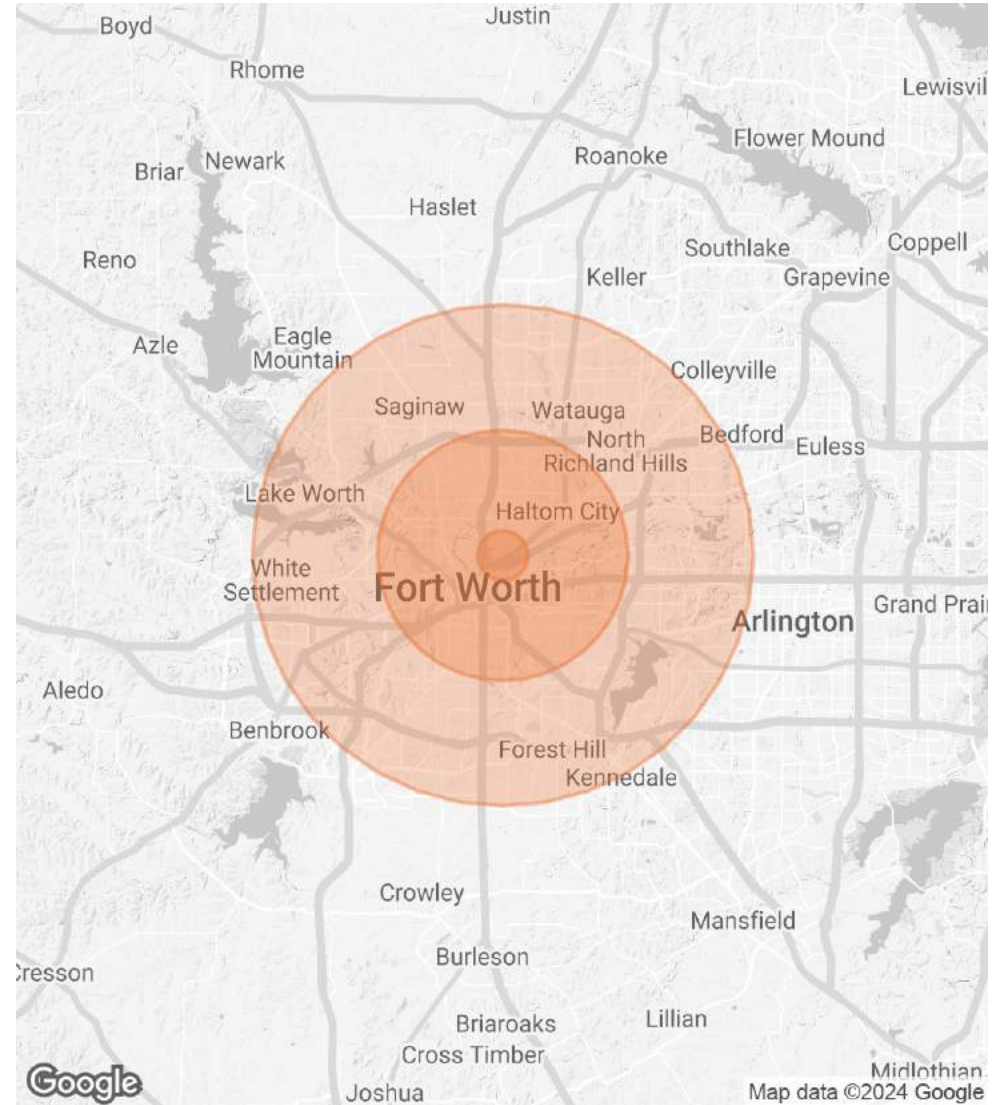
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,885	237,702	1,009,829
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,363	84,457	363,912
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$68,794	\$77,868	\$92,162
AVERAGE HOUSE VALUE	\$249,036	\$314,258	\$320,461

Demographics data derived from AlphaMap



JAMES BLAKE, CCIM

O: 817.288.5508

james.blake@svn.com

TX #340987

JEFF WATSON

O: 817.288.5514

jeff.watson@svn.com



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

DFW Trinity Advisors, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9004520

License No.

steve.fithian@svn.com

Email

(817)288-5525

Phone

Steve Fithian

Designated Broker of Firm

407418

License No.

steve.fithian@svn.com

Email

(817)288-5525

Phone

Steve Fithian

Licensed Supervisor of Sales Agent/
Associate

407418

License No.

steve.fithian@svn.com

Email

(817)288-5525

Phone

James Blake

Sales Agent/Associate's Name

340987

License No.

james.blake@svn.com

Email

(817) 288-5525

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

SVN - Trinity Advisors, 3000 Race Street, Suite 100 Fort Worth TX 76111
James Blake

Information available at www.trec.texas.gov

IABS 1-0 Date

Information About

Phone: (817) 288-5525

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com