

1916 GREENVILLE AVE LOWEST GREENVILLE



TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** SITE AERIAL

PG. **6** SITE PLAN

PG. **7-10** NEIGHBORHOOD VIBE

PG. **11** PHOTOS

ABOUT

PROJECT SCOPE

Second-generation sushi restaurant opportunity in the heart of Lowest Greenville Avenue—Dallas' most iconic, high-traffic dining and entertainment corridor. Positioned within one of the city's most walkable and vibrant submarkets, the site benefits from exceptional foot traffic, dense surrounding rooftops, and a curated mix of chef-driven concepts. The immediate trade area reflects a true live-work-play ecosystem, drawing a steady stream of both neighborhood regulars and destination diners that continues to outperform as a proven restaurant hub, offering operators a rare combination of authenticity, visibility, and sustained consumer demand.

TRAFFIC COUNTS

- Greenville Ave.: 14,428 VPD-25

DETAILS

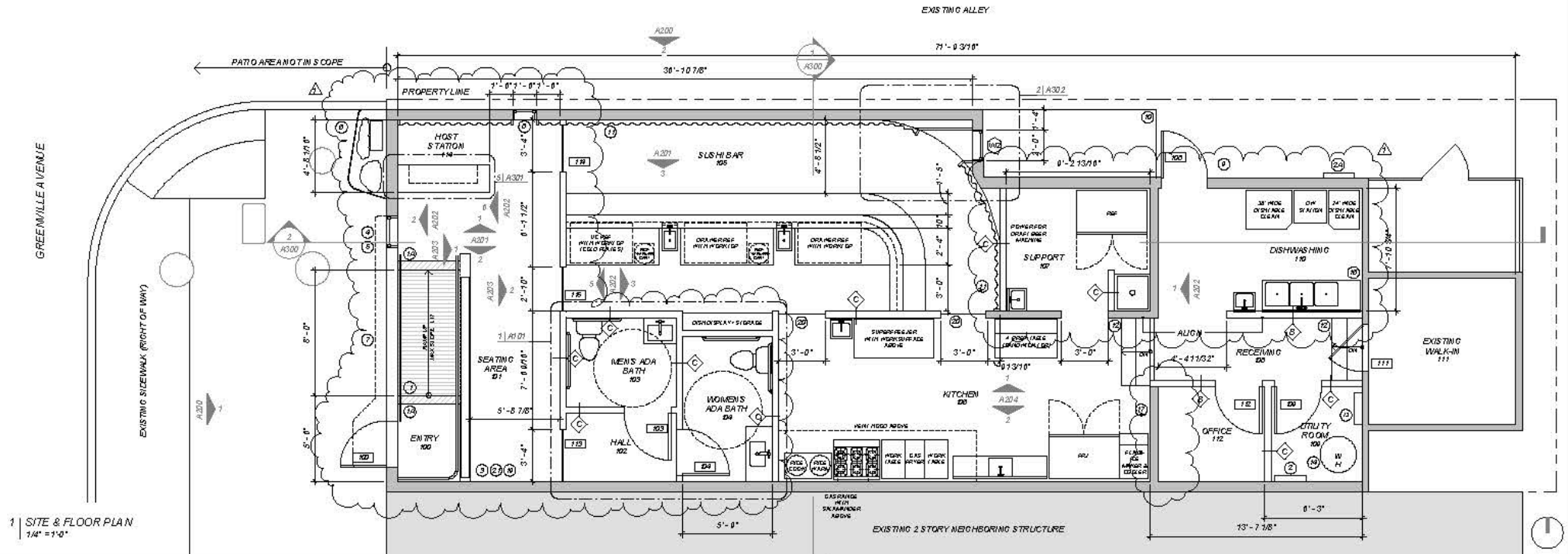
- 1,600 SF 2nd Gen Sushi Restaurant
- Patio Available
- Join:



TRADE AERIAL



SITE PLAN



NEIGHBORHOOD VIBE RESTAURANTS



WABI HOUSE

Wabi House, your home for modern Japanese small plates & Ramen.



TRUCK YARD

Truck Yard combines my love of honky-tonks, old dance halls and beer gardens throughout Texas.



HG SPLY

HG Sply - Simple, clean food, classic drinks and humble hospitality. Featuring a 10,000sf rooftop patio voted best in Dallas.



VIA TRIOZZI

Leigh Hutchinson's Italian restaurant on Lower Greenville in Dallas, featuring handmade pasta, seasonal antipasti and Texas-raised bistecca.



FORTUNE HOUSE

Voted 2021 "Best Dumplings" and "50 Best Restaurant in Dallas" by D Magazine. Authentic Chinese dishes inspired by Shanghai cuisine.



ABBY'S BAGELS

Kettle-boiled and baked bagels at this grab-and-go shop at the center of Lowest Greenville.



LEELA'S WINE BAR/MILLI

Neighborhood wine bar serving wines on tap, cocktails, & tapas. Milli (2nd floor) offers classic cocktails and DJs every Thursday, Friday, and Saturday.



ALAMO CLUB

Cozy Lowest Greenville spot serving upscale comfort food, cocktails, & weekend brunch.



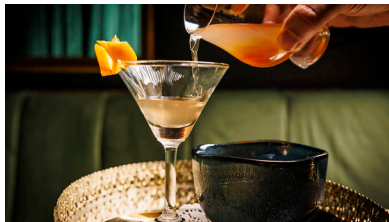
LALA LAND CAFE

La Land is a socially conscious cafe that prioritizes honest ingredients and altruism above all else. 100% Organic cafe with a purpose to employ and mentor foster youth.



QUARTER ACRE

A neighbourhood restaurant combined with an upscale dining experience, is inspired by Chef Toby Archibald's world travels and New Zealand roots.



APOTHECARY

An avant-garde cocktail lounge from the team at Rye. Utilizing new techniques and tools like pyrolysis and liquid nitrogen.



SON OF A BUTCHER

A nostalgic slider spot that serves up untraditional sliders, shakes, and fries.



GAPCO

Greenville Avenue Pizza Company is serving up Hot delicious thin crust pizzas, wings, subs and more to eat.



EDDIE'S TEX MEX COCINA

Eddie's Tex Mex Cocina serves fresh Tex-Mex made from scratch daily. Sit back and relax at their outdoor patio bar and full indoor bar.



MIZU SUSHI

Mizu Sushi & Handroll Bar comes from chef Roy Ahn, a longtime Dallas sushi veteran behind spots like Kome, Little Katana, Sushi Zen, and Otaru.

NEIGHBORHOOD VIBE GROCERS



SAM'S CLUB NOW

Sam's Club Now a technology lab that doubles as a live, retail club. Sam's will incubate, test and refine technologies to help define the future of retail.



TRADER JOE'S

Trader Joe's is a neighborhood grocery store with amazing food and drink from around the globe and around the corner. Great quality at great prices.



SPROUTS

Sprouts Farmers Market, is an American supermarket chain that is full-service and emphasizes organic foods, fresh produce, bulk foods to natural household items.

NEIGHBORHOOD VIBE DESSERT CONCEPTS



JENI'S ICE CREAM

Dallas' 3rd Jeni's location. The scoop shops offer about 19 flavors (depending on the location), with creative offerings including vegan and seasonal specials.



JOY MACARONS

Handcrafted French macarons and macaron ice cream sandwiches daily using the finest available ingredients including freshly-milled almonds and pistachios, Madagascar and Tahitian vanilla beans & local honey and seasonal fruit.



VILLAGE BAKING CO

Village Baking Co is a bake shop that specializes & sells yeasted risen products; specifically breads, croissants, & rolls baked fresh daily.



BOTOLINO

At Botolino, they use pure, fresh ingredients, featuring the same methods used in their own Italian grandmother's gelato shop, and a lot of love to make perfect gelato every time.



MILK & CREAM

Milk & Cream Cereal Bar is a modern spin on a timeless favorite. A place where the old reconnects with the new and we strive to bring back your fondest memories and to help create new ones.

NEIGHBORHOOD VIBE RETAILERS



BULLZERK

Bullzerk is a one-of-a-kind local gift shop specializing in custom Dallas T-shirts, apparel, accessories and decor to satisfy your eternal Texas pride.



TYLER KINGSTON

Offering a curated collection of homeware, apparel, accessories, unique gifts + more - with Texas charm.



THE LABORATORY

"Founded by Landon Liddell and Alan Casiano, The Laboratory OKC was the duo's first sneaker store but have just recently opened on Lowest Greenville."



ALIGN STUDIO

Align Studio is a boutique infrared-heated Pilates and yoga studio offering sculpt, strength, and pre- and postnatal classes for all levels



ICONIC NAIL BAR

Lowest Greenville's newest nail bar providing various services including manicures, pedicures, gel x, and various designs.



2ND STREET

2nd STREET is your one of a kind second hand clothing store where you can find high quality designer and vintage items, unique and trendy clothing, shoes, and accessories.

PHOTOS



SHOP^{COS.}

Jake Sherrington

4809 COLE AVE STE 330, DALLAS, TX 75201

JAKE@SHOPCOMPANIES.COM

214-960-4623 (DIRECT)

Nick Jersin

4809 COLE AVE STE 330, DALLAS, TX 75201

JAKE@SHOPCOMPANIES.COM

469-382-9317 (DIRECT)



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone