

2200 VICTORY AVE

2200 Victory - Retail

Availability:

up to +/- 13,316 SF

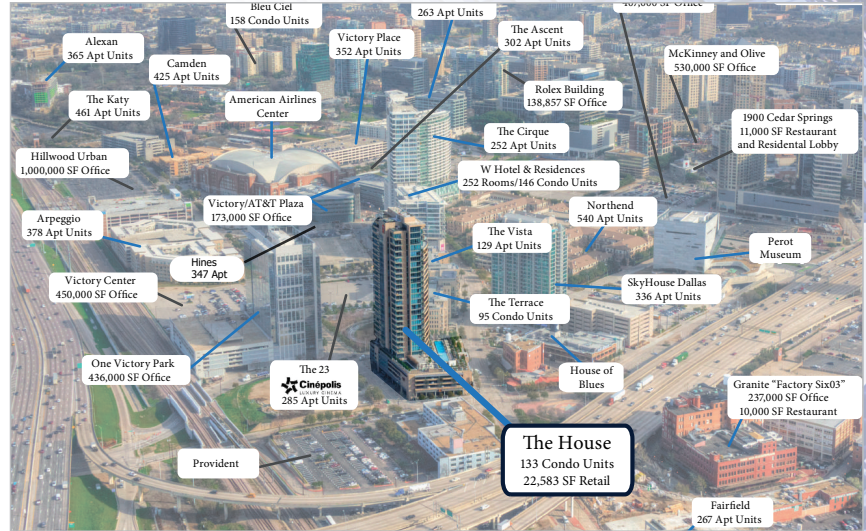
Parking:

88 garage covered spaces

200 potential additional spaces

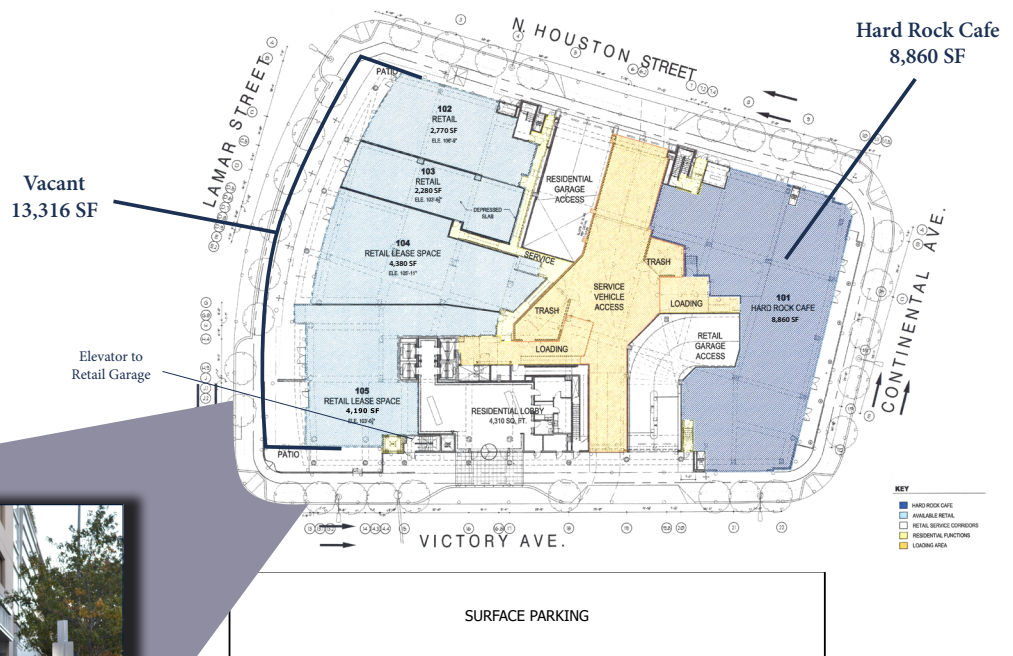
Daytime Population:

141,859 (1 mile radius)



The House is a 28 story mixed use development located within Victory Park. Built in 2008, the building consists of 133 condo units with an estimated unit mix consisting of 50 studios, 48 one-bedrooms and 34 two-bedrooms. The property features a retail/visitor parking garage with 88 parking spaces. There is a total of 13,316 sf available for lease and one of the suites is leased by the world-renowned Hard Rock Café.

Site Plan



Market Data (2200 Victory Ave, Dallas, TX 75219)

	5-Minute Drive Time	10-Minute Drive Time
Population	30,641	202,955
Daytime Population		
HH Income \$75K+%	15.1%	9.5%
HH Income \$100K+%	16.5%	11.4%
Avg. HH Income	\$108,989	\$89,084
Med. HH Income	\$76,607	\$51,478
Ed. Bachelors+%	37.9%	21.4%

Retail Mix (Victory Park)

American Airlines Center	Jimmy Johns
Buda Juice	Joanna Czech Esthetician
Buzzbrews	Luxe Dental
Cafe Victoria	Medina Oven & Bar
Chad Rockstool Salon	Olivella's Pizza
Cinopolis Luxury Cinemas	Rebees by Tristan Simon
Classic Pilates	Read Between the Lines
Cook Hall	Victory Tavern
Freshii	V.O.D. Boutique
The Hangar - Fan Shop	W Dallas Hotel
Hard Rock Cafe	WFAA ABC Live
House of Blues	

Victory Park



Goal

To fill the retail portion of The House with a high end tenant mix that complements the Victory Park area all while creating and complementing the live, work, & play mentality. The House will become a vibrant, entertainment & retail destination for Victory Park residents and travelers alike as it is anchored by House of Blues, American Airlines Center, and W Hotel.



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