

2 N D G E N E R A T I O N

# OAK LAWN

RESTAURANT OPPORTUNITY

C E D A R S P R I N G S x O A K L A W N



At  THE CENTRUM

3102 Oak Lawn Ave | Oak Lawn District | Dallas TX

**CBRE**



AT THE  
PREMIER  
CORNER OF  
OAK LAWN AND  
CEDAR SPRINGS

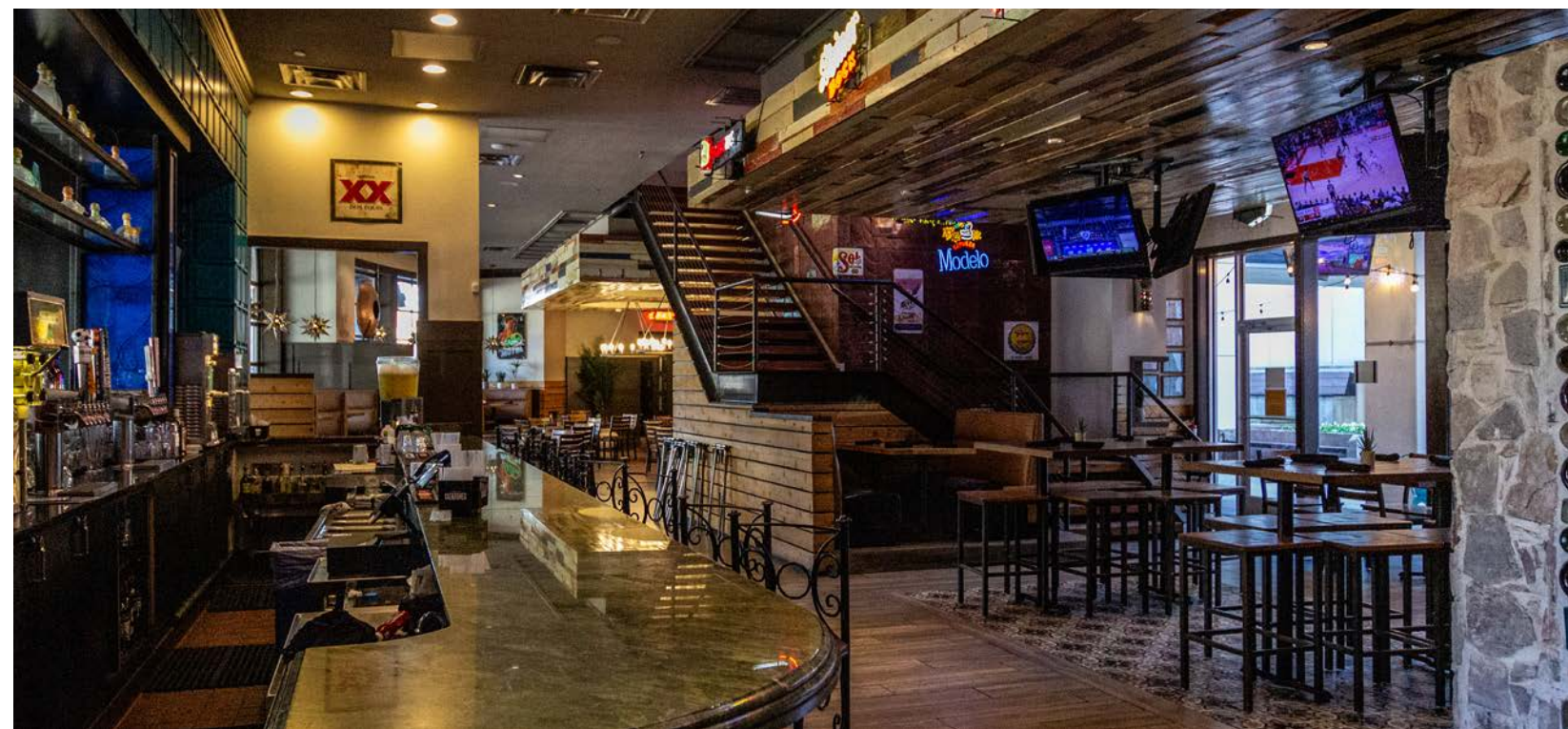


LOCATED IN  
 THE CENTRUM

400K SF CLASS A UPTOWN  
CREATIVE OFFICE HUB WHICH  
PROVIDES EXCELLENT LUNCH  
AND DINNER TRAFFIC TO THE  
ON-SITE RESTAURANTS.



THE LOCATION IS SURROUNDED BY THE AFFLUENT RESIDENTIAL NEIGHBORHOODS OF **OAK LAWN, THE DESIGN DISTRICT, AND UPTOWN** WHOSE RESIDENTS FREQUENT THE AREA'S MANY UPSCALE SERVICE, SHOPPING, AND DINING OFFERINGS.

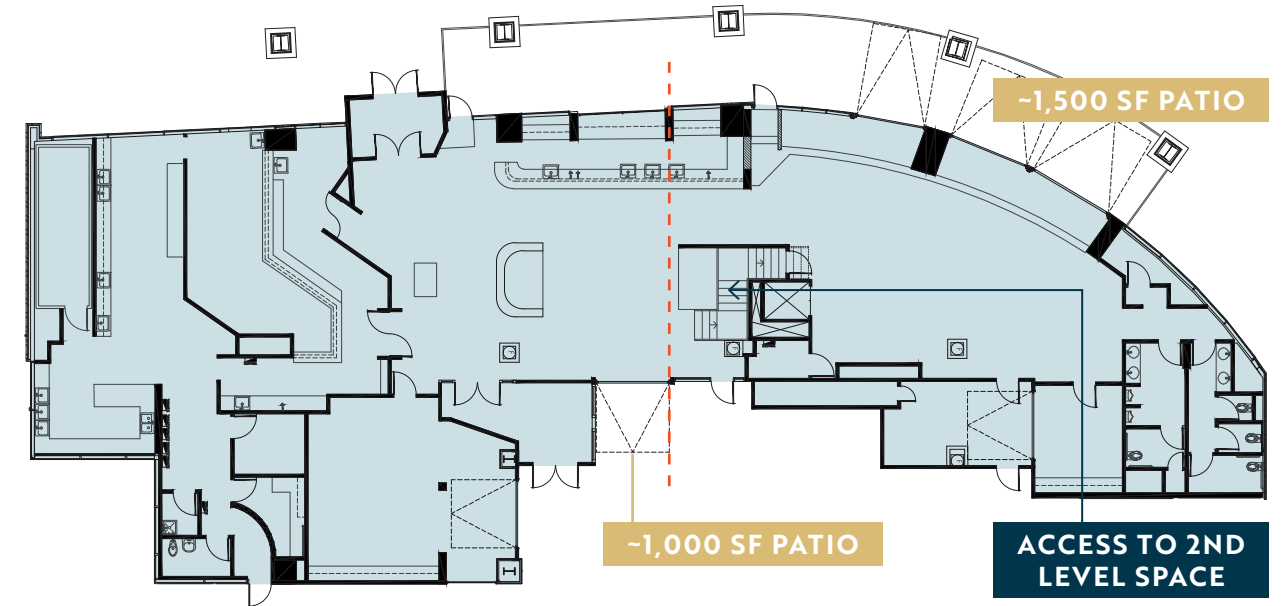




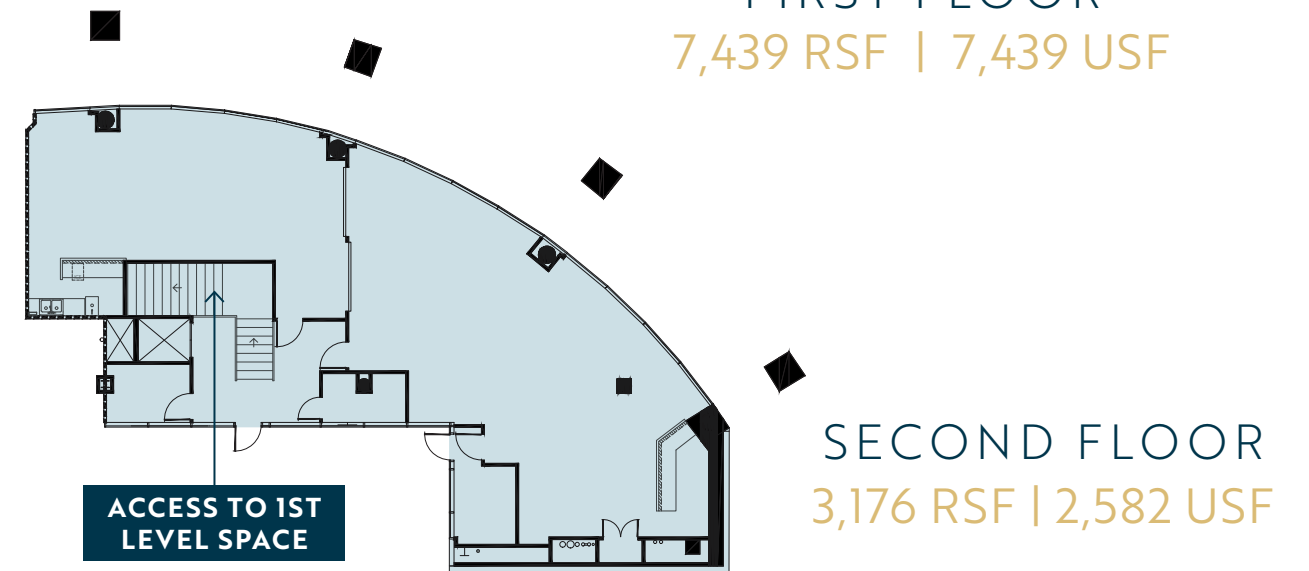
# SUITE 144

----- SPACE IS DEMISABLE -----

← CEDAR SPRINGS →



FIRST FLOOR  
7,439 RSF | 7,439 USF



OAK LAWN

THIS 2ND GEN RESTAURANT BOASTS **PROMINENT VISIBILITY** ALONG THE TWO MOST FREQUENTED AREA THOROUGHFARES.

Space utilization can potentially be flexible depending on the concept.

# PRESTIGIOUS DALLAS LOCALE

0.5 MILES / 10 MIN WALK



BOB'S STEAK & CHOPHOUSE

UNCLE JULIO'S

STARBUCKS

GLORIA'S

SHUG'S BAGELS

TACO CABANA

EINSTEIN BAGEL BRO'S

CRICKLE'S & CO.

HUNKY'S BURGERS

SUSHI AXIOM

STREET'S FINE CHICKEN

TAQUERIA LA VENTANA

WARWICK MELROSE HOTEL

Enoteca Italia

CAMPUZANO

ZAGUAN

THE MANSION HOTEL

UNCLE JULIO'S

STARBUCKS

GLORIA'S

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THE MANSION HOTEL

LEMMON AVE

OAK LAWN AVE

TURTLE CREEK BLVD

BLACKBURN ST

COLE AVE

CEDAR SPRINGS RD

OAK LAWN AVE

HOOD ST

ROUTH ST

TURTLE CREEK BLVD

TURTLE CREEK

OAK LAWN

2ND GENERATION OAK LAWN RESTAURANT OPPORTUNITY

ARLINGTON HALL

GLORIA'S

LEMMON AVE

HOPDODDY

KA THAI

SAN MARTIN

BLUE SUSHI

- Al Biernat's
- Carbone's
- Tulum
- Sachet

TURTLE CREEK VILLAGE

- Neighborhood Services
- Jalisco Norte
- East Hampton Sandwich Co.
- Malibu Poke
- CAVA

WEST VILLAGE

- Village Burger Bar
- Crú Food & Wine Bar
- Bar Colette
- Mendocino Farms
- Malai Thai Kitchen
- Namo Sushi
- Starbucks
- Una Vida

PHO CRIMSON

SALATA

SWEETGREEN

GRIMALDI'S

BABOUSH

MUTTS

THE ORIGINAL PANCAKE HOUSE

THE RUSTIC



KATY TRAIL

# THE NEIGHBORHOOD

## WEST VILLAGE

- CLASS STUDIOS
- corepower YOGA
- SKIN & SPIRIT
- KENDRA SCOTT
- TRINA TURK
- Nicole Kwon
- BARRY'S
- VanLeeuwen
- BISOUS
- MUTTS
- JONATHAN ADLER
- MENDOCINO FARMS sandwich market
- Q
- CLOTHIER
- NINA BERENATO
- SOULCYCLE
- RYE 51
- SUITSUPPLY
- theScentRoom
- swweetgreen
- village burger bar
- restore

## DALLAS CBD

## UPTOWN

75

VENDOME CONDOS  
500 UNITS

## OAK LAWN

RENAISSANCE ON  
TURTLE CREEK  
612 UNITS

FOUR SEASONS HOTEL  
PLANNED DEVELOPMENT

GALLERY AT  
TURTLE CREEK  
349 UNITS

KATY TRAIL

TURTLE CREEK  
PARK

THE CENTRUM  
400,000 SF OFFICE

PLAZA AT  
TURTLE CREEK  
106 UNITS

TURTLE CREEK BLVD

THE MAYFAIR AT  
TURTLE CREEK  
144 UNITS

RADIUS  
TURTLE CREEK  
164 UNITS

WINDSOR  
TURTLE CREEK  
207 UNITS

## TURTLE CREEK

WYNDEMERE  
115 UNITS

THE ALTON  
330 UNITS



LEMMON AVE



OAK LAWN AVE



CEDAR SPRINGS

WARWICK  
MELROSE HOTEL

WITHIN A THREE MILE RADIUS

WITHIN A THREE MILE RADIUS

100

RESTAURANTS

10

FITNESS/YOGA  
CENTERS

15

HOTELS

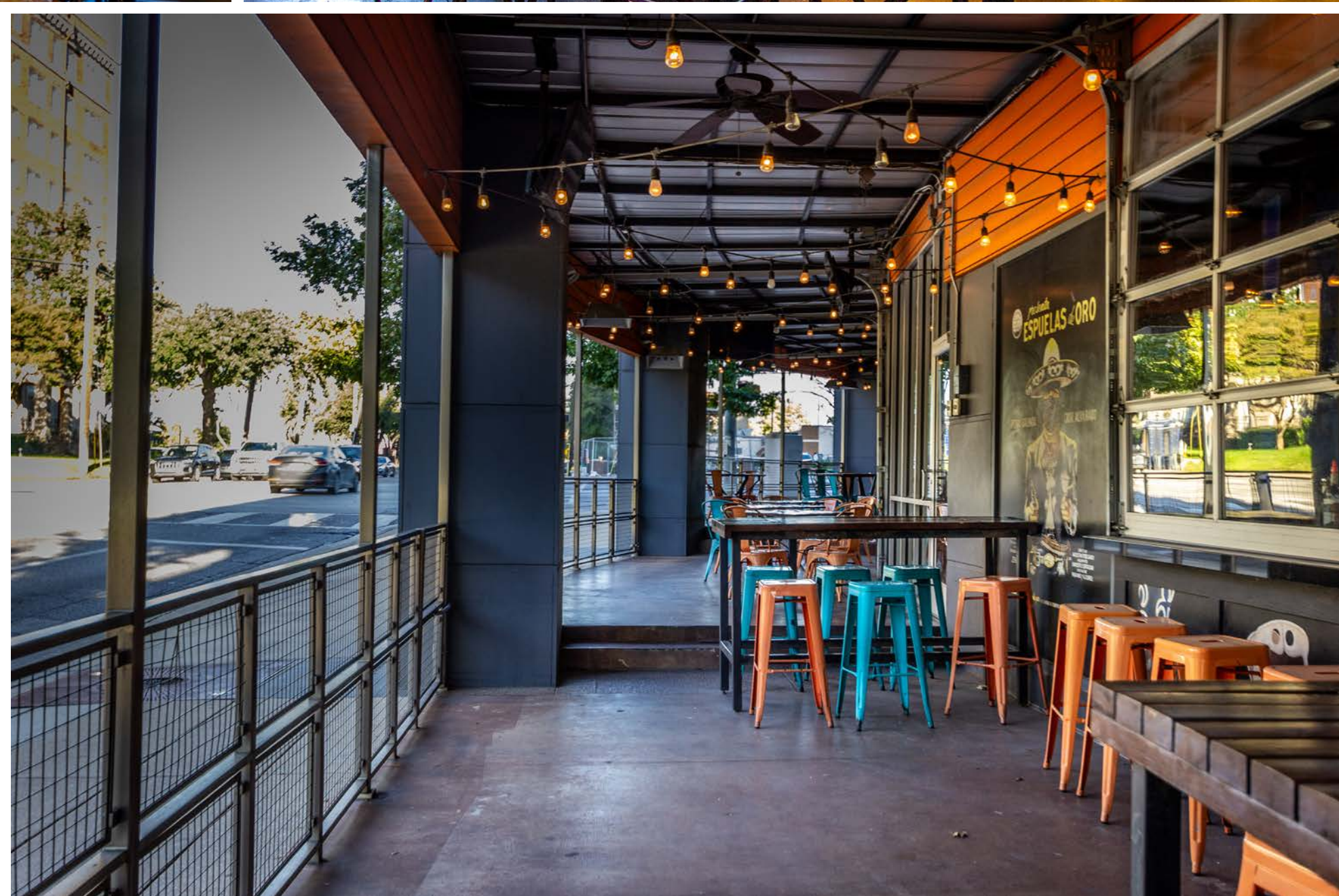
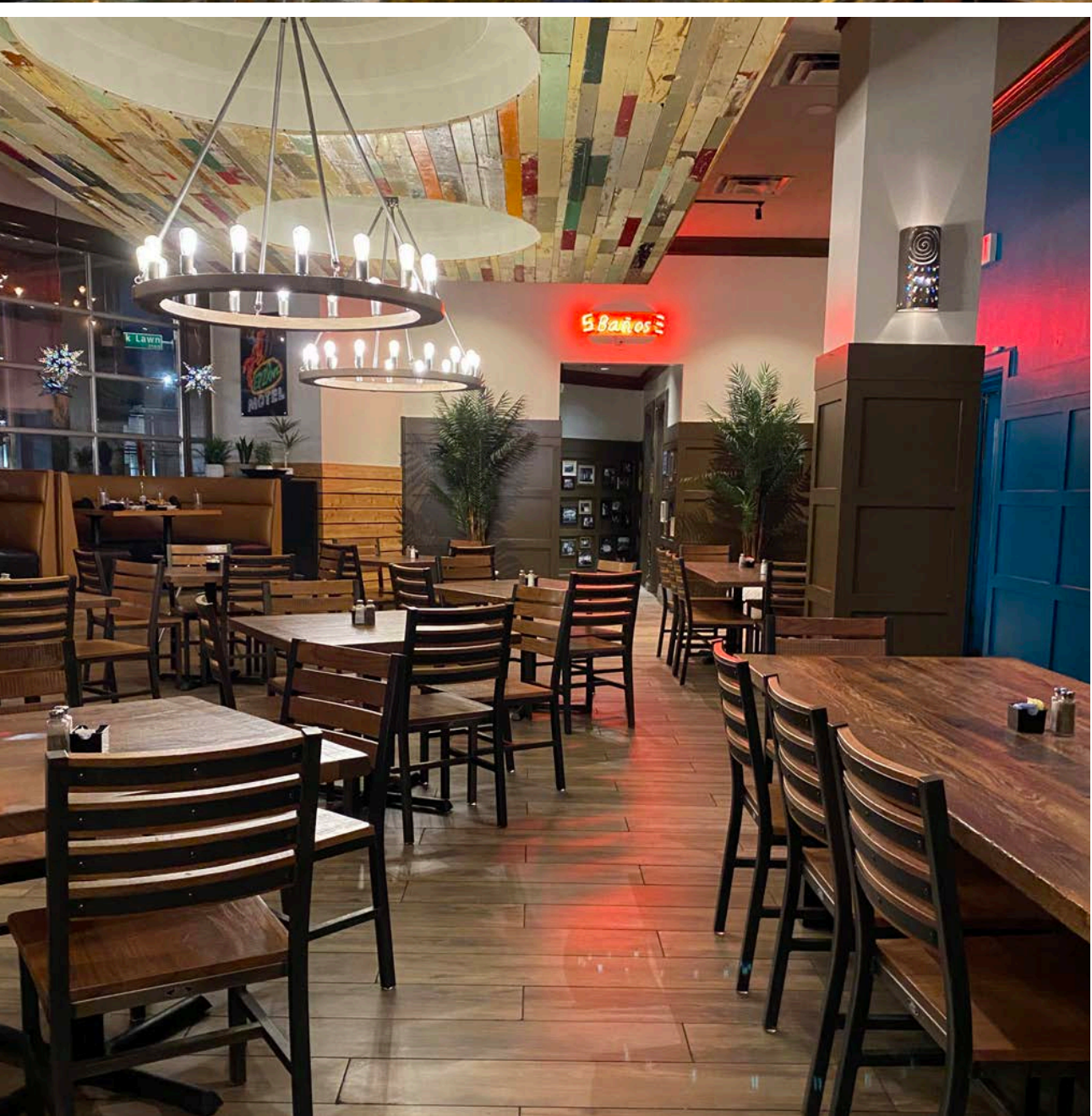
2ND GENERATION  
OAK LAWN  
RESTAURANT OPPORTUNITY

8

COFFEE SHOPS

10

GROCERY STORES



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