



## RETAIL AND SECOND-GENERATION RESTAURANT OPPORTUNITIES IN DOWNTOWN DURHAM

Restaurant  
5,822 SF

Anchor  
10,486 SF up to 19,578 SF

601 & 701  
W Main Street  
Durham, NC 27701

WEST \ VILLAGE



**CBRE**





# PROPERTY HIGHLIGHTS

Comprised of 12 buildings (10 of which are historic), across eight city blocks, West Village is quintessentially located in the heart of Downtown Durham. Its vibrant location bridges the gap between world renowned Duke University and the innovation district, earning its irreplaceable position in Central Durham.

Between three phases, this mixed-use trophy asset consists of 608 apartment units, 110,648 SF of retail and commercial space, a 7-level 459-space parking deck, and a 1.193 development parcel.

- 5,822 SF second-gen restaurant space available with a patio in the heart of Downtown Durham
- Large floorplate opportunities for anchor retail tenants up to 19,578 SF
- 1.5 miles from Duke University (17,500 students and nearly 48,250 employees)
- Daytime population over 34,000 within a one-mile radius

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	20,862	100,116	201,527
Households	9,263	39,875	81,696
Average Household Income	\$121,355	\$91,709	\$100,149
Daytime Population	34,363	140,985	229,666





# WEST VILLAGE





11/11/2016





# COBB WAREHOUSE 19,578 SF RETAIL OR CREATIVE OFFICE FOR LEASE



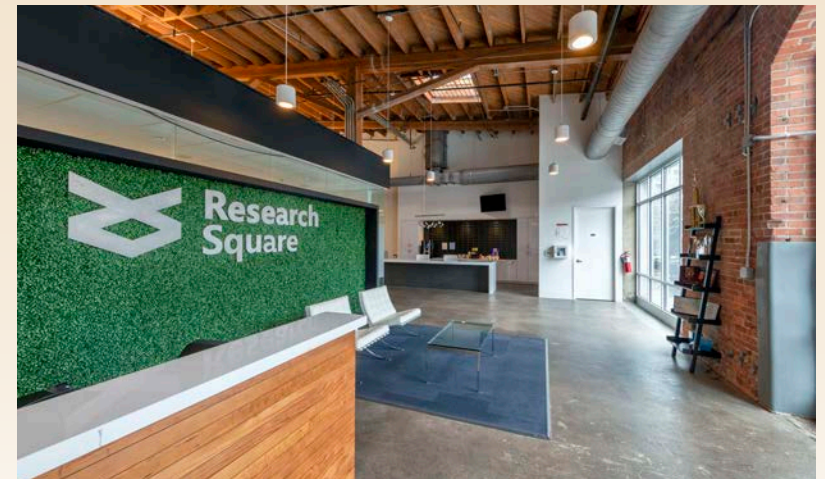
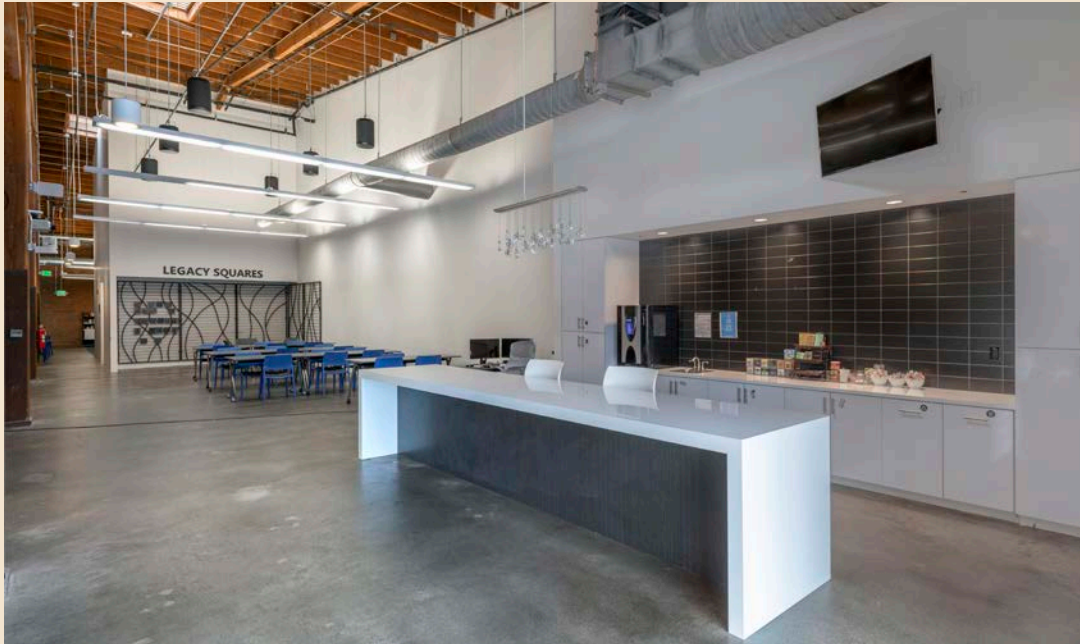
# COBB WAREHOUSE 19,578 SF RETAIL OR CREATIVE OFFICE FOR LEASE

- Exposed brick walls with high ceilings showcasing original wood and brick construction
- Large reception and receiving area with abundant natural light and modern finishes
- Modern, open floorplan with private offices and huddle rooms throughout
- Large café style breakroom with game room attached
- Direct access to secure courtyard and green space





# WALKER WAREHOUSE 10,486 SF RETAIL OR CREATIVE OFFICE FOR LEASE



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# WHY DURHAM?

From its proximity to top-notch universities and Research Triangle Park, to its celebrated restaurant and bar scene, to its arts and startup culture, Downtown Durham has made a name for itself across the region.



**13M**

Annual Visitors to Downtown Durham  
*From Discover Durham*



**#4**

Most Educated City in the U.S. (Durham)  
*Wallethub, July 2024*



**#1**

Hospital (Duke University Hospital) in NC  
*U.S. News & World Report, July 2024*



**#6**

America's Best Colleges (Duke University)  
*U.S. News & World Report, July 2024*



**4,500**

Downtown Durham Residents  
*Downtown Durham, Inc., July 2024*





An aerial photograph of a city block featuring historic brick buildings and a modern multi-story apartment complex. A central courtyard with trees and a small building is visible. A tall water tower stands in the background under a clear blue sky.

# WEST VILLAGE

## CONTACT US

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# CBRE

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