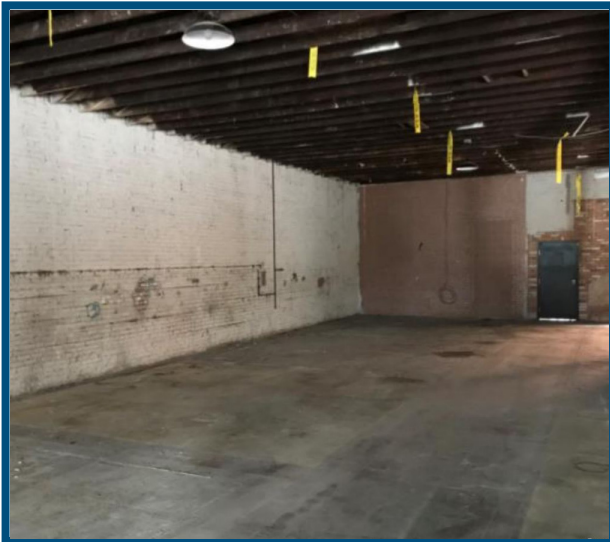


# 2815 Commerce Street

RARE OPPORTUNITY  
FOR LEASE  
IN DEEP ELLUM



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# ABOUT

2815 Commerce Street

## CURRENT AVAILABILITY

**4,500 SF + 500 SF Patio**

## EXCELLENT LOCATION NEAR

- Great opportunity for food & beverage users
- Open shell condition
- Excellent visibility and access

DEEP ELLUM

LOWEST GREENVILLE

LAKWOOD

ROSS

DOWNTOWN

ARTS DISTRICT

Close proximity to many trendy bars, restaurants, and 1,000+ new Class-A apartments homes.

# DEMOGRAPHICS + AREA RETAILERS

2815 Commerce Street

## 3 MILE RADIUS



**182,871**  
Population



**89,687**  
Households



**320,285**  
Daytime Population



**\$117,857**  
Average HHI



**37**  
Median Age



**67.9%**  
College Educated

## RETAILERS





# OBLIQUE AERIAL

2815 Commerce Street



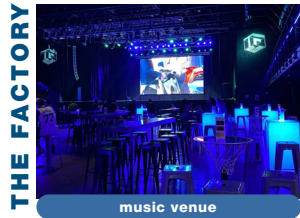






# THE NEIGHBORHOOD

2815 Commerce Street



**THE FACTORY**

music venue

The Factory is a state-of-the-art, 50,000 square foot performance venue located in the heart of Dallas' historic Deep Ellum which is known for its rich music-centric culture.



**PUNCH BOWL SOCIAL**

scratch kitchen

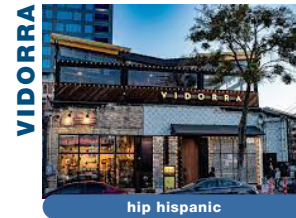
Punch Bowl Social's scratch kitchen, craft cocktails and experiential gaming like karaoke, bowling and a vintage arcade make it the destination for fooding and funning at its best.



**PECAN LODGE**

smoked meats

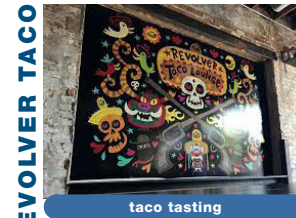
Where there is smoke, there is flavor. That's Pecan Lodge in a nutshell. It is the unwavering belief that the best things in life are smoked in a pit and steeped in time-honored traditions of generations gone by.



**VIDORRA**

hip hispanic

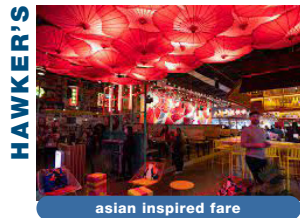
Airy, hip indoor-outdoor rooftop destination features quesadillas, fajitas & margaritas.



**REVOLVER TACO**

taco tasting

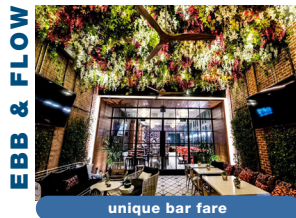
Eatery offering both counter-serve tacos & a room with reserved seating for a chef's tasting menu.



**HAWKER'S**

asian inspired fare

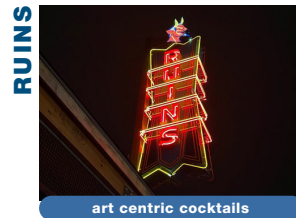
Hawkers was founded in Florida in 2011 by four friends who were inspired by their family roots in Malaysia, Hong Kong, and Vietnam to open a restaurant inspired by street food vendors across Asia who "hawk" their food to passers-by.



**EBB & FLOW**

unique bar fare

Unique cocktails, heartwarming food, and rock and roll. Living a life of balance -- but you know, the fun kind. Not your average bar food; They have created a menu that features all of your favorites, but with a healthy, modern twist.



**RUINS**

art centric cocktails

Venture into this art centric cocktail bar created by Peter Novotny, Dan Murry, and Chef Abram Vargas, the creators of the Armoury D.E. Although the name 'Ruins' is inspired by Budapest's "ruin pubs" — abandoned buildings transformed into 'watering holes' this bar music venue has Latin roots.



**TRICK PONY**

cocktail carousel

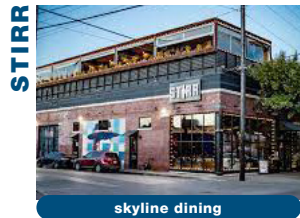
Trick Pony changes the theme of their cocktail menu every 3 to 4 months as this bar is certainly not... a one trick pony!



**HARLOWE**

contemporary crafts

Contemporary digs for wood-fired meat & seafood, local veggies, proper craft cocktails, beer & wine.



**STIRR**

skyline dining

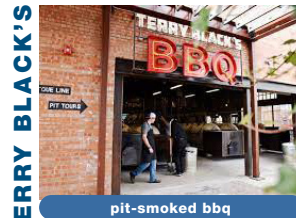
New American hot spot for lunch, dinner & brunch, with skyline views from a lively 2nd-floor patio.



**MERIT COFFEE**

quality coffee

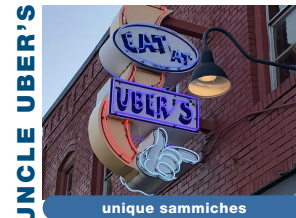
This friendly, Texas-based coffee shop sustainably sources, roasts, and brews the finest coffees in a modern and cozy atmosphere.



**TERRY BLACK'S**

pit-smoked bbq

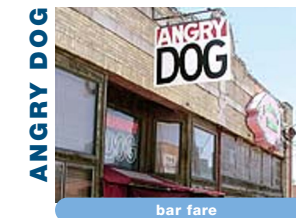
Austin import famous for pit-smoked meats & homemade sides from 4th generation pitmasters.



**UNCLE UBER'S**

unique sammiches

Funky little sandwich shop offering hearty, eclectic bites & beers amid colorful, nostalgic decor. Operating like an old-school deli, the bare-bricked Uncle Uber's serves up classics like the Cuban and quirky specialties like the Veggie BunME.



**ANGRY DOG**

bar fare

Longtime tavern with lots of brews on tap, renowned burgers & bar fare, including a late-night menu.



# Leasing Information

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