

UPTOWN PLAZA

DALLAS, TX



SHOP COS.

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4-5** AERIALS

PG. **6** SITE PLAN

PG. **7** NEIGHBORHOOD VIBE

PG. **8** PHOTOS

ABOUT

PROJECT SCOPE

Uptown Plaza sits in the heart of Dallas' Uptown neighborhood at the intersection of McKinney Avenue and Pearl Street, shared with both the Crescent and The Ritz-Carlton. Surrounded by premier office towers, luxury hotels, upscale residential communities, and some of the city's top dining and entertainment destinations, the center benefits from exceptional visibility and consistent pedestrian traffic. A juice bar is available for short-term lease with a creative deal structure.

TRAFFIC COUNTS

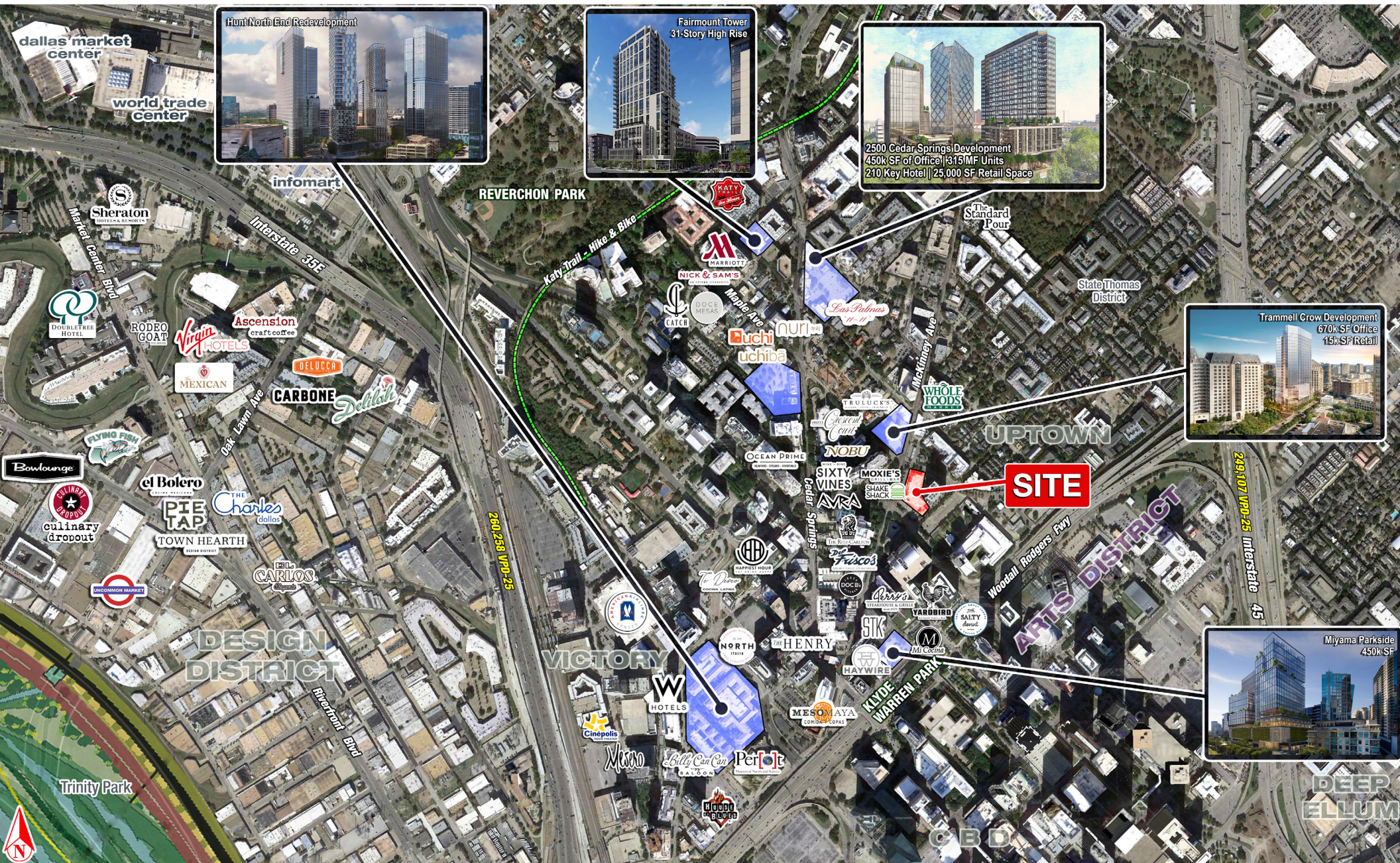
McKinney Ave.:	13,197 VPD-26
Maple Routh Connection:	11,515 VPD-26

DETAILS

- 1,350 SF 2nd Gen Juice Bar Available
- Exclusive parking
- In The Area:

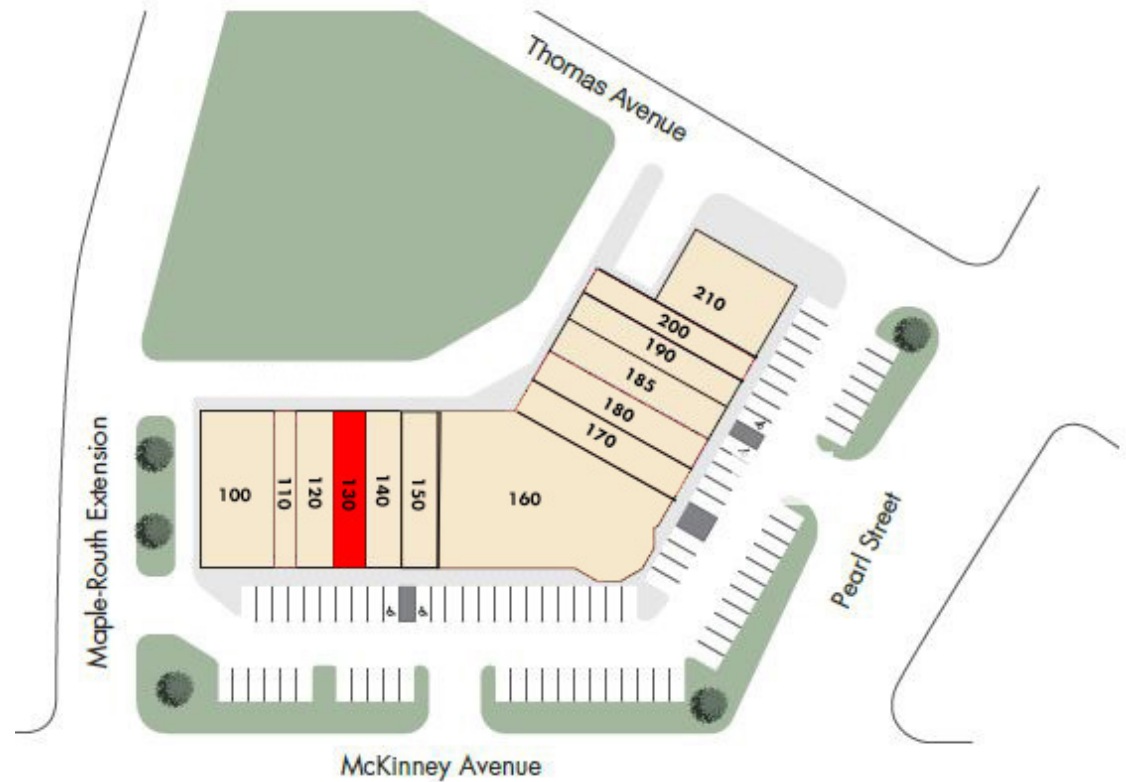


TRADE AERIAL



SITE PLAN

NO.	RETAILER	SF
100	Wells Fargo Bank	3,731
110	Lucid Diamonds	990
120	Smashburger	1,955
130	Available	1,350
140	Potbelly Sandwich Works	2,550
150	Smiles Direct	2,078
160	Andrea's Steakhouse	8,500
170	Abby's Bagels	1,700
180	Oak Cliff Pilates	2,158
185	Miniluxe	2,098
190	Mara's Med Spa	2,230
200	Snap Kitchen	1,500
210	Pei Wei Asian Diner	3,000



NEIGHBORHOOD RESTAURANTS



UCHI

Uchi's menu includes hot and cold tastings, makimono, yakimono, tempura, sushi, and sashimi.



SIXTY VINES

Casual New American kitchen & wine bar offering bites & wines on tap in spacious, modern surrounds.



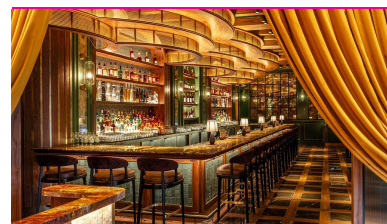
CAPITAL GRILLE

The Capital Grille is a fine dining restaurant known for its dry aged steaks, award-winning wine list and professional service in an atmosphere of relaxed elegance.



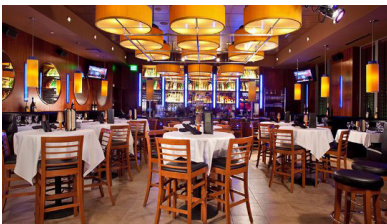
NOBU

Nobu's signature new style Japanese dishes as well as Tuna Tataki with Cilantro Dressing, Seared Toro with Karashi Sumiso, Scallops with Jalapeno Salsa.



CATCH

Stylish locale at Maple Terrace serving Asian-style seafood & steaks with unique craft cocktails.



OCEAN PRIME

Ocean Prime is an award-winning modern American restaurant and lounge with stunning settings, a vibrant energy, an impressive menu of seafood and steaks



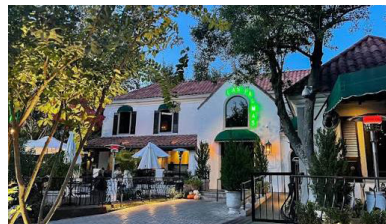
NICK & SAM'S

Our universal appeal is a result of exceptional prime steaks, chops, seafood, and world class sushi, in addition to the best selections of Japanese Wagyu in the U.S.



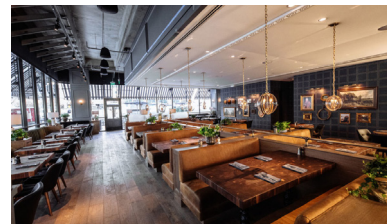
DOCE MESAS

Doce Mesas has California coastal vibe with breezy indoor-outdoor flow & an elevated Mexican cuisine in a family friendly, captivating ambiance.



LAS PALMAS

Flavorful Tex-Mex cuisine made with the highest quality ingredients in a hospitable and energetic atmosphere.



THE HENRY

The Henry an American style restaurant, cafe, bar, lounge, and everything in between. The menu combines the very best simple yet hearty dishes ranging from chopped salads, to beefy burgers and truly great steaks & fish.



LYLA

Coastal Italian restaurant inspired by the beautiful destinations of Capri, Santorini, and St. Barths.



AVRA

Upscale Greek restaurant coming to The Crescent serving up grilled octopus, lobster pasta, and branzino.



TWO HANDS

Australian-inspired cafe & bar serving all-day breakfast & brunch dishes in a casual space.



MOXIES

Canadian-based chain serving crowd-pleasing New American dishes & cocktails and share our passion for fresh ingredients.



FLOWER CHILD

Flower Child has healthy, wholesome meals for everyone. Organic, healthy fare fast-casual spot featuring craft cocktails.

PHOTOS



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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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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