

TRINITY TRIANGLE

NEC OAK LAWN AVE. & IRVING BLVD. | DALLAS, TX

PRIME RETAIL SPACE FOR LEASE



AREA OVERVIEW

Retail space available for lease at Trinity Triangle, a busy, neighborhood mixed-use retail center located at the northeast corner of Irving Blvd. and Oak Lawn Ave. in Dallas. This multi-tenant strip center sits in a prime spot in the heart of the Dallas Design District, an upscale, eclectic node situated right outside Downtown Dallas and features a diverse mix of boutiques, showrooms, and art galleries and many popular restaurants, local coffee shops, and breweries. With its easy access to the Dallas North Tollway, I-35, and Woodall Rodgers and close proximity to many area traffic drivers such as Trinity Groves, Uptown, the Medical District, and Love Field Airport, the site provides excellent exposure to sought after demographics as well as high traffic counts for either a showroom or retail tenant.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±1,967 rsf retail; ±2,033 rsf endcap**
±1,048 rsf endcap *
** Business still operating - please do not disturb **
- Premier spot in the heart of the Design District with excellent demographics
- Situated between 3 signalized intersections with convenient ingress/egress and ample surface parking
- Area serves prestigious and affluent neighborhoods such as Uptown, Turtle Creek, Oak Lawn, and Highland Park
- Close proximity to Market Center, the Medical District, Uptown, Park Cities, Victory Park, Trinity Groves, Dallas Love Field Airport, and Downtown Dallas
- Easy access to I-30, I-35E, and the Dallas North Tollway



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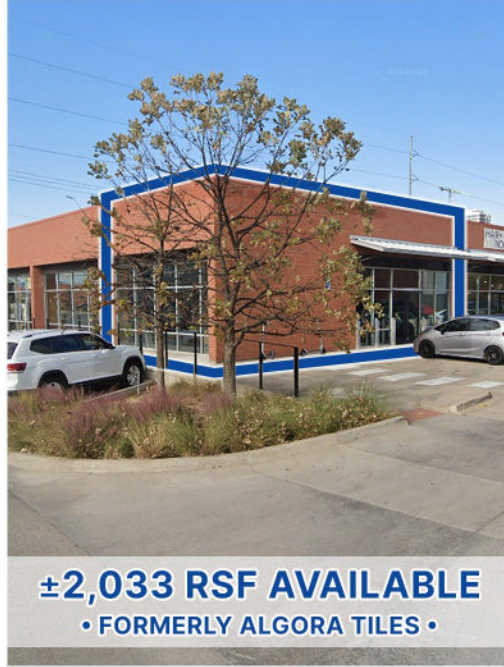
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OVERVIEW



±1,967 RSF AVAILABLE
• FORMER ART STUDIO •



±2,033 RSF AVAILABLE
• FORMERLY ALGORA TILES •



±1,048 RSF RETAIL AVAILABLE SOON
• CURRENTLY NEXGEN NAILS •

📍 SITE SUMMARY

| | |
|--------------------|---|
| LOCATION: | Northeast corner of Oak Lawn Ave. and Irving Blvd. Dallas, Texas 75207 |
| COUNTY: | Dallas County |
| AVAILABLE: | ±1,967 rsf - 1640 Irving Blvd. ±2,033 rsf - 1632 Irving Blvd. ±1,048 rsf - 1212 Oak Lawn (<i>business still operating - do not disturb</i>) |
| ZONING: | PD 621, Subdistrict 1 (Old Trinity and Design District SPD), which allows for a wide variety of uses including retail, restaurant, medical, professional office, financial institution, and/or light industrial |
| SUBMARKET: | Love Field/West Dallas, Design/Medical District, Uptown, Oak Lawn |
| LEASE RATE: | Please call for current lease & triple net rates |

DEMOGRAPHICS

| | | | | | | | | |
|-------------------------|---------|---------|-------------------------|---------|---------|------------------------|---------|-----------|
| 👤 2026 POPULATION | 1 MILE: | 15,753 | 🏠 2026 HOUSEHOLDS | 1 MILE: | 9,932 | 💰 2026 HH INCOME | 1 MILE: | \$142,794 |
| | 3 MILE: | 177,314 | | 3 MILE: | 100,571 | | 3 MILE: | \$136,665 |
| | 5 MILE: | 370,503 | | 5 MILE: | 173,865 | | 5 MILE: | \$141,184 |

TRAFFIC COUNTS

| | | |
|------------------|---------------------------------|------------|
| 🚗 2026 VPD | IRVING BLVD. (@ N. Riverfront) | 19,846 vpd |
| | IRVING BLVD. (@ Oak Lawn) | 12,406 vpd |
| | OAK LAWN AVE. (@ Market Center) | 9,365 vpd |

AREA MAP



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SITE PHOTOS



TRINITY TRIANGLE

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SITE PLAN



TRINITY TRIANGLE

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AERIAL



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CRESTVIEW REALTY, LLC

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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