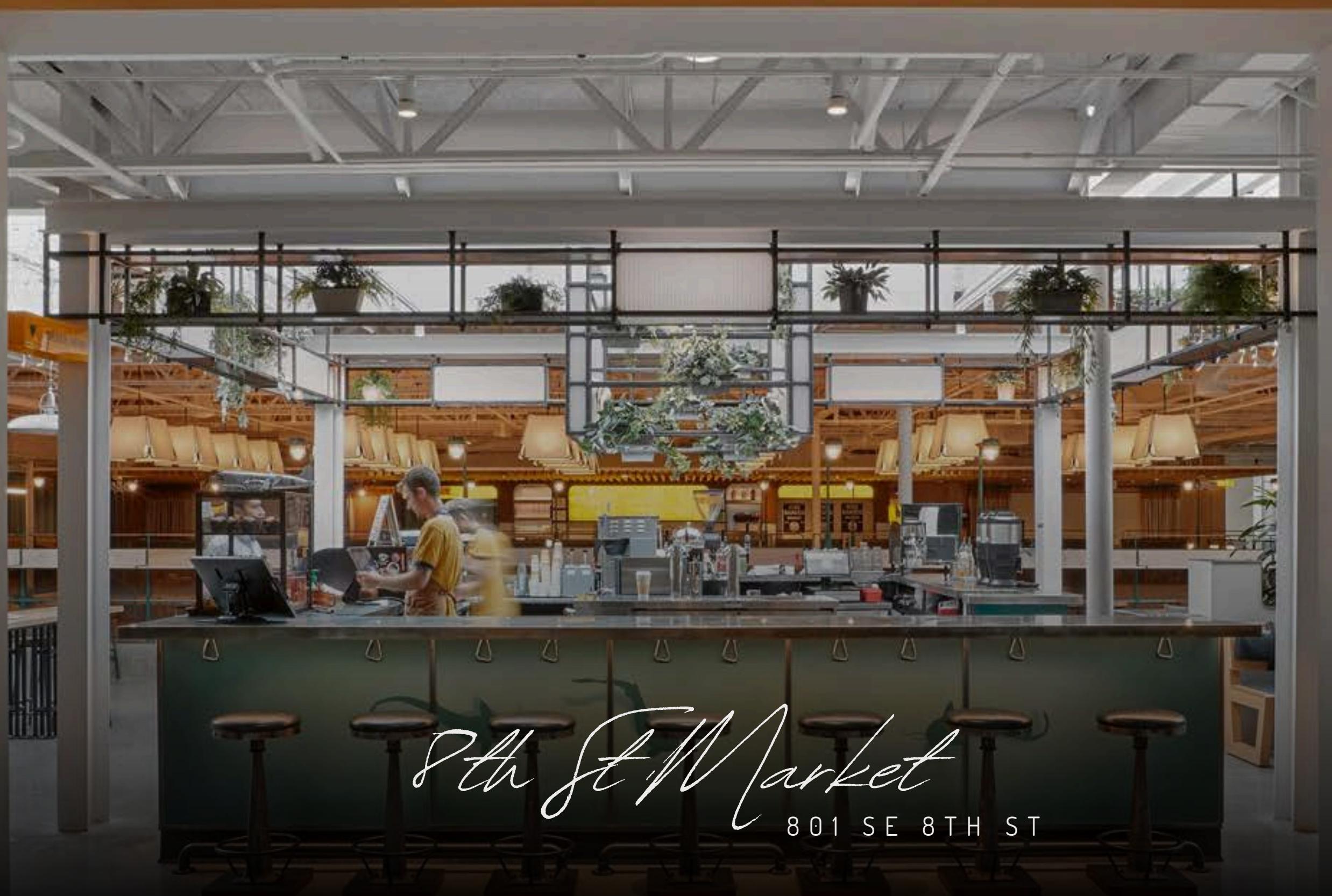




801 SE 8TH ST  
BENTONVILLE, AR  
**FOR LEASE**

*8th Street Market*



*8th St Market*  
801 SE 8TH ST

[www.genesiscre.com](http://www.genesiscre.com)



# OFFERING

**801 SE 8TH ST. • STE 21**

**LEASE RATE:** Base Rate Negotiable + NNN

**SQUARE FEET:** 11,040 total RSF

## FRONT OF HOUSE

Bar ..... 281 SF  
Shuffleboard Floor..... 2,058 SF  
Coffee Bar.....289 SF  
Seating Area.....7,100 SF

## BACK OF HOUSE

Kitchen.....1,089 SF  
Storage.....2,058 SF

**PROPERTY TYPE:** Food & Beverage/Entertainment

**LOCATION:** Downtown Bentonville

**PARKING:** On-site lot servicing total property,  
Public parking deck next door

**TENANT IMPROVEMENTS:** Negotiable

**PREVIOUS TENANT:** "The Holler" restaurant with shuffleboard on site

## FEATURES:

- Fully equipped shuffleboard court also functions as a dance floor and live music venue with large projector screen, RGB lights, and integrated speaker system.
- Fully equipped kitchen, including walk-in freezer and cooler and storage mezzanine.
- Fully equipped bar with 24 beer taps and walk-in keg cooler. Fully equipped coffee bar.
- Private event rooms for 6 people and 12 people. • Access to shared bathrooms. Fully furnished seating areas.





# OFFERING

801 SE 8TH ST | BENTONVILLE, AR

*8th St Market*

Located directly adjacent to Walmart's new home office campus and on the Razorback Greenway, this one-of-a-kind property offers a rare opportunity for operators seeking to establish a presence in the heart of Bentonville. The space is meticulously designed to serve as a dynamic entertainment and hospitality hub, featuring a recessed shuffleboard court that doubles as a dance floor and/or live music venue. Enhancements such as a large projector screen, RGB lighting, and an integrated speaker system create a multifunctional atmosphere perfect for events and gatherings.

The property is fully equipped to support diverse operations, boasting a commercial-grade kitchen with a walk-in freezer, cooler, and storage mezzanine. Beverage offerings are seamlessly facilitated with a fully equipped bar featuring 24 beer taps and a walk-in keg cooler, as well as a dedicated coffee bar. Private event rooms accommodating 6 to 12 guests provide exclusive spaces for intimate gatherings. The space also includes ample open seating areas, access to shared restrooms, and flexibility to cater to a variety of business needs.

# About 8th St Market

8th Street Market is a community-focused food hub, where a spirit of creativity meets entrepreneurship, growing a group of tenants that serve one another as well as the community. By supporting small and midsize local farmers, 8th Street Market gives back in more ways than one, pairing culinary excellence and experiences to feed a cycle of growth for the area's agricultural producers and food entrepreneurs.

8th Street Market is a key component of the ever-expanding downtown Bentonville experience, located in heart of the Market District and adjacent to the new Walmart HQ campus. Here, gatherings are grounded in a commitment to community, a shared love of food and drink, and the belief that together, we can all become better.



## THE MARKET INSIDE THE BUILDING

**two**  **friends**  
BOOKSTORE + CAFE



**MARKHAM & FITZ**  
*Chocolate Makers*

**BRIGHTWATER**  
A CENTER FOR THE STUDY OF FOOD

**CO  
OP**

**Ramen**  
**hillfolk**  
TEXTILE STUDIO + SHOP



**SWEET DREAM**  
CREAMERY

**Loafin Joe's**  
SANDWICH  
SHOP

**Wok N Roll**  
BENTONVILLE

**BIKE RACK**  
BREWING  
Co.

**HOME GROWN**  
a daytime eatery



# 8th St Market

## INTERIOR PHOTOS

801 SE 8TH ST | BENTONVILLE, AR

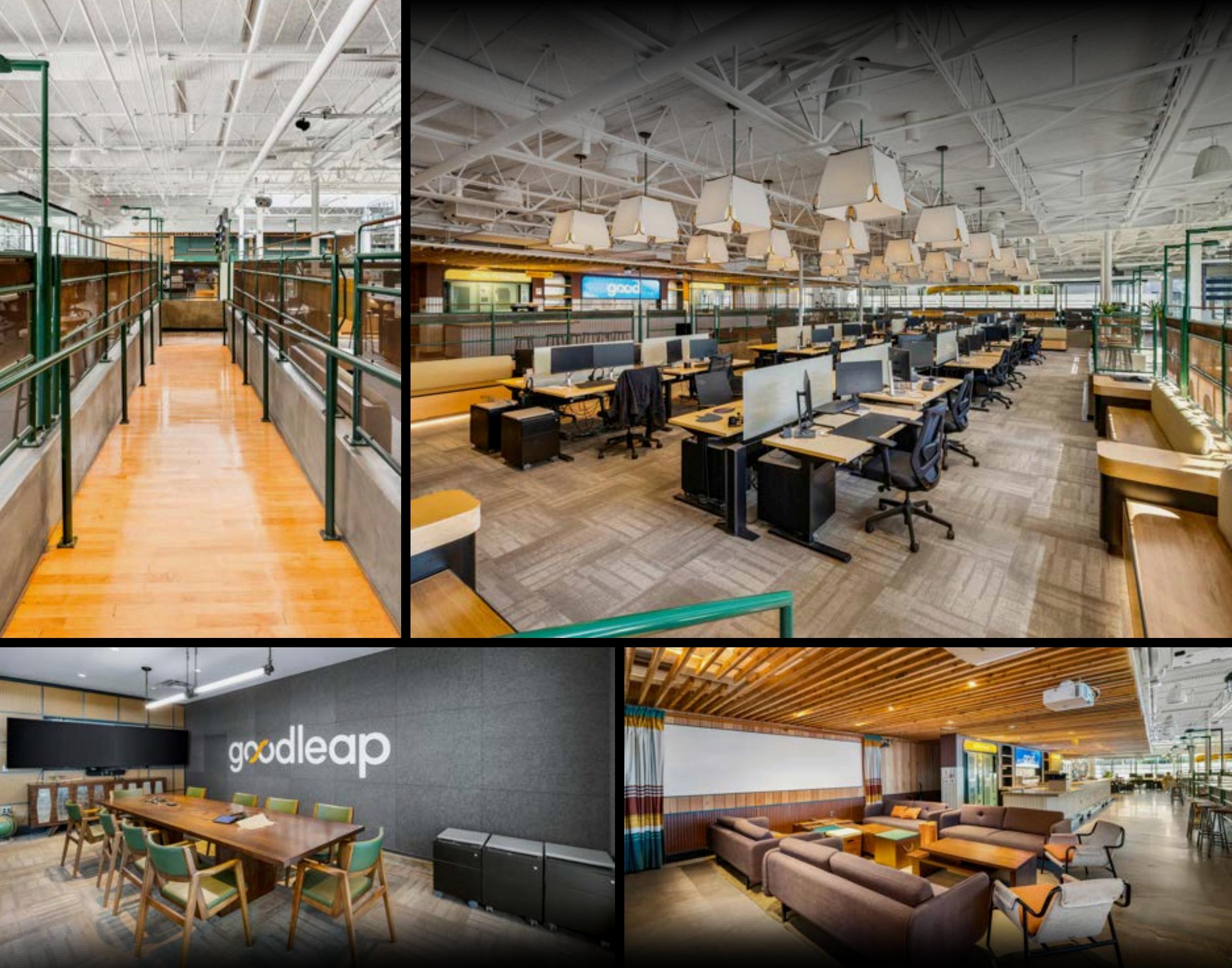
Photos are shown as the space was previously furnished and operated by previous tenant. Space was used as open office during the Covid period and Landlord now is now working to re-lease and reactivate the space as it was originally envisioned.



8th St Market

## INTERIOR PHOTOS

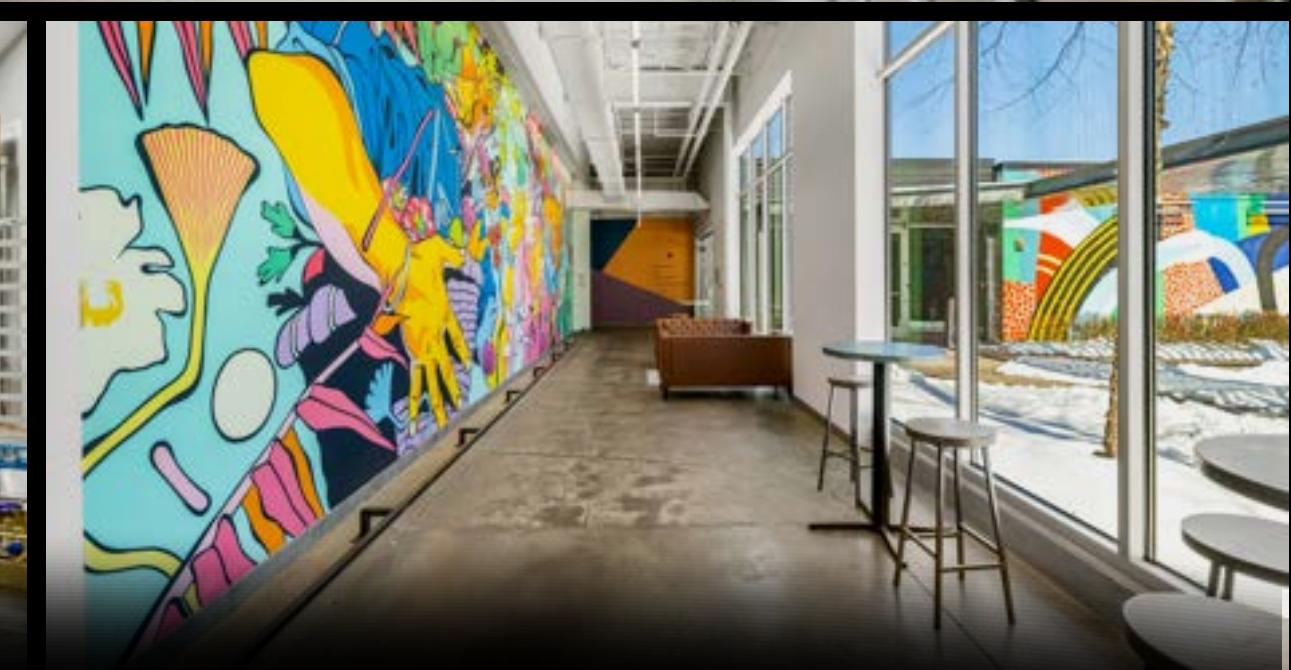
801 SE 8TH ST | BENTONVILLE, AR



8th St Market

## BACK OF HOUSE

801 SE 8TH ST | BENTONVILLE, AR





8th & Market

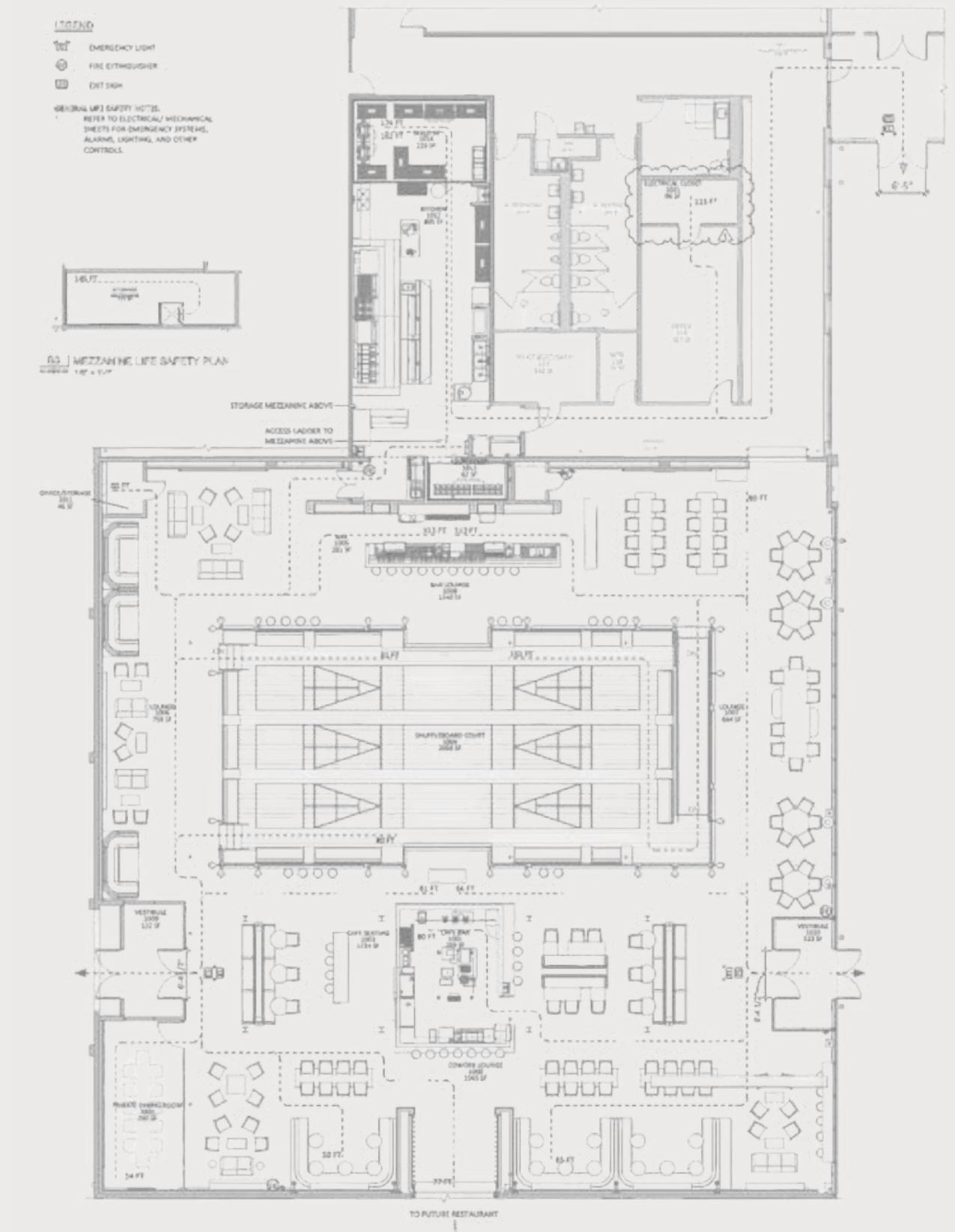
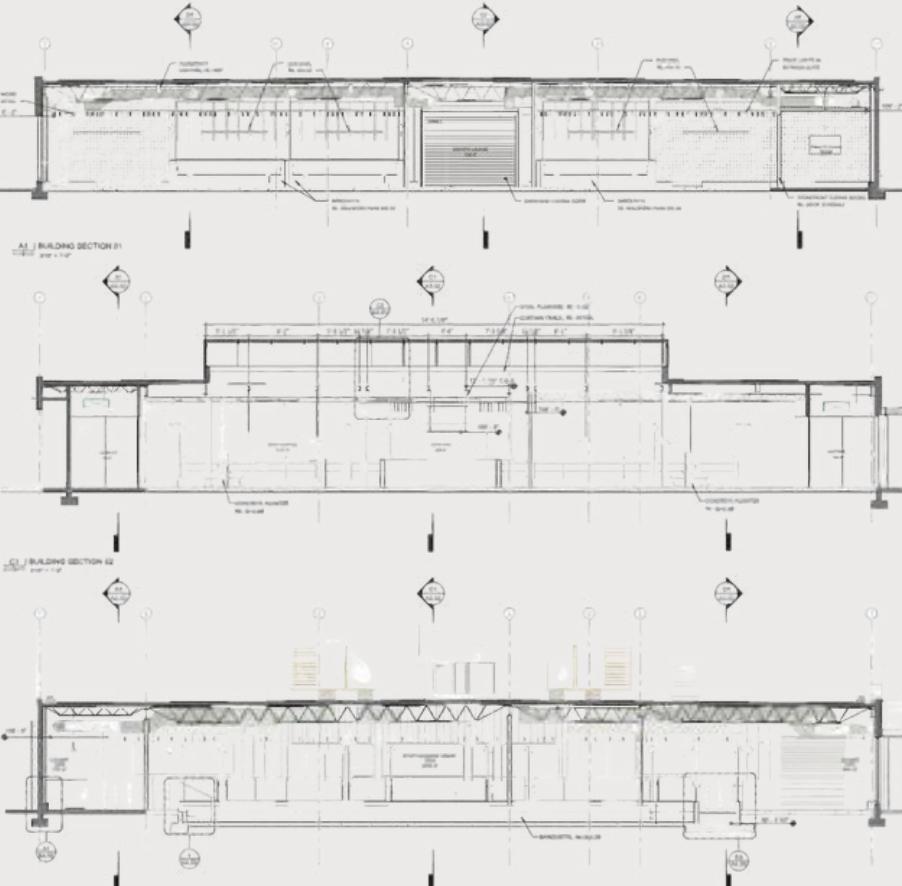
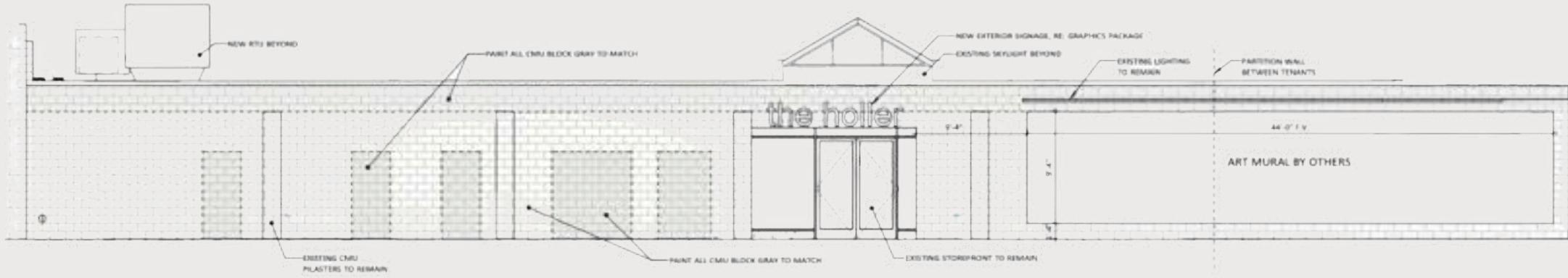
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# FLOORPLAN

# 801 SE 8TH ST | BENTONVILLE, AR



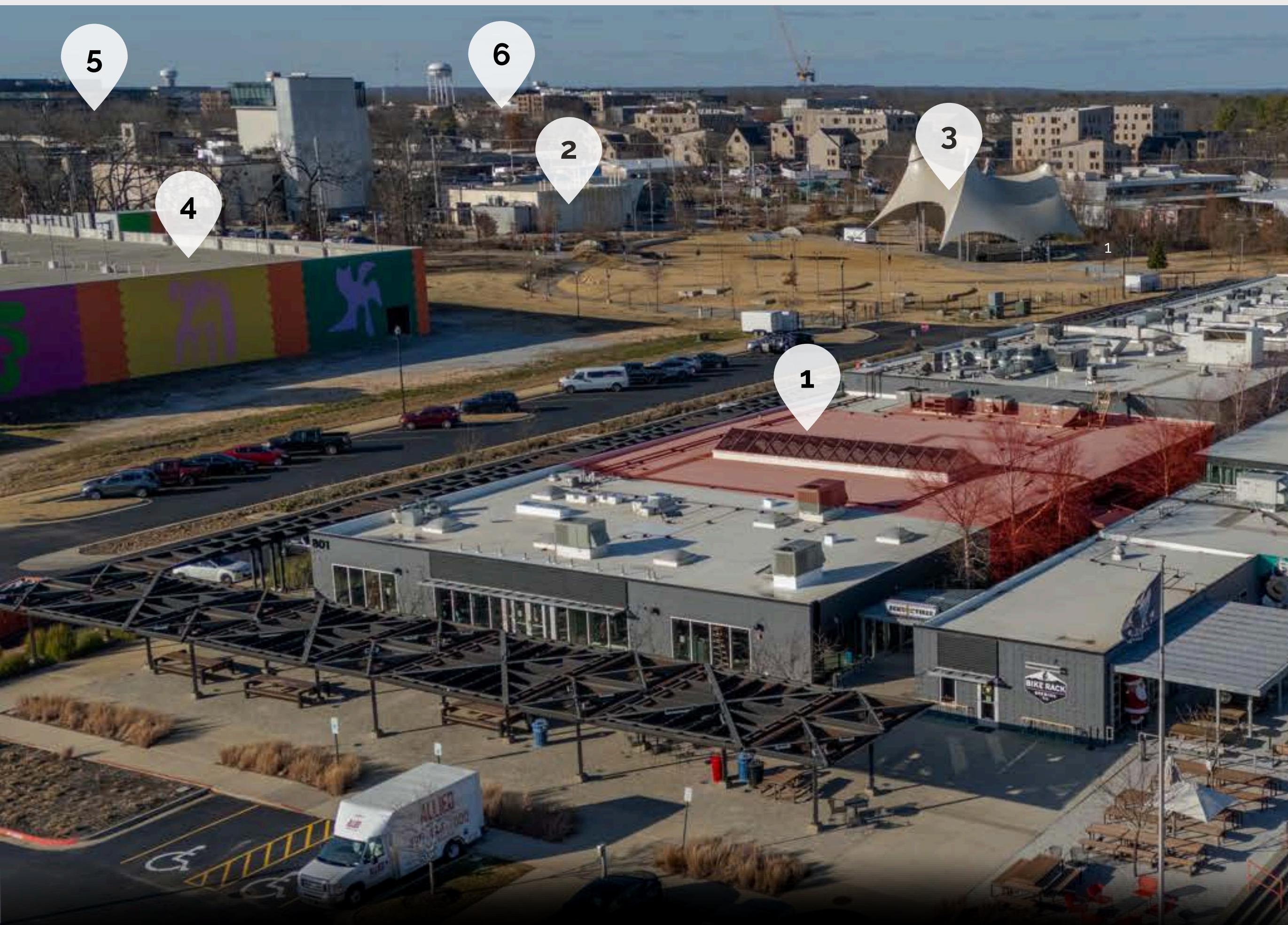


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# AERIAL VIEW

## LOOKING NORTHWEST

- 1 SUBJECT PROPERTY : 8TH STREET MARKET
- 2 THE MOMENTARY (MUSEUM + PERFORMING ARTS)
- 3 THE MOMENTARY GREEN + AMPHITHEATRE
- 4 THE MOMENTARY PARKING GARAGE
- 5 THE LEDGER (WORLDS FIRST BIKEABLE BUILDING)
- 6 BENTONVILLE SQUARE

# AERIAL VIEW

## LOOKING EAST



**1** SUBJECT PROPERTY :  
8TH STREET MARKET  
SUITE 21

**2** WALMART HOME OFFICE

**3** 8TH STREET :  
MAIN EAST/WEST  
THOROUGHFARE



*8th St Market*

801 SE 8TH ST

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# EXPLORE

## BENTONVILLE

► NORTHWEST ARKANSAS

CONIFER

MARKET

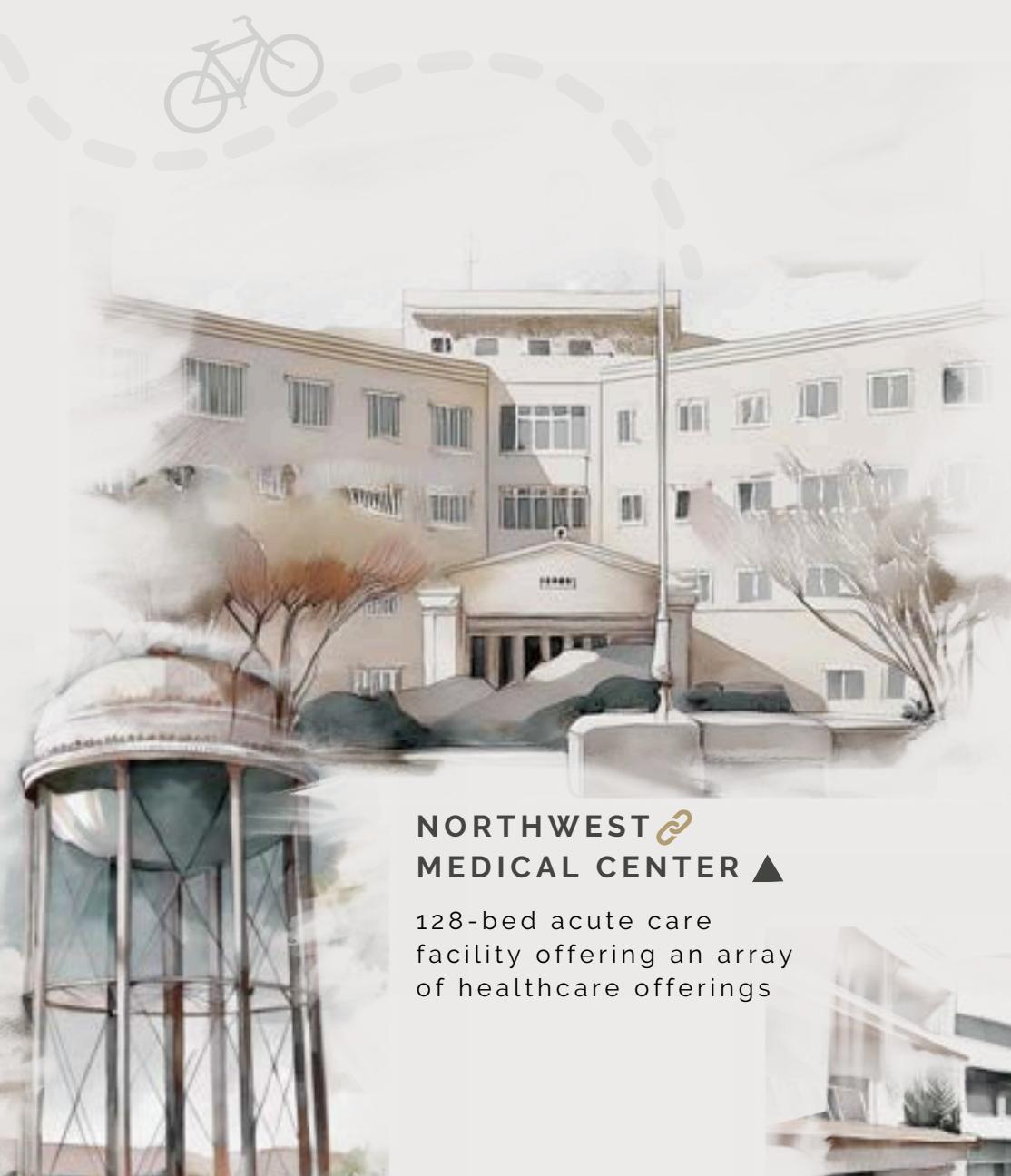
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# EXPLORE BENTONVILLE

## ► WORK + WELLNESS

BENTONVILLE STANDS AT THE FOREFRONT OF THE WORK AND WELLNESS MOVEMENT, OFFERING A BALANCED LIFESTYLE THAT BLENDS PROFESSIONAL OPPORTUNITY WITH A COMMITMENT TO HEALTH. WITH CUTTING-EDGE BUSINESS SPACES AND WELLNESS INITIATIVES, BENTONVILLE FOSTERS AN ENVIRONMENT WHERE BOTH CAREERS AND WELL-BEING CAN THRIVE.



### NORTHWEST MEDICAL CENTER ▲

128-bed acute care facility offering an array of healthcare offerings

### WHOLE HEALTH INSTITUTE ☈

Dedicated to transforming health care – beginning in the Heartland and scaling to disrupt the national health crisis

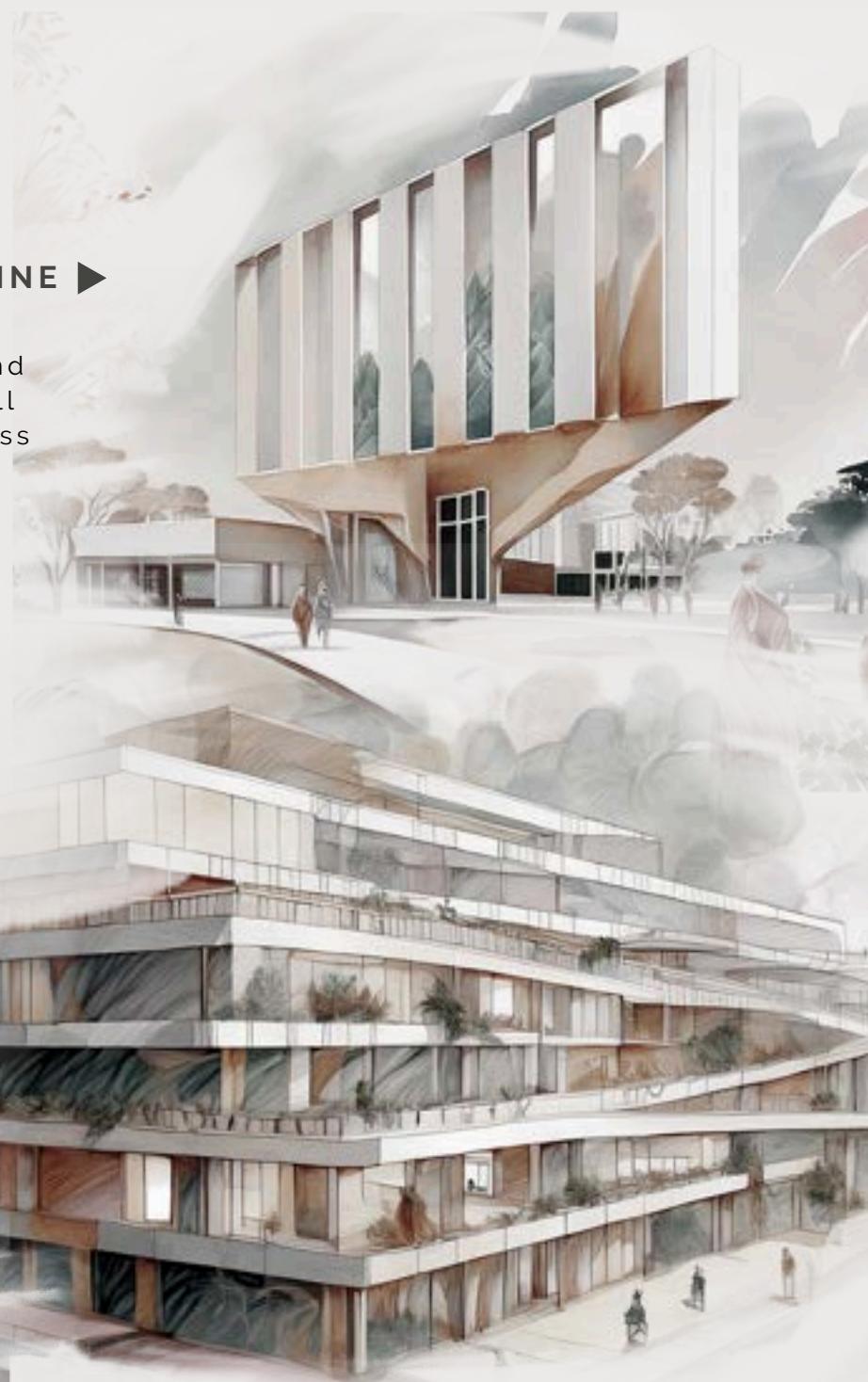


### ◀ MIDTOWN LANE ☈

A mixed use office and retail Class A facility

### ALICE WALTON ☈ SCHOOL OF MEDICINE ▶

To focus on mental, emotional, physical, and spiritual health and will welcome their first class of students in 2025



### ☞ THE LEDGER ▶

"The World's First Bikeable Building" with six floors of building scaling ramps



# EXPLORE BENTONVILLE

## ► ART + CULTURE

BENTONVILLE IS A DYNAMIC CENTER OF ART, CULTURE, AND SOCIAL EXPERIENCES. WITH RENOWNED INSTITUTIONS LIKE CRYSTAL BRIDGES AT ITS CORE, THE CITY BLENDS CREATIVE EXPRESSION WITH VIBRANT DINING AND GATHERING SPACES. FROM IMMERSIVE ART EXHIBITIONS TO TOP-TIER RESTAURANTS, BENTONVILLE OFFERS AN ENRICHING LIFESTYLE WHERE CULTURE AND COMMUNITY COME TOGETHER.



### ▲ THE MOMENTARY

A contemporary visual, performing, and culinary arts center focused on community

### ◀ LEDGER MOSAICS

95 Unique mosaics forged into concrete composing a larger than life art installation "Now is Better" by famed designer Stefan Sagmeister



### ▲ ONYX COFFEE

A nationally expanding boutique coffee shop dedicated to the art, science and lifestyle of coffee.

### ◀ BLAKE STREET

A member space to explore community, wellness, food, drink, and curated art

### ◀ CONIFER

Award winning Chef serves up a gluten free farm fresh & purposeful menu



# MARKET

### ▲ 8th ST MARKET

A thriving district centered around food education, production, and entrepreneurship

### ▲ PREACHERS SON

Refined New American plates in the serene atmosphere of a restored Gothic Revival church

### ◀ CRYSTAL BRIDGES

Renowned art museum featuring collections ranging from Rockwell to Warhol in a striking structure set on 120 lush acres.



# EXPLORE BENTONVILLE

## ► RECREATION + ADVENTURE

BENTONVILLE IS AN OUTDOOR ENTHUSIAST'S PARADISE, OFFERING UNPARALLELED OPPORTUNITIES FOR RECREATION AND ADVENTURE. AS THE MOUNTAIN BIKING CAPITAL OF THE WORLD, ITS EXTENSIVE TRAIL SYSTEM ATTRACTS ADVENTURERS OF ALL LEVELS. WITH SCENIC PARKS ALONGSIDE BOUTIQUE HOTELS PROVIDING COMFORT AFTER A DAY OF EXPLORATION, BENTONVILLE SEAMLESSLY COMBINES NATURE, ACTIVITY, AND RELAXATION FOR A TRULY UNIQUE EXPERIENCE.

### ◀ THE MOTTO

175-room hotel that features an indoor bike garage, coffee bar with walk up window, a sushi restaurant and tiki bar



### ◀ BENTONVILLE WATER TOWER

The iconic Downtown Bentonville water tower



### ► 21 C HOTEL

104-room boutique hotel, contemporary art museum, cultural center and home to The Hive restaurant.



### ◀ DOWNTOWN BENTONVILLE HOTEL

An independant hotel serving as a basecamp for adventure in the Mountain Biking Capital of the World



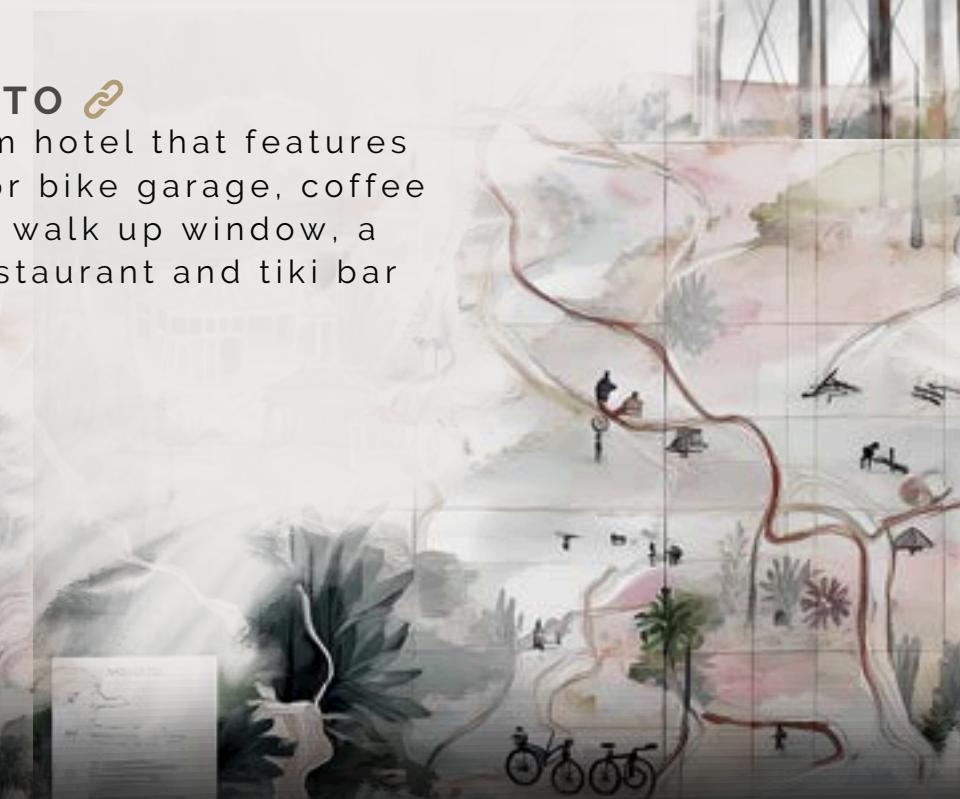
### ▲ THADEN FIELDHOUSE

A basecamp for aerial adventure and a gathering place for all that love aviation.



### ◀ OZ TRAILS

A world-class network of more than 550 miles of soft-surface shared-use mountain biking trails



### ▲ 8th STREET GATEWAY PARK

A new center for community recreation and urban nature

### ◀ AMAZEUM

Modern children's museum offering dynamic, hands-on displays & activities & an outdoor playscape

# EXPLORE BENTONVILLE

## ► NEW WALMART HOME OFFICE

THE NEW WALMART HOME OFFICE CAMPUS WILL OCCUPY APPROXIMATELY 350 ACRES IN THE HEART OF BENTONVILLE, ARKANSAS, AND INCLUDES MORE THAN 30 BUILDINGS FOR OFFICES, SERVICES, PARKING DECKS, AND AMENITIES LIKE CHILDCARE AND FINE DINING.



- FITNESS FACILITY
- PARKING DECKS
- AMPHITHEATRE
- MARRIOTT HOTEL
- FOOD HALL
- OFFICE SPACES
- FOOD TRUCKS
- EVENT CENTER
- CHILDCARE CENTER
- CAMPUS LAKES
- WELCOME CENTER



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