

artisan[™] circle

CROSSROADS OF DINING, ART, & ENTERTAINMENT



PRIME RETAIL AND RESTAURANT SPACE AVAILABLE IN THE
HEART OF FORT WORTH'S CULTURAL DISTRICT

YOUNGER
PARTNERS

PROPERTY OVERVIEW

Discover Artisan Circle, a sprawling urban village spanning 282,828 square feet across five pedestrian-friendly city blocks. Set within the vibrant West 7th development, it's seamlessly integrated with 3,900 multi-family units, 1.2 million square feet of office space, and 1.1 million square feet of enticing retail and entertainment options—all just a leisurely stroll away.



Nestled at the crossroads of University Drive and West 7th Street, Artisan Circle resides within the Fort Worth's Cultural District and a stone's throw away from Downtown. Crafted in 2009, the property showcases a vibrant tenant mix including Movie Tavern, Terra Mediterranean, La Cabrona, Si Tapas, LA Fitness, Rose Couture Nail Spa, The Social House, Common Desk, One Medical, PMG, Sandbox VR, and Fidelity Investments.



A large window display for 'Sandbox VR' featuring three people in white VR gear. The text 'SANDBOX VR' is prominently displayed in the center, and 'sandboxvr.com' is visible at the bottom of the display.

SANDBOX VR

2656



Preparing for a Revitalized Urban Lifestyle with Exciting Renovations

Parking Garage Upgrades

- Installation of new hydraulic elevators in three of the five parking garages (North Central, South Central, and Southeast) to provide efficient access from upper levels to shopping and dining areas.
- Introduction of two new valet locations in the North Central and South Central parking garages for convenient drop-off and pick-up in the central courtyard on Crockett Street.

Courtyard Improvements

- Extensive hardscape improvements in the central courtyard on Crockett Street.
- Installation of new benches, modernized lighting, and lush landscaping.
- Redesign of outdoor dining patios to enhance the overall dining experience.

Technology Upgrades

- Real-time parking garage capacity indicators for the 1,500 parking spaces in the five garages to enhance the visitor experience.
- Emphasis on safety and security with technology upgrades, including enhanced security measures.

Paseos Enhancements

- New lighting and wayfinding improvements in the central paseos.
- Integration of state-of-the-art digital and interactive directories guiding visitors to shopping and dining destinations.
- Introduction of new monument and directional signage.

Visitor Amenities

- Free parking with validation in all five garages for Artisan Circle patrons.

These changes collectively aim to transform Artisan Circle into a more vibrant, accessible, and technologically advanced urban village in Fort Worth's Cultural District.



COURTYARD IMPROVEMENTS



NEW LIGHTING & WAYFINDING



HARDSCAPE REDESIGN

one medical

SANDBOX^{VR}



TERRA
MEDITERRANEAN



Mash'd
— fuel your fire —



La Cabrera
COCINA MEXICANA

The Social House
Restaurant | Bar

BOARDROOM
STYLING LOUNGE

IT'S A
SECRET
MED · SPA

MOVIE
TAVERN
by MARCUS

PMG

金太郎
ラーメン
KINTARO RAMEN

LA | FITNESS

(hiatus)
SPA + RETREAT



Si tapas
tapas | restaurant | bar



snep kitchen

Spectrum

PNC

FORMULA
WELLNESS

Removery
Tattoo Removal & Fading



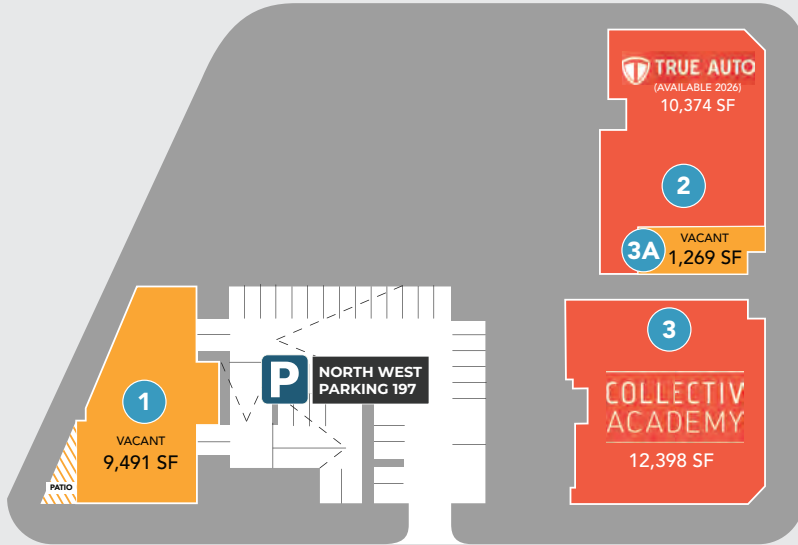
BE A PART OF A VIBRANT MIXED-USE LIFE CENTER



CONNECTED TO EVERYTHING

Direct access to The Dash (Trinity Metro's all-electric bus) that connects downtown with the Cultural District and the West 7th entertainment corridor.

UNIVERSITY DRIVE NORTH

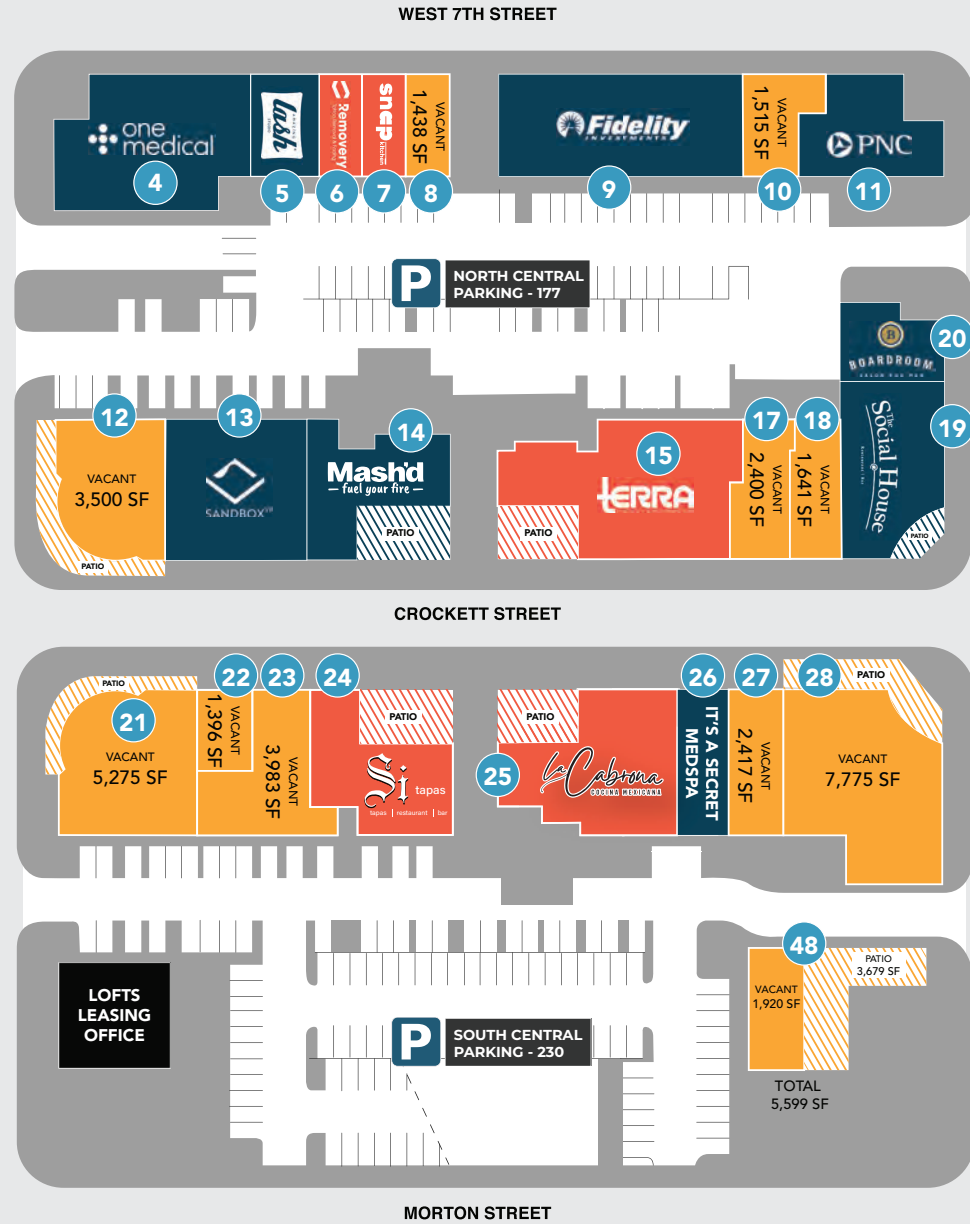


ARTISAN CIRCLE

SITE PLAN - 282,828 SF

	AVAILABLE
	NEW LEASES/TENANTS
	LEASED

NORWOOD STREET



MORTON STREET

PRIME RETAIL AND RESTAURANT SPACE AVAILABLE



NO.	TENANT	ADDRESS	SQ. FT.
1	VACANT	3028 Crockett St	9,491 SF
2	True Auto (AVAILABLE 2026)	812 Norwood St	10,374 SF
3	Collectiv Academy	3000 Crockett St	12,398 SF
3A	VACANT	3000 Crockett St	1,269 SF
4	One Medical	2973 W 7th St	6,587 SF
5	Amazing Lash	2949 W 7th St	2,022 SF
6	Removery	2945 W 7th St	1,308 SF
7	Snap Kitchen	2941 W 7th St	1,224 SF
8	VACANT	2937 W 7th St	1,438 SF
9	Fidelity Investments	2933 W 7th St	7,147 SF
10	VACANT	2909 W 7th St	1,515 SF
11	PNC Bank	2901 W 7th St	3,622 SF
12	VACANT	2972 Crockett St	3,500 SF
13	Sandbox VR	2960 Crockett St	6,239 SF
14	Mash'D	2948 Crockett St	3,852 SF
15	Terra Mediterranean Grill	2932 Crockett St	7,966 SF
17	VACANT	2916 Crockett St	2,400 SF
18	VACANT	2908 Crockett St	1,641 SF
19	Social House	840 Currie St	5,045 SF
20	Boardroom Salon for Men	820 Currie St	2,265 SF
21	VACANT	2973 Crockett St	5,275 SF
22	Brandi Cottingham Art (Available)	2959 Crockett St	1,389 SF
23	VACANT	2955 Crockett St	3,983 SF
24	Si Tapas	2949 Crockett St	4,275 SF
25	La Cabrona	2933 Crockett St	5,648 SF
26	It's A Secret Medspa	2917 Crockett St	2,261 SF
27	VACANT	2913 Crockett St	2,417 SF
28	VACANT	2901 Crockett St	7,775 SF
29	PMG	2869 W 7th St	33,606 SF
30	VACANT	2837 W 7th St	4,000 SF
31	Formula Wellness	2831 W 7th St	1,569 SF
32	VACANT	2823 W 7th St	2,492 SF
33	Rose Couture Nail Bar	2809 W 7th St	3,466 SF
34	Younger Partners Property Mgmt. (Available)	816 Foch St	1,649 SF
35	Umami	2801 W 7th St	3,557 SF
36	Lucky Duck Bagels	817 Currie St	1,189 SF
37	Insomnia Cookies	825 Currie St	1,101 SF
38	Occupied	827 Currie St	540 SF
39	VACANT	829 Currie St	897 SF
40	LA Fitness	2860 Crockett St	44,531 SF
41	Movie Tavern	2872 Crockett St	34,260 SF
42	VACANT	2869 Crockett St	5,501 SF
43	VACANT	909 Currie St	780 SF
44	Hiatus Spa & Retreat	2859 Crockett St	5,000 SF
45	VACANT	2855 Crockett St	1,294 SF
46	Common Desk	2833 Crockett St	13,063 SF
47	VACANT	915 Currie St	3,850 SF
48	VACANT BLDG. PATIO	908 Currie St	1,920 SF 3,679 SF



EXPERIENCE CULTURE, CUISINE, AND COMMUNITY AT ARTISAN CIRCLE IN FORT WORTH'S VIBRANT CULTURAL DISTRICT!

Artisan Circle resides within the vibrant Fort Worth Cultural District, a destination that attracts over two million visitors from across the globe. Here, patrons can indulge in the exploration of unique shops and delectable restaurants, immerse themselves in captivating art displays, partake in performances at theaters, and engage with enriching cultural exhibits.

Located within Fort Worth's Cultural District, Artisan Circle enjoys an advantageous location near some of the city's most iconic destinations. From the renowned Fort Worth Botanic Garden and the Botanical Research Institute of Texas (BRIT) to the captivating Fort Worth Zoo and internationally acclaimed museums like the Kimbell Art Museum, Amon Carter Museum, and the Modern Art Museum of Fort Worth, the district stands as a cultural haven.

Additional landmarks that surround the property, include the Fort Worth Water Gardens, Billy Bob's Texas, the historic Fort Worth Stockyards and The Trailhead. Together, these elements converge to create a cohesive and enriching experience for all visitors.

Situated just two miles from the bustling intersection of Interstate 30 and Interstate 35W, Artisan Circle holds a prime position in the city's traffic flow. This location enhances accessibility for a broad audience, ensuring a consistent influx of visitors from across the region, further solidifying Artisan Circle as a dynamic hub in the vibrant landscape of Fort Worth.



BY THE NUMBERS

5-MILE DEMOGRAPHIC RADIUS

235,488
Population



\$3 Billion
Consumer Spending



102,049
Households



35
Median Age



\$167 Million
Apparel & Services



\$133 Million
Healthcare



\$799 Million
Transportation
& Maintenance



\$418 Million
Entertainment & Pets



\$820 Million
Food & Alcohol



\$79,233
Average HH Income



18,755
Total Businesses



191,104
Total Employees



1-MILE DEMOGRAPHIC RADIUS

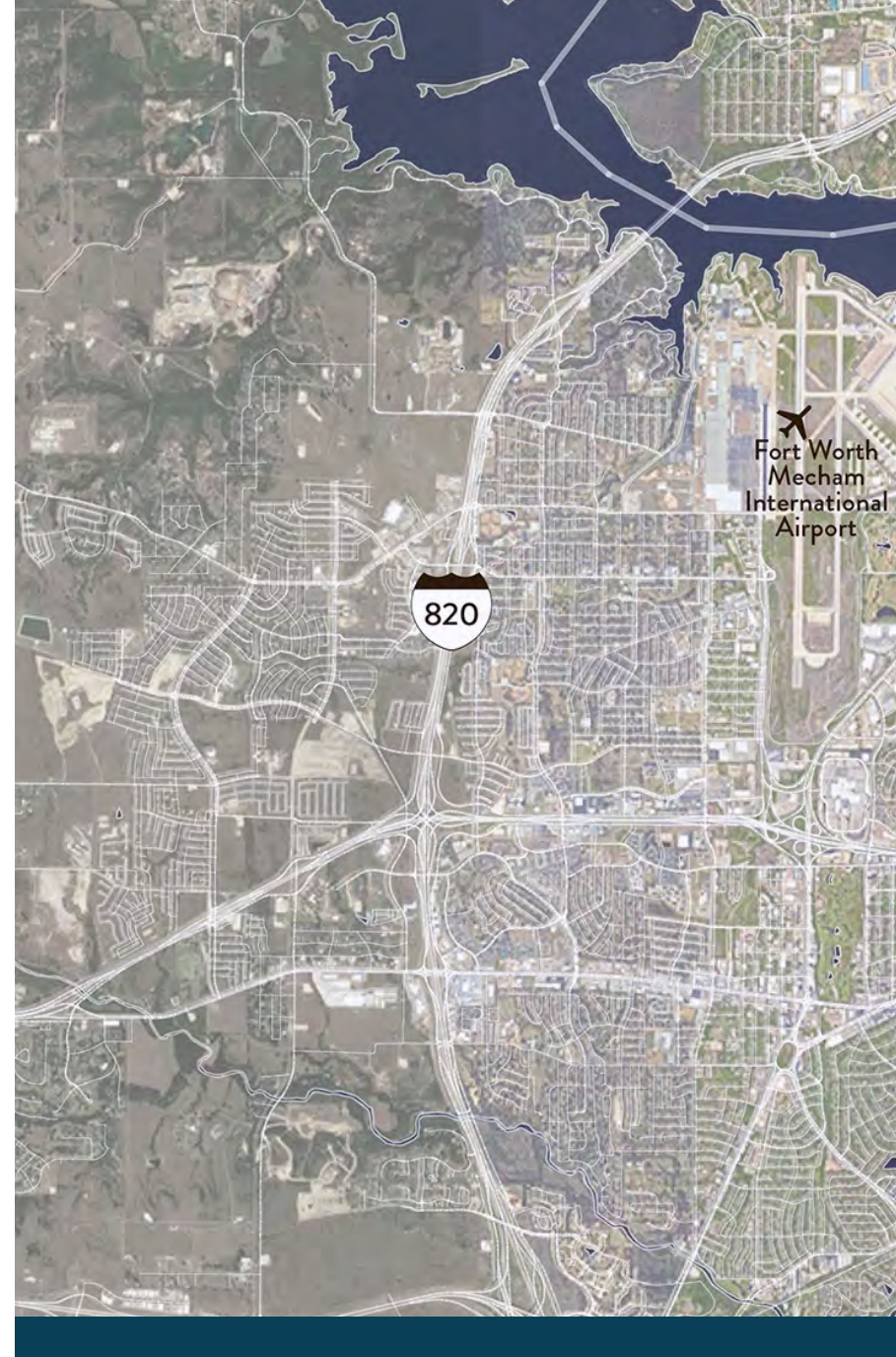
3,900
Multifamily Units



311
Hotel Keys



102,049
Single-Family Homes



Fort Worth
Meacham
International
Airport

7 Minutes
Downtown Fort Worth

37 Minutes
Downtown Dallas

10 Minutes
Bass Performance Hall

12 Minutes
Fort Worth Stockyards



DRIVE TIMES

35 Minutes
DFW International Airport

47 Minutes
Dallas Love Field Airport

4 Minutes
Interstate 30

10 Minutes
Interstate 35W

5 Minutes
Botanic Garden

4 Minutes
Dickies Arena

9 Minutes
Fort Worth Zoo

7 Minutes
Texas Christian University



artisan
circle



North Paseo

For additional Information, Please Contact:

KATHY PERMENTER

214.294.4404

kathy.permenter@youngerpartners.com

CARSON MITCHELL

214.294.4421

carson.mitchell@youngerpartners.com

MASEN STAMP

214.294.4411

masen.stamp@youngerpartners.com



YOUNGER
PARTNERS

Copyright © 2023 Younger Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Younger Partners make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.