

RESTAURANT & RETAIL SPACE AVAILABLE

325 N ST PAUL ST, DALLAS, TX 75201



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Excellent exposure. Irresistible rates. Incredible opportunity.

Discover **Republic Center**, a landmark of Dallas' skyline, offering a blend of rich history and modern amenities. This iconic complex, located in the vibrant heart of downtown, provides a prestigious address and access to the city's financial, legal, and arts districts.

With stunning city views and convenient proximity to multiple parks, DART transportation, and Dallas' pedestrian tunnel system, Republic Center is the ideal location to position your business for success in a setting that reflects the city's entrepreneurial spirit and storied past.

Prime retail and restaurant spaces at both street and concourse levels available for lease.

LOCATION: 325 N St Paul Street
Dallas, TX 75201

DEMOGRAPHICS (3 mile radius):

- Total Population: 177,322
- Daytime Population: 331,190
- Average HH Income: \$116,859
- Primary Tapestry: Metro Renters (3B)

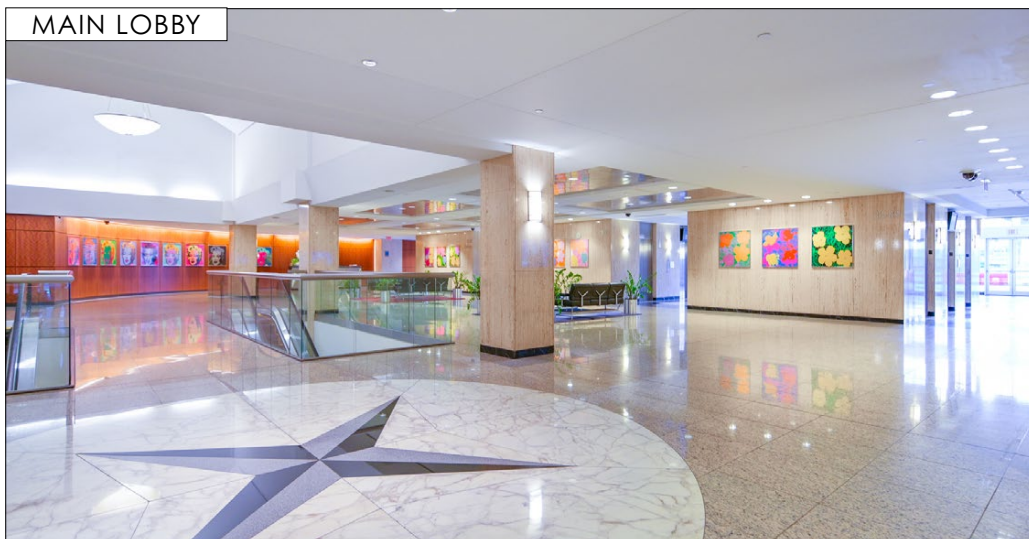
AREA RESIDENTIAL (3 mile radius):

- Planned Multi-Family: 18 New Complexes;
+/-6,000 New Units
- Existing Multi-Family: 173 Complexes;
+/-28,000 Units

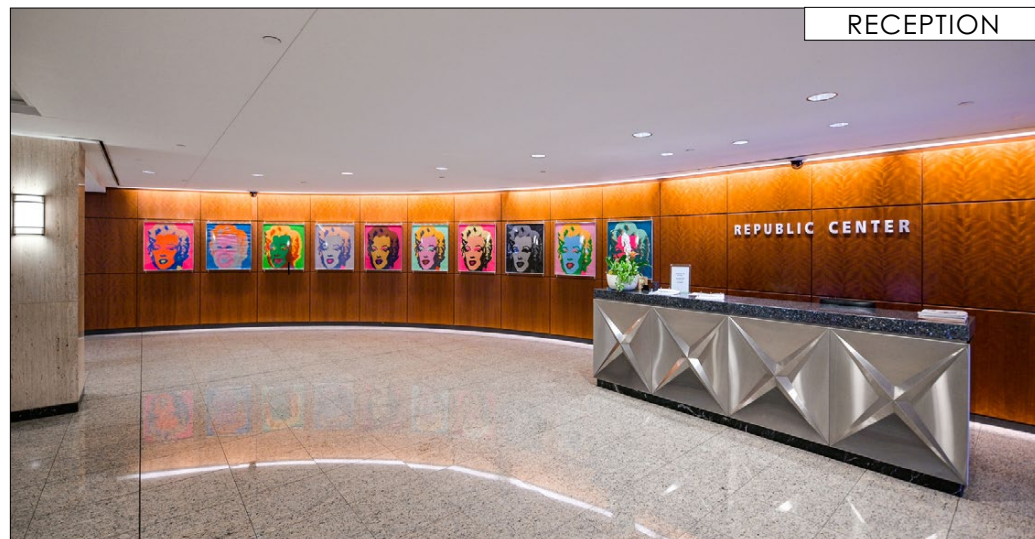


**WHERE HISTORIC PRESTIGE MEETS MODERN
INNOVATION IN THE HEART OF DALLAS**

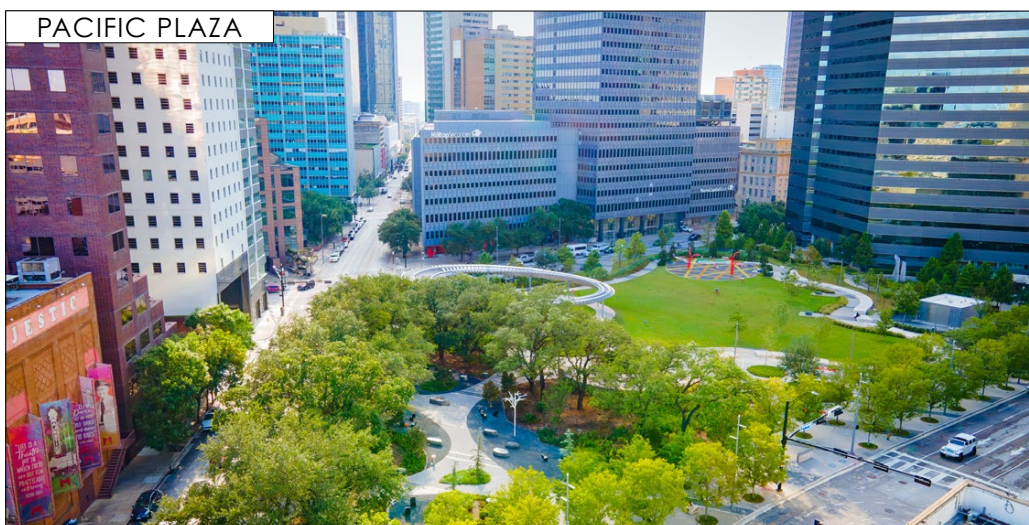
MAIN LOBBY



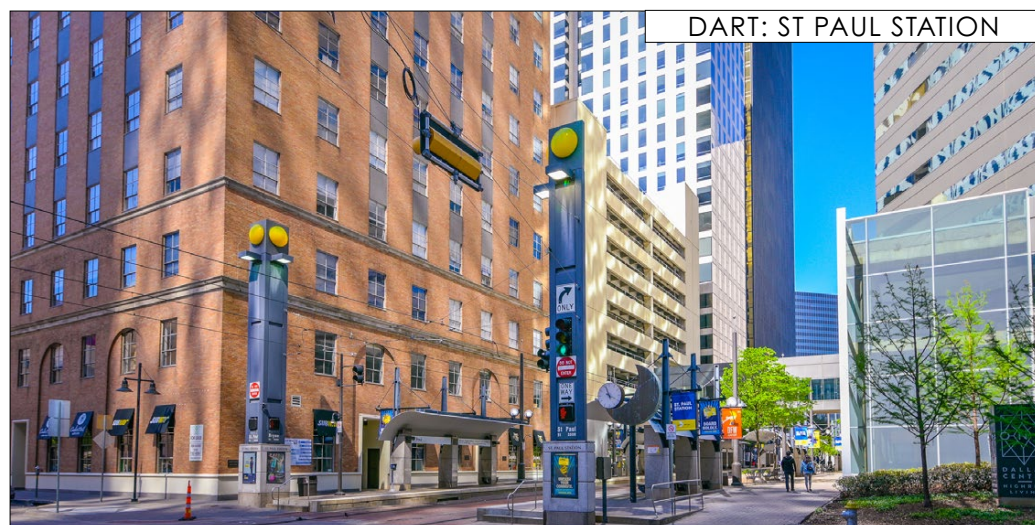
RECEPTION



PACIFIC PLAZA



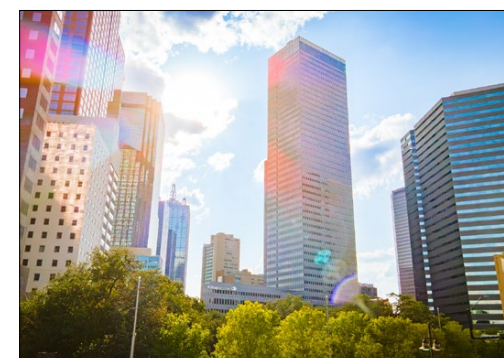
DART: ST PAUL STATION

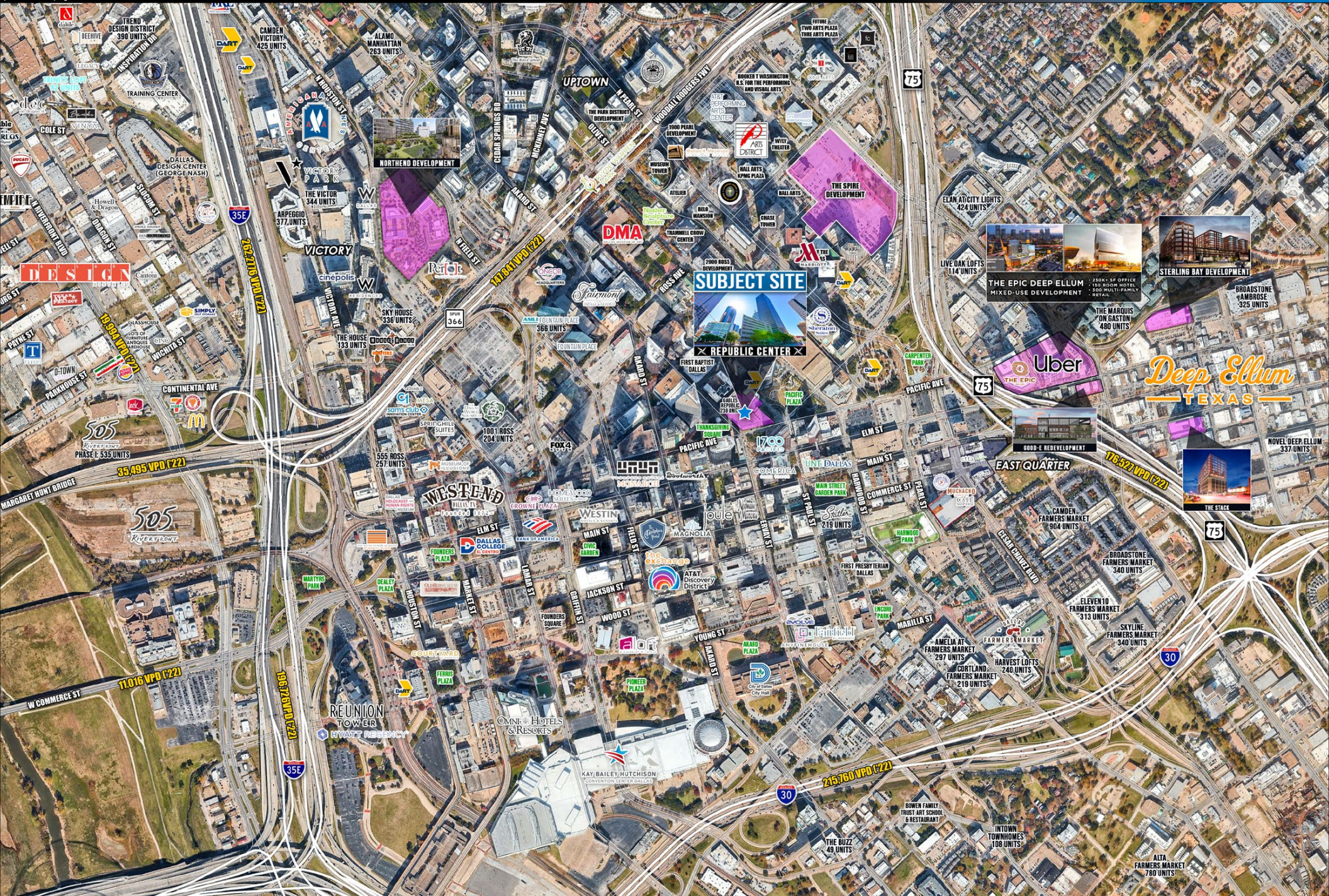


CONFERENCE CENTER



ON SITE SUNDRY

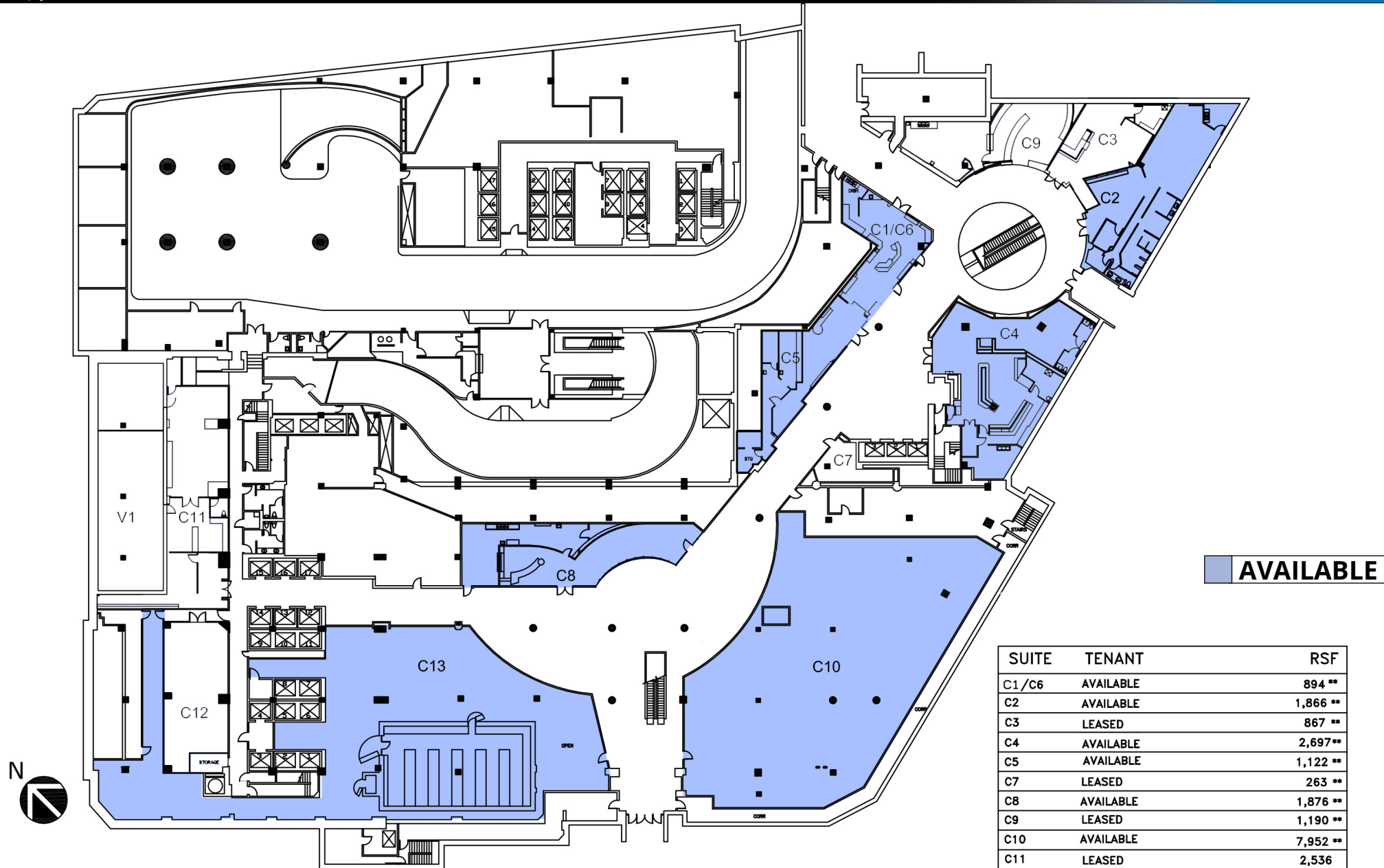




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AVAILABLE

SUITE	TENANT	RSF
C1/C6	AVAILABLE	894 **
C2	AVAILABLE	1,866 **
C3	LEASED	867 **
C4	AVAILABLE	2,697**
C5	AVAILABLE	1,122 **
C7	LEASED	263 **
C8	AVAILABLE	1,876 **
C9	LEASED	1,190 **
C10	AVAILABLE	7,952 **
C11	LEASED	2,536
C12	LEASED	1,551
C13	AVAILABLE	9,823
V1	LEASED	2,574

** USABLE AREA, NO FACTOR APPLIED
FOR RETAIL SPACE.
* SUITE NOT VERIFIED.

CONCOURSE LEVEL

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DEMOGRAPHIC SUMMARY


**REPUBLIC
CENTER**
3 Mile Radius

KEY FACTS



177,322

Population



331,190

Daytime Population



2.21%

'23-'28 Compound
Annual Growth Rate


97,554

Households



\$405,564

Median Home Value



34.7

Median Age

EDUCATION



11%

High School Diploma



12%

Some College



58.45%

Bachelor's Degree or
Graduate Degree

INCOME



\$76,162

MedianHousehold
Income


\$116,859

AverageHousehold
Income


\$64,085

Per CapitaIncome



\$37,588

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$101,709

Total Annual
Expenditures


\$4,364

2023 Meals at
Restaurants


\$7,637

2023 Meals at
Home


\$30,317

Retail Goods



\$3,937

Entertainment



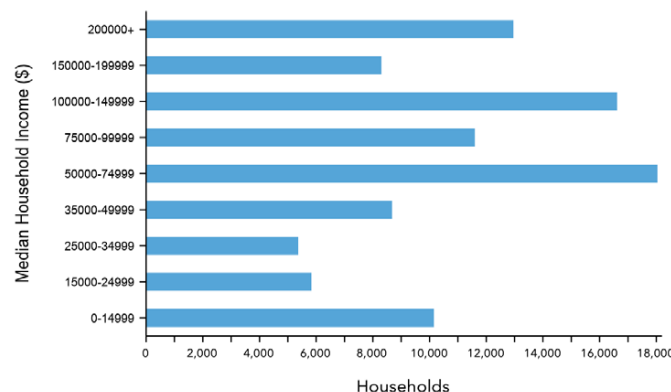
\$1,102

Personal Care



\$7,269

Health Care



BUSINESS



17,400

Total Businesses



231,247

Total Employees



21.89%

Blue Collar
Occupation


78.13%

White Collar
Occupation

Tapestry segments


Metro Renters

52,625 households

53.9%
of Households

NeWest Residents

9,101 households

9.3%
of Households

Forging Opportunity

6,584 households

6.7%
of Households

2023 Race and ethnicity (Esri)

The largest group: White Alone (48.86)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff	
White Alone	48.86	-1.22	
Black Alone	19.72	+4.32	
American Indian/Alaska Native Alone	0.98	0	
Asian Alone	5.12	-2.54	
Pacific Islander Alone	0.06	-0.07	
Other Race	11.81	-0.11	
Two or More Races	13.46	-0.36	
Hispanic Origin (Any Race)	28.85	+0.23	

Bars show deviation from Dallas-Ft. Worth, TX

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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Timothy Hughes
Designated Broker of Firm

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Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR LEASING INFORMATION, CONTACT:

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