

LAKE CLIFF CENTER

FOR LEASE

DALLAS, TEXAS

SWC ZANG BOULEVARD & MADISON AVENUE

TONYA HAGOOD



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

LAKE CLIFF CENTER



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	16,283	136,152	380,696
2016 EST DAYTIME POPULATION	14,107	171,054	338,255
2017 EST AVG HH INCOME	\$69,729	\$73,665	\$69,754

TRAFFIC COUNTS

ZANG BOULEVARD	17,844 VPD
BECKLEY AVENUE	14,324 VPD
COLORADO BOULEVARD	16,949 VPD

HIGHLIGHTS

- Adjacent to 515-bed hospital with over 5,000 employees and 175,000 patients seen annually.
- Across from Lake Cliff Park.
- 1,755 SF available.



East Kessler Park

Methodist Dallas Medical Center
515 Beds
175,000+ Patients Yearly
\$135 Million Expansion planned

Grand Estates at Kessler Park
338 Units
97% Occupied

Zang Triangle
260 Units
Upscale Apartments
97% Leased

7 MIN RIDE TO UNION STATION DOWNTOWN

1,000 Units
600,000 SF
Commercial

Additional Hospital Holdings

16,949 VPD

17,844 VPD

SITE

Lake Cliff Park

TYLER ST

GEDAR HILL AVE

BISHOP AVE

COLORADO BLVD

BALLARD AVE

BECKLEY AVE 14,924 VPD

OAKENWALD ST

ZANG BLVD

JEFFERSON BLVD

MARSAUIS AVE

DAVIS ST

BISHOP ARTS DISTRICT

○ = DALLAS STREETCAR & STOP
● = 723 BISHOP ARTS SHUTTLE

