

PACIFIC PLACE

1910 Pacific Avenue
Dallas, TX

BOXER RETAIL

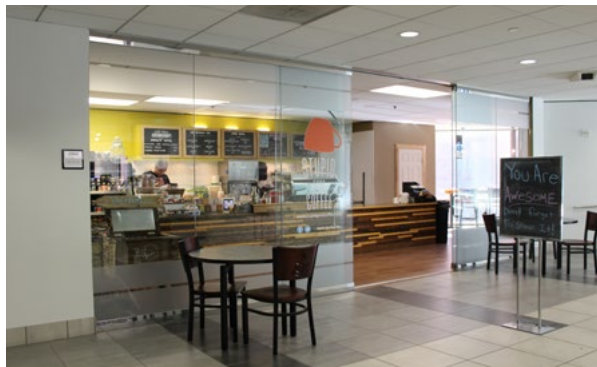


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PROPERTY DESCRIPTION

- GLA: 324,153 sf
- Property Type: Office / Restaurant / Sundry Shops
- Sq. Ft. Offered: 1,571 RSF
- Parking: Multi level parking garage via Elm Street Parking Garage and metered parking
- Visibility: Downtown CBD Pacific Avenue, Hwy. 75 (Central Expressway)
- Daytime Employment: 98,772
- Vehicle Traffic Counts: 10,243 cars per day (Pacific Ave)



AMENITIES AND AREA INFO

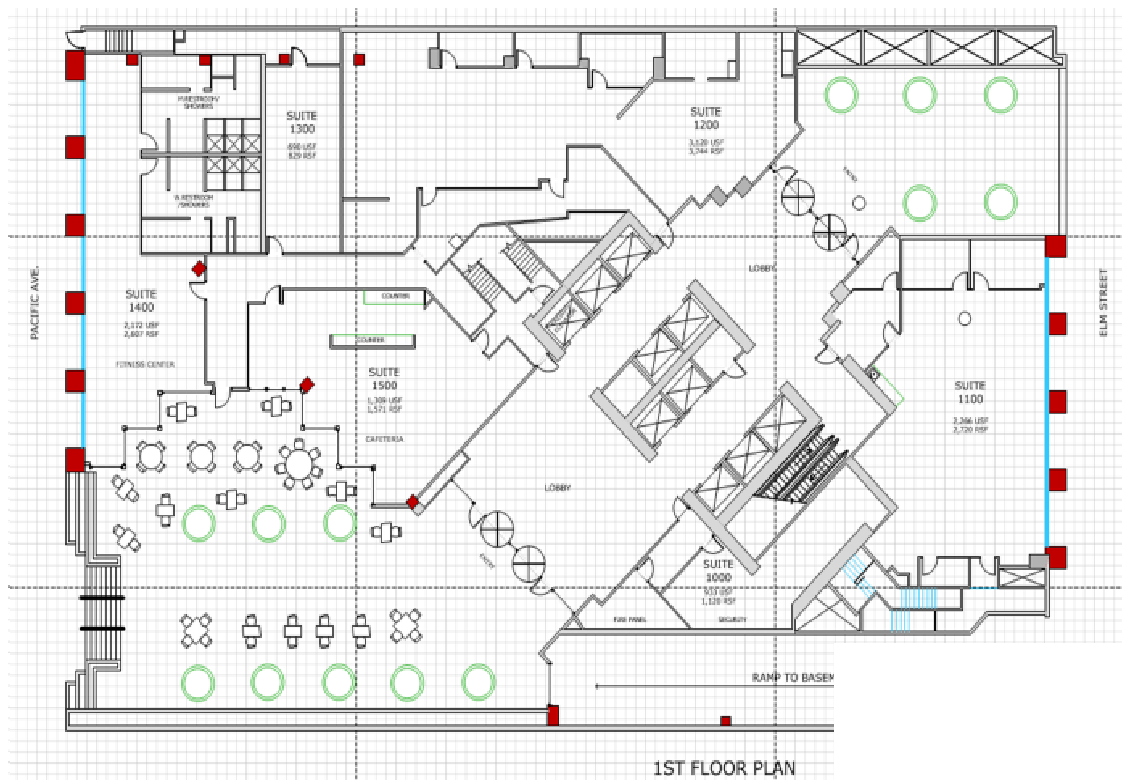
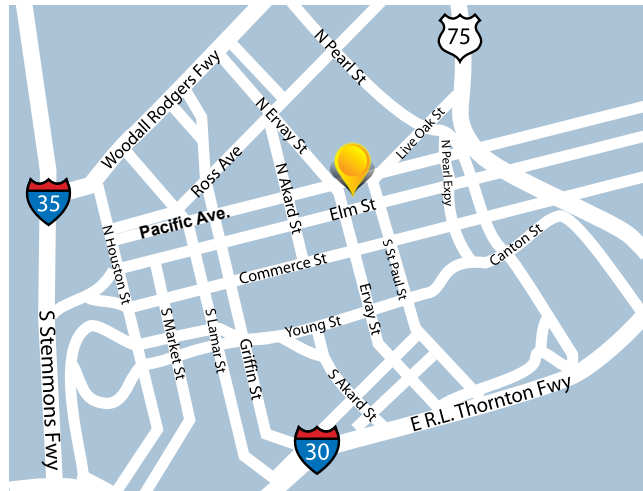
- Located in recently revitalized downtown Dallas, the 4th largest metro (Dallas/Fort Worth) in the U.S. (based on GDP)
- Over 135,000 employees in the Central Business District
- 38,000 residents in downtown Dallas
- Over 170 shops in downtown and over 315 restaurants
- Massive renovations to Love Field Airport, 10 minutes from downtown
- Within walking distance (less than 1 mile) to the St. Paul DART (Dallas Area Rapid Transit) Station
- Near The Dallas World Aquarium, Dallas Museum District, Dallas Municipal Court, and many restaurants and shops
- Dallas is the #3 most popular destinations for business travel in the United States

Source: DowntownDallas.org / Dallas Big Book List of 2012



2013 DEMOGRAPHICS

2013 Est.	1 Mile	3 Mile	5 Mile
Total Pop.	14,716	150,049	342,189
Households	8,685	68,414	139,865
Avg. HH Inc.	\$57,750	\$44,979	\$43,590
Hispanic	13.90%	36.53%	40.07%
African Am.	16.17%	20.24%	19.82%
Asian	4.79%	3.05%	2.41%
White	60.53%	36.53%	36.15%



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