

FOR LEASE



SHOPS AT BISHOP UNION

IN BISHOP ARTS AT N ZANG BLVD, W DAVIS ST, AND BECKLEY AVE

UNDER NEW OWNERSHIP!

DALLAS, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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SHOPS AT BISHOP UNION | W Davis St & N Zang Blvd, Dallas, Texas 75203

OVERVIEW

- Highly visible hard corner leasing opportunities with oversized patios & existing grease traps available in the popular Bishop Arts submarket
- New ownership with long term investment strategy that includes generous TIA packages, signage & common area upgrades
- Join HotWorx, Well Grounded Coffee & Salon Lofts, Total of 16,800 SF available
- 128 total retail garage parking spaces, 9 street front parking spaces, pick up/to go parking can be assigned & valet can be implemented
- 302 Class A multifamily units with 95% w/ improvements coming
- Cable car/Dart Rail station directly in front of the property
- Call For More Info & Pricing

TRAFFIC COUNTS

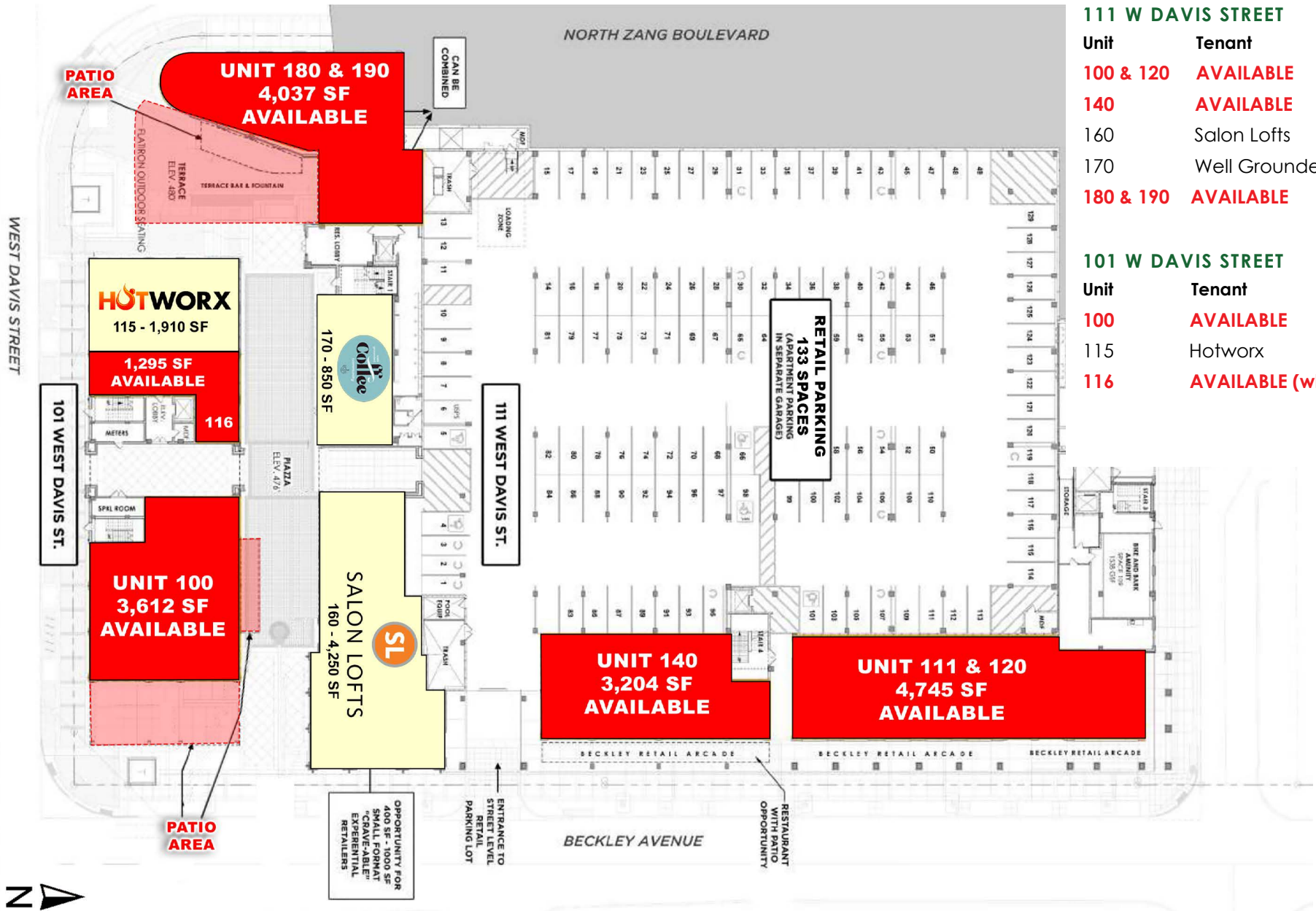
W Davis St: 9,152 VPD | N Beckley Ave: 8,870 VPD
N Zang Blvd: 15,800 VPD (Kalibrate 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	18,950	139,213	371,358
2029 Projected Pop.	22,665	149,829	391,212
Daytime Pop.	25,734	198,119	521,821
Avg HH Income	\$92,989	\$99,598	\$99,063



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111 W DAVIS STREET

Unit	Tenant	SF
100 & 120	AVAILABLE	4,745
140	AVAILABLE	3,204
160	Salon Lofts	4,250
170	Well Grounded Coffee	850
180 & 190	AVAILABLE	4,037

101 W DAVIS STREET

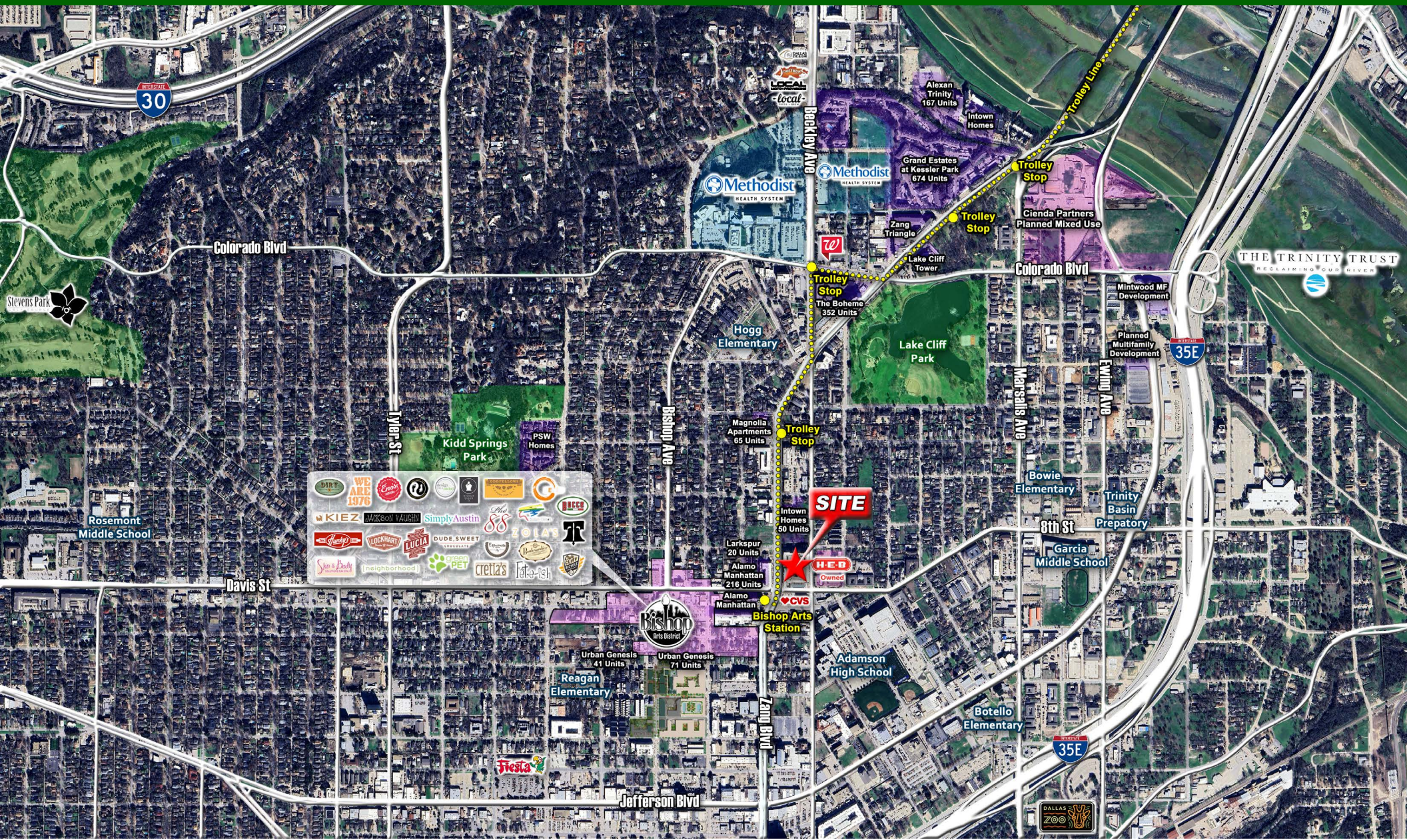
Unit	Tenant	SF
100	AVAILABLE	3,612
115	Hotworx	1,910
116	AVAILABLE (white box)	1,295



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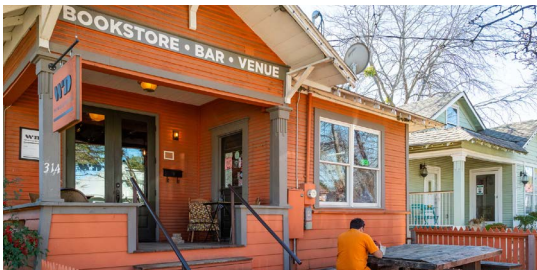
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BISHOP ARTS DISTRICT

Vance at Bishop Union is located in The Bishop Arts District, a rising area over the past decade known for its unique culinary and nightlife scene. Unlike Downtown and Uptown, Bishop Arts retains a quaint neighborhood feel with luxury apartments and over 60 independent boutiques, galleries, bars, and restaurants. Notable dining spots include Boulevardier, Lucia, and Nora, while Paradiso attracts visitors with its trendy decor. The district offers a diverse retail scene and has a walk score of 95, making it ideal for exploring and attending weekend pop-up markets.



BISHOP ARTS RETAILERS

Paradise

WRITTEN *by the Seasons*



SALON LOFTS®



Located in Vance at Bishop Union

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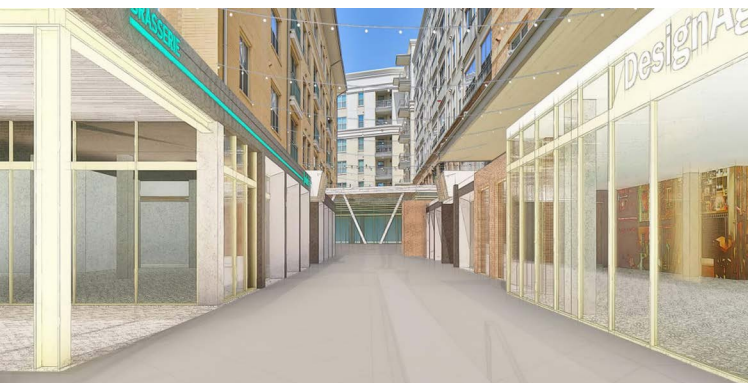
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CONCEPTUAL RETAIL STOREFRONTS



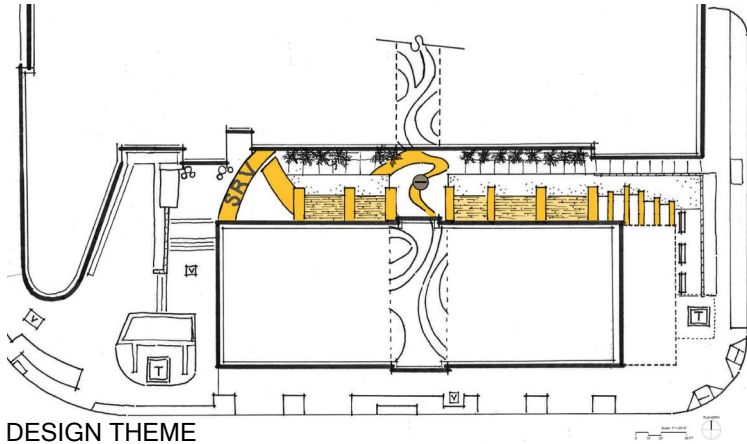
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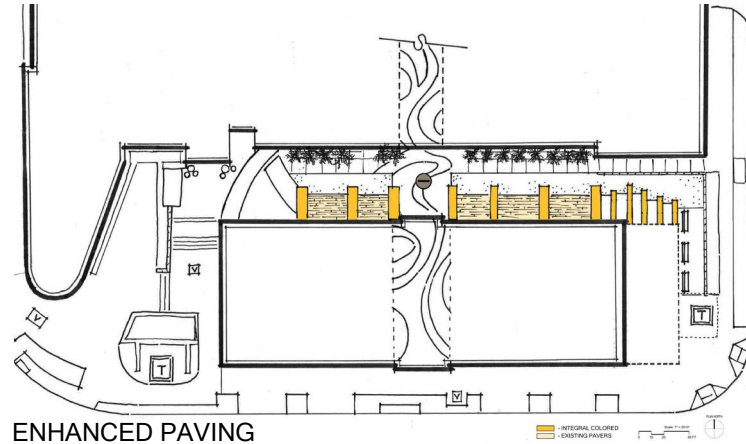
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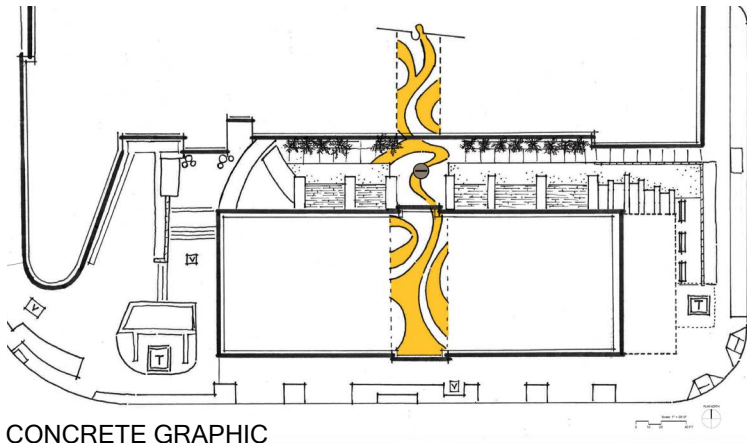
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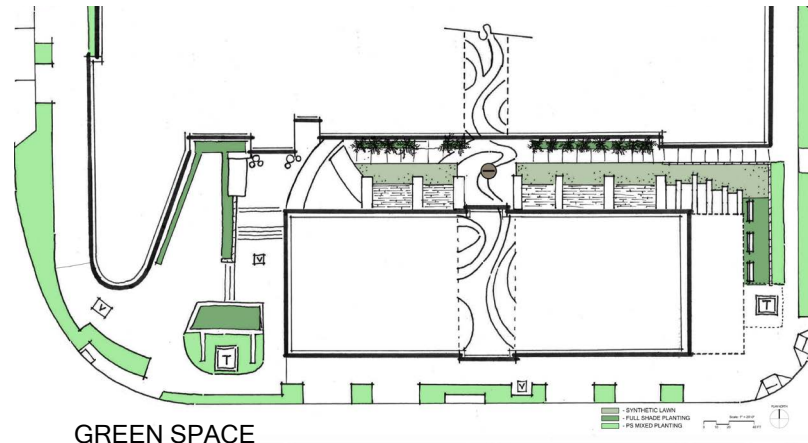
DESIGN THEME



ENHANCED PAVING



CONCRETE GRAPHIC

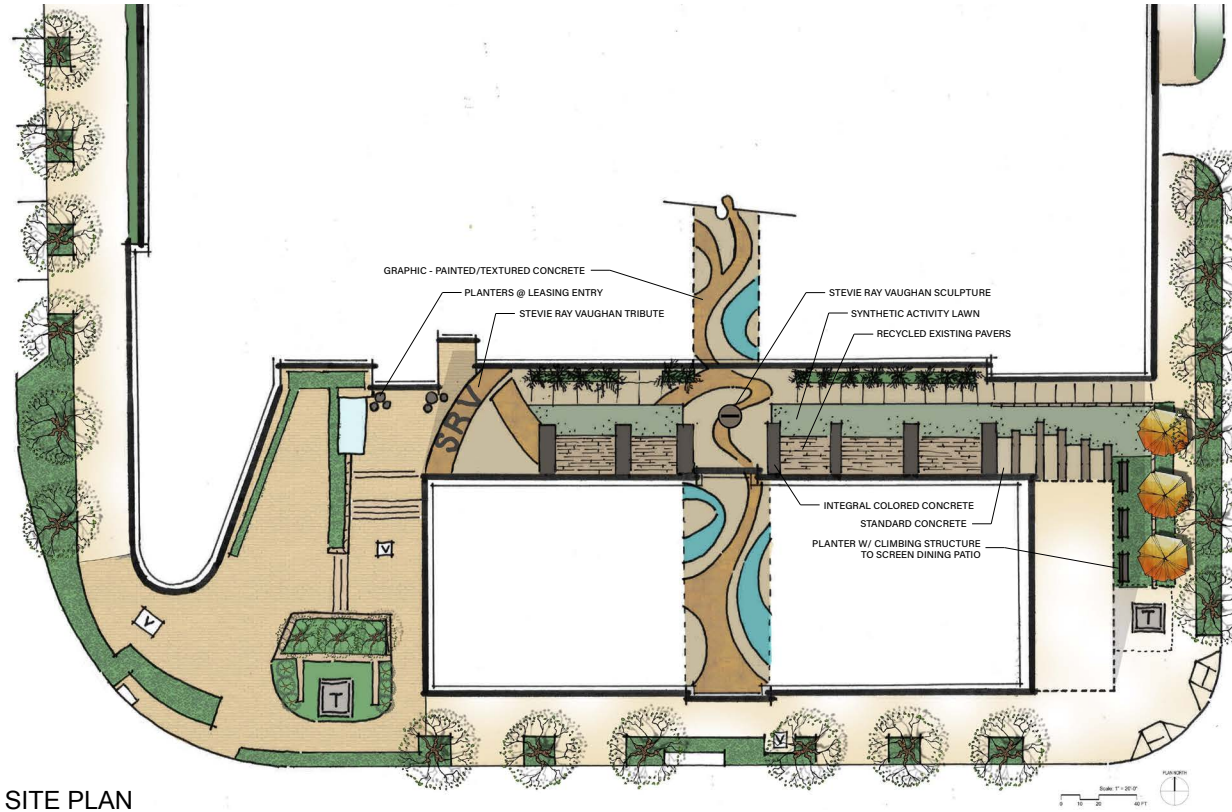
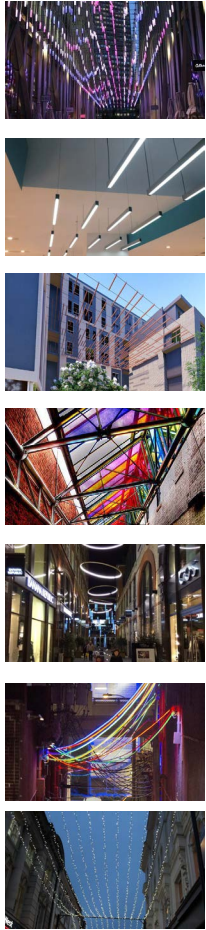


GREEN SPACE



Bishop Arts Retail Renovation - Schematic Design

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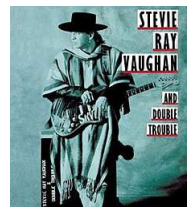
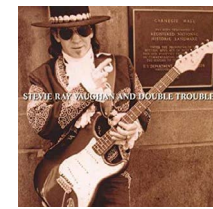
SITE PLAN



CONCRETE GRAPHIC



SKETCH



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