

Downtown Dallas Main Street Opportunity

- **Two remarkable vintage structures** available for sale, either separately or together, with or without tenants.
- **1402 Main Street** offers 4,758 SF of retail space and **1404 Main Street** offers 4,948 SF.
- **Each side-by-side, multi-level retail opportunity** boasts a history of successful operation as a downtown bistro for many years.
- **Code compliant buildings** located on the same block as the Adolphus Tower and the newly renovated Adolphus Hotel, now a JW Marriott.
- **Prime location** across from the 183-unit Drakestone apartment community along Downtown Dallas Main Street's 1400 block, presenting a well-occupied and finished urban streetscape.
- **Pedestrian-friendly environment** complemented by high-end establishments like Neiman Marcus, The Joule Hotel, CBD Provisions, Monarch, Lucchese, Forty Five Ten, Partenope and high-traffic generators like The Dallas Convention Center Development, Reunion Tower Development, and AT&T Discovery District.



2025 Demographics	1 Mile	3 Miles	5 Miles
Population - Current	26,275	177,570	387,629
Population - 5-Year	30,106	195,509	407,946
Daytime Population	118,283	324,072	568,759
Average HH Income	\$142,500	\$130,213	\$138,113
Median Age	33	34	34

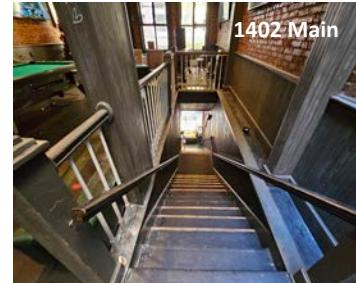
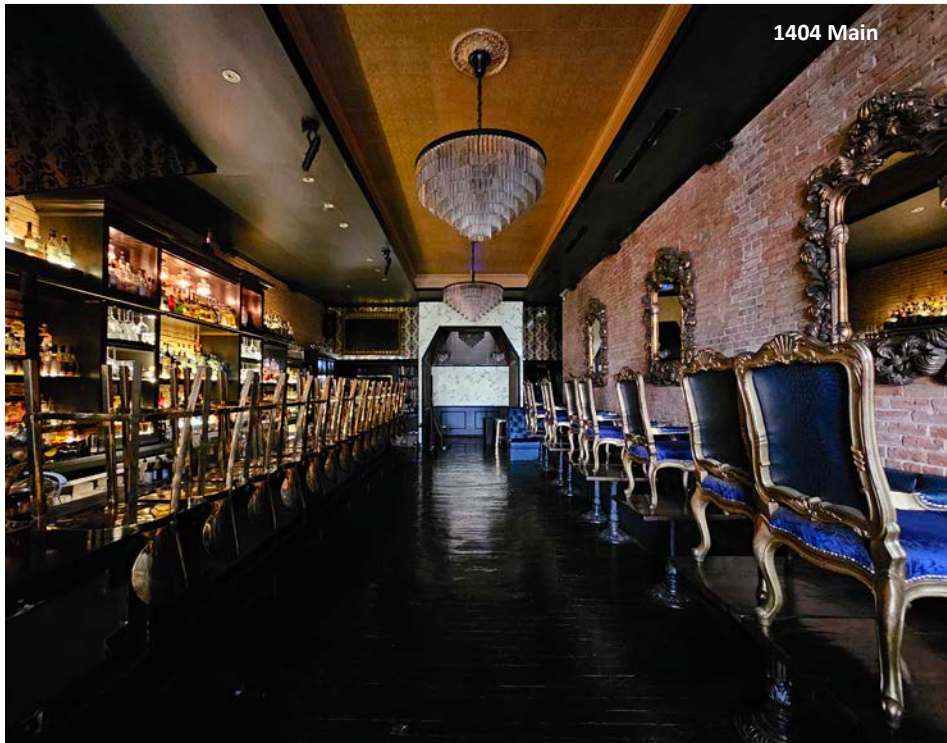
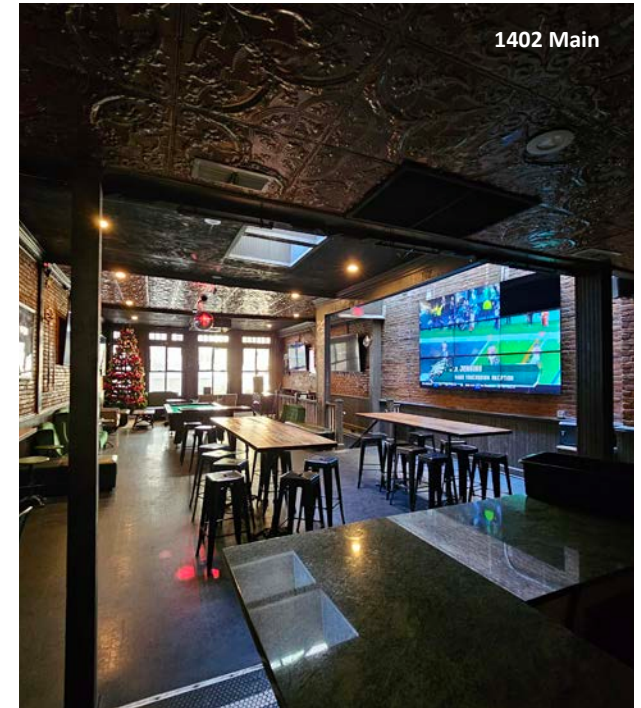
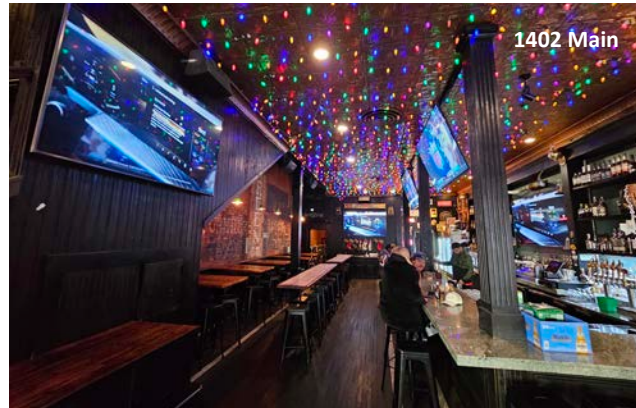
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For Sale

1402 & 1404 Main Street, Dallas, Texas 75202

CBRE



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Senior Vice President

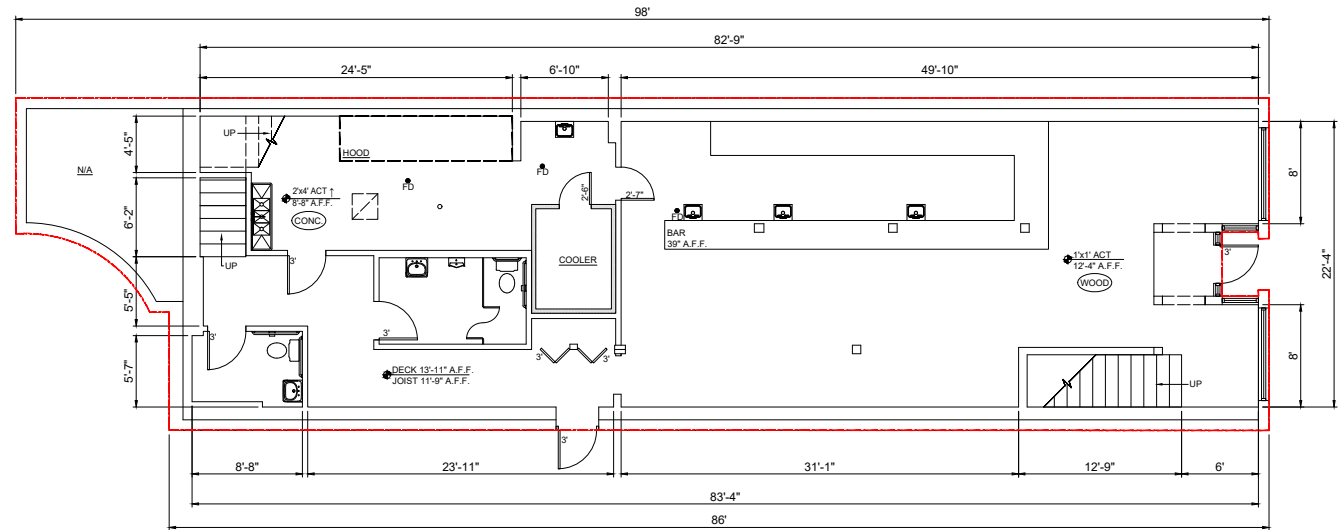
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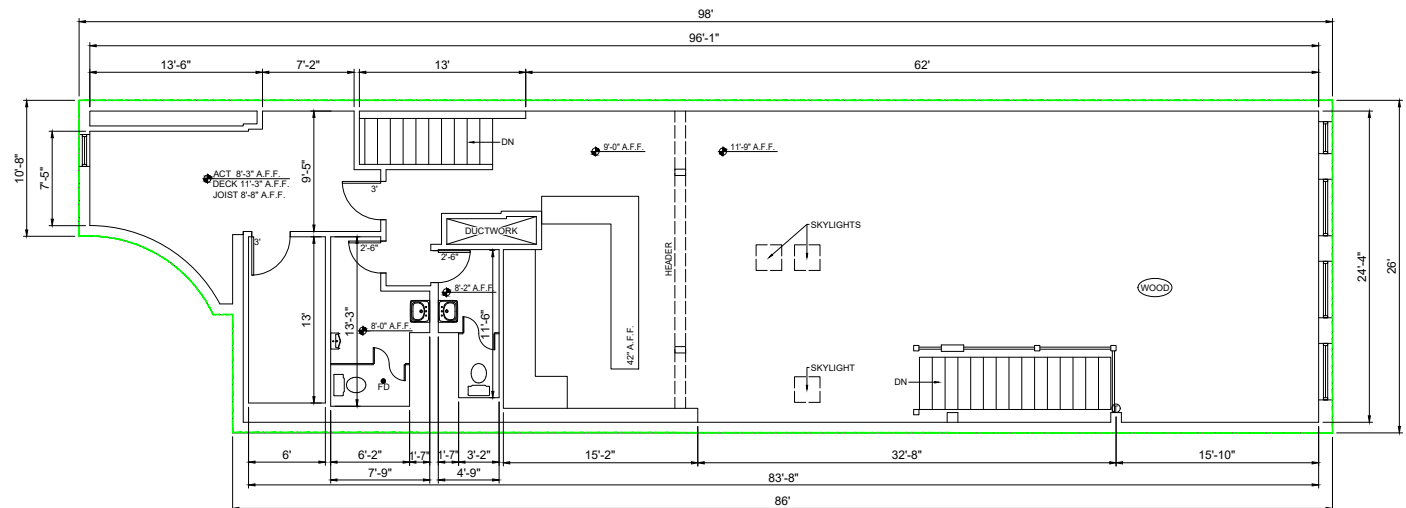
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1402 MAIN ST

1st Floor	2,370 SF
2nd Floor	2,388 SF
COMBINED	4,758 SF



FIRST FLOOR PLAN
N.T.S.



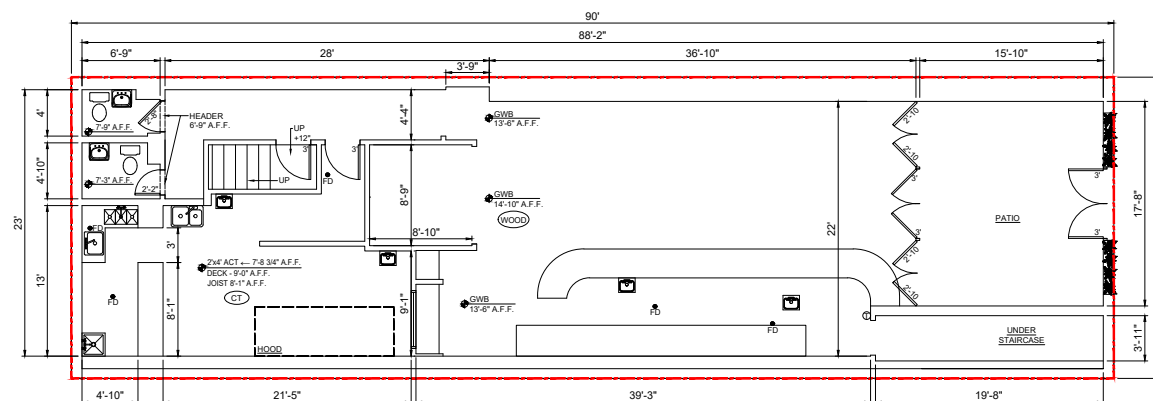
SECOND FLOOR PLAN
N.T.S.

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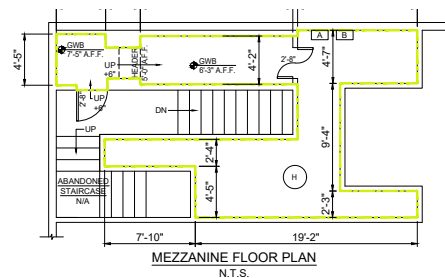
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1404 MAIN ST

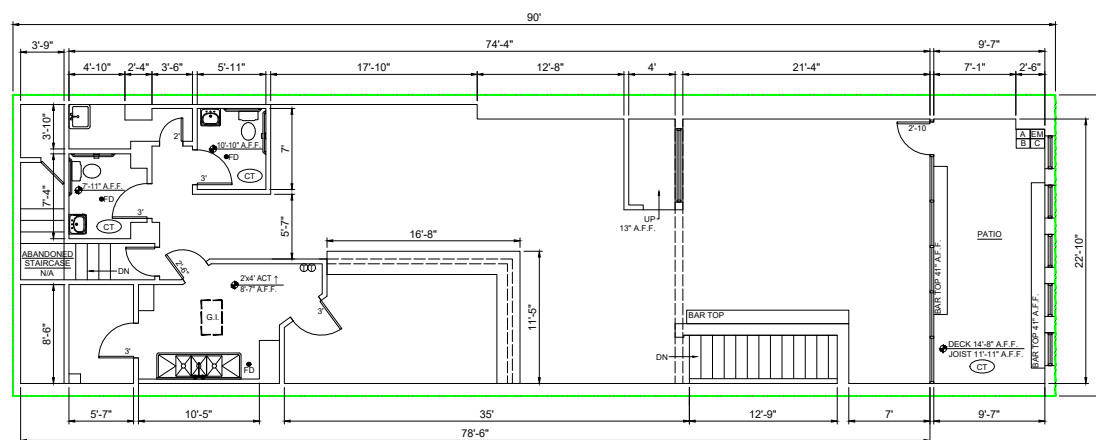
1st Floor	2,340 SF + 280 SF Patio
Mezzanine	268 SF
2nd Floor	2,340 SF + 216 SF Patio
COMBINED	4,948 SF



FIRST FLOOR PLAN
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SECOND FLOOR PLAN
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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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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Buyer/Tenant/Seller/Landlord Initials

Date

