



THE MARKET CENTER

AT THE HEART
OF THE DESIGN
DISTRICT



1715 – 1805 Market Center
Blvd. + 1800 Irving Blvd.

The Design District
Dallas, Texas

STRATA
CAPITAL
PARTNERS

WHERE DALLAS FINDS ITS STYLE



The Design District earned its name from home décor showrooms, boutiques, galleries, and designers who established roots here. It sits directly adjacent to Dallas' CBD, bordered by the always-busy Oak Lawn neighborhood to the north, Uptown, Victory Park, and Harwood District to the east, and Trinity Groves to the south.

The Design District boasts new restaurants, cafés, shopping, and luxury residential options thanks to enviable proximity to Uptown and major highways, creating easy regional accessibility to the Park Cities, Preston Hollow, and the greater DFW metroplex.

Once a hardworking outpost of warehouses and antique dealers, it's transformed into a hybrid professional district with a growing heart for leisure. An influx of residents and commercial development has seen a new neighborhood emerge organically from the historic one: a creative, vibrant hub where residents live, work, and play in the center of Dallas.



THE
DESIGN
DISTRICT
WELCOMES
4,000,000
VISITORS
EVERY YEAR.

DISTRICT

THE DESIGN

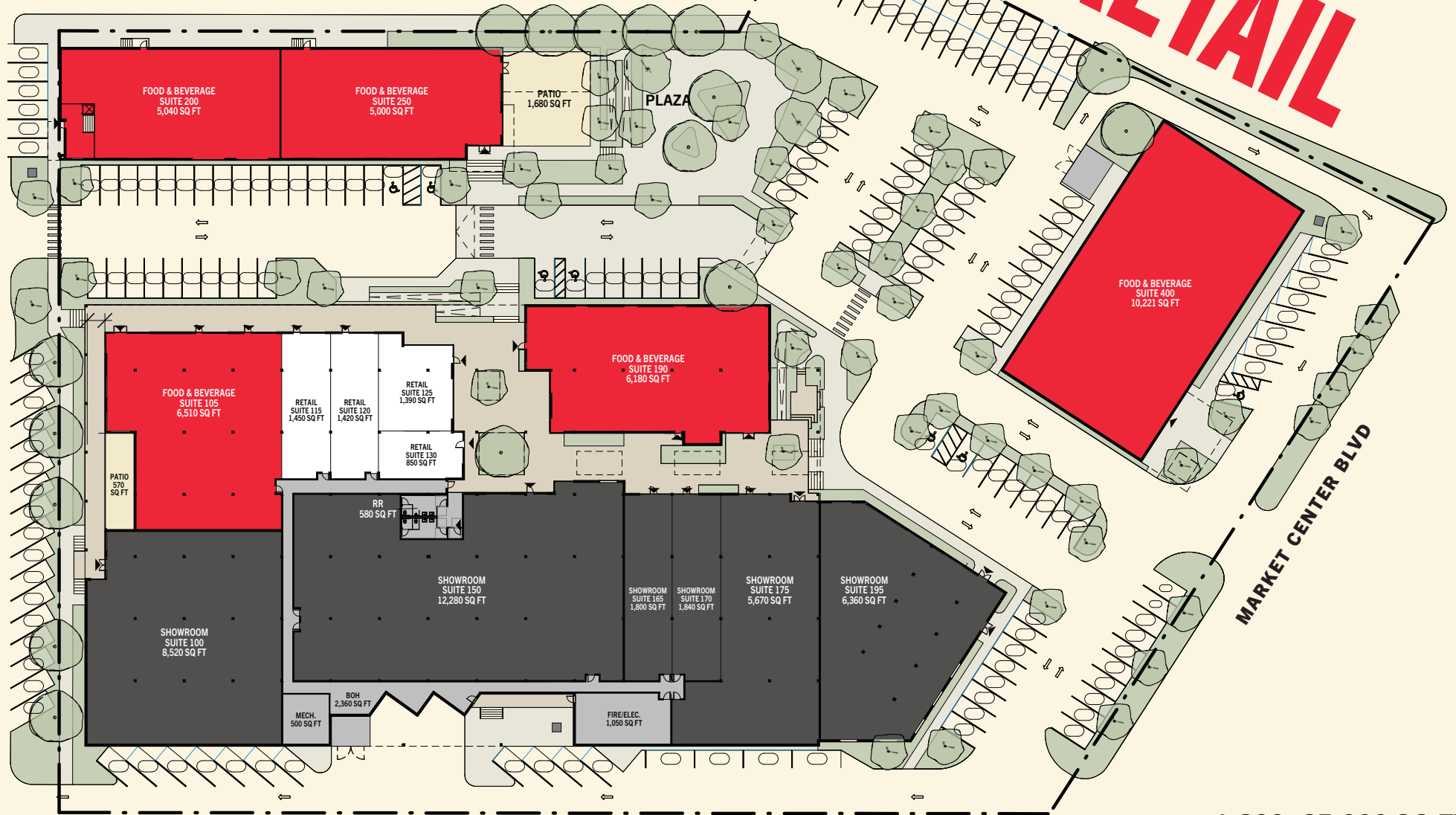
1,500–15,000 SQ FT

FOOD & BEVERAGE

800–4,500 SQ FT

RETAIL

IRVING BLVD



MARKET CENTER BLVD

1,800–25,000 SQ FT

SHOWROOM



3 CATEGORIES. 1 VIBE.



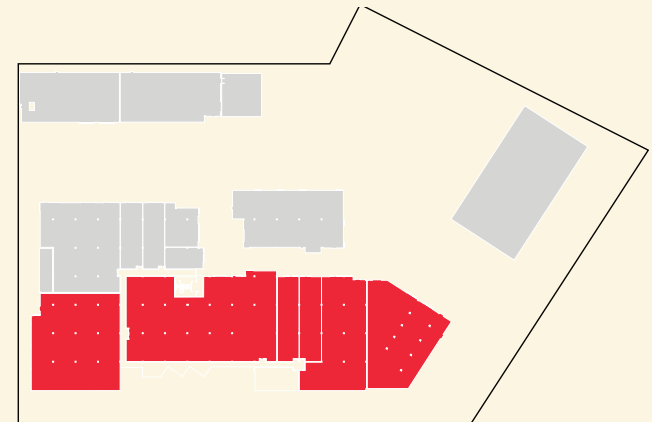
HOME IS
WHERE
THE ART IS

SHOWROOM



The Design District earned its name as an internationally recognized hub for art galleries, high-end furniture showrooms and textile dealers, vintage shops, and home décor.

The Design District remains the go-to art, furniture, and décor shopping destination for professionals and the public.



1,800–25,000 SQ FT

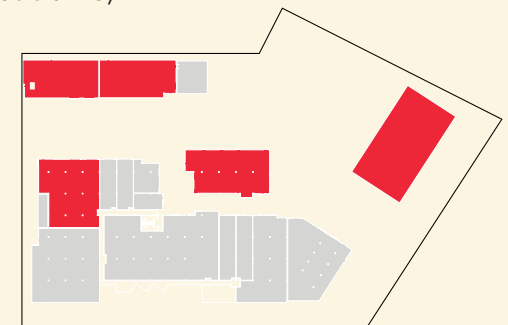
FOOD & BEVERAGE

GREAT TASTE HAS ITS PERKS



The District is home to many of DFW's highly acclaimed restaurants, including Delilah, Carbone, Vino, TheCharles, TownHearth, TheMexican, Evelyn, Ospi, LaLupita, CulinaryDropout, ElCarlosElegante, Aba, Rodeo Goat, and Slow Bone BBQ. Its convenience, dense daytime population, increased foot traffic, and nearby major employers lead to strong sales District-wide far exceeding city averages.

	The Charles	Town Hearth	The Mexican	Carbone	Culinary Dropout	Rodeo Goat
Sales	\$8M	\$11M	\$18.5M	\$17M	\$10M	\$11M
Alcohol Sales	\$2.3M	\$2.9M	\$5.4M	\$5.1M	\$3.2M	\$3.5M
Size in Sq. Ft.	~3,000	~11,000	12,000	3,000	10,000	7,000
Sales/Sq. Ft.	\$2,667	\$1,570	\$1,542	\$2,667	\$1,000	\$1,570



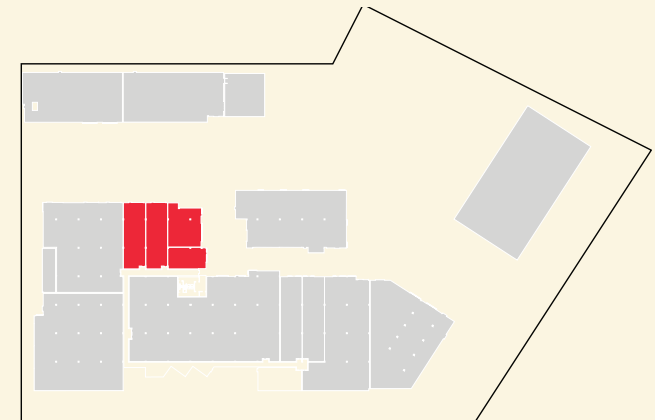
1,500–15,000 SQ FT

RETAIL

SHOP
'TIL YOU
DROP



The Design District—centrally located, culturally vibrant, creatively crafted—is conveniently situated within minutes from Dallas' most desirable neighborhoods—Uptown, Highland Park, University Park, Preston Hollow, Oak Lawn, and Bishop Arts—a crossroads for the Dallas customer.



800–4,500 SQ FT

The Market Center is just steps away from a riverfront park, thriving neighborhood of discerning residents, and world-class bars and restaurants.

- ✦ The Dallas Contemporary
- ✦ The Perot Museum
- ✦ The Loop Dallas
- ✦ Hilton Anatole
- ✦ Virgin Hotel
- ✦ The W Dallas Hotel
- ✦ Mavericks Training Center
- ✦ American Airlines Center
- ✦ Goldman Sachs Campus
- ✦ The Capital
- ✦ Old Parkland
- ✦ Dallas Market Hall
- ✦ World Trade Center
- ✦ The Decorative Center
- ✦ The International



MEETS COMMERCE

WHERE CULTURE

NEXT STOP: ANYWHERE

LOVE FIELD AIRPORT
12 minute drive time

HIGHLAND PARK
6 minute drive time

PRESTON HOLLOW
10 minute drive time

UNIVERSITY PARK
8 minute drive time

MAJOR SITES

- 1 Hi Line Square
- 2 Cabana Residential
- 3 Lenox Design District
- 4 Old Parkland
- 5 River Edge
 - ♦ Puerto Cocina
 - ♦ Bar Amada
- 6 The Capital
 - ♦ Maroma
- 7 Manufacturing District
- 8 3100 McKinnon St

RESTAURANTS & AMENITIES

- 9 Carbone/Vino
- 10 Delilah
- 11 The Mexican
- 12 Town Hearth
- 13 La Lupita
- 14 Evelyn
- 15 Flying Fish
- 16 Culinary Dropout
- 17 The Charles
- 18 El Carlos Elegante
- 19 Double D's
- 20 Night Rooster
- 21 Bowlounge
- 22 Rodeo Goat
- 23 Movement
- 24 Pie Tap
- 25 Ospi
- 26 Mavericks Training Center
- 27 Dallas Contemporary
- 28 American Airlines Center
- 29 Perot Museum
- 30 Aba



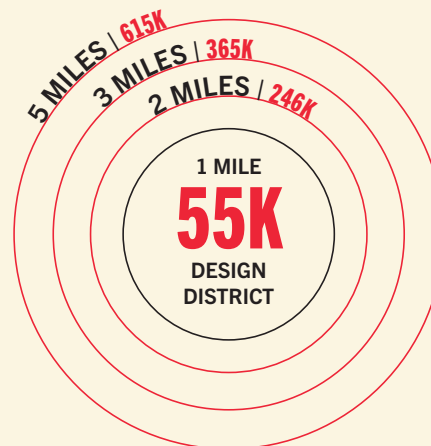
DISTRICT BY THE NUMBERS

IN THE YEAR OF 2025

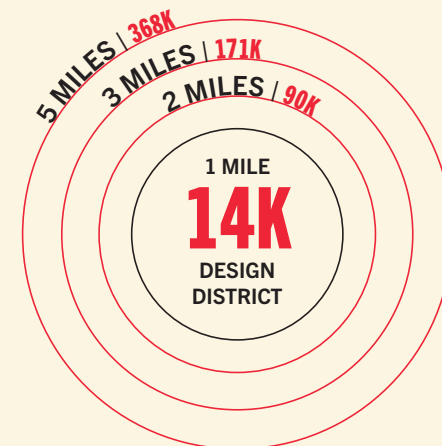
3,400

**TOTAL MULTIFAMILY
UNITS IN THE
DESIGN DISTRICT**

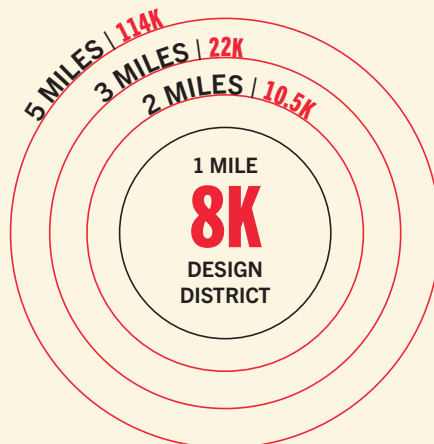
DAYTIME POPULATION



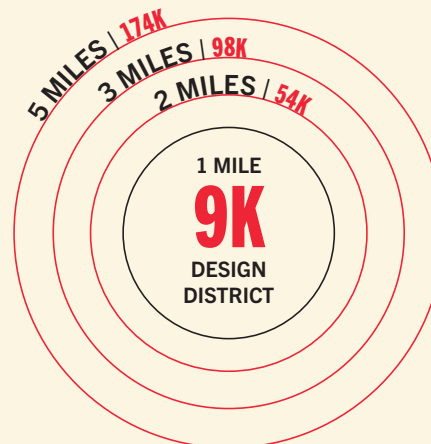
TOTAL POPULATION



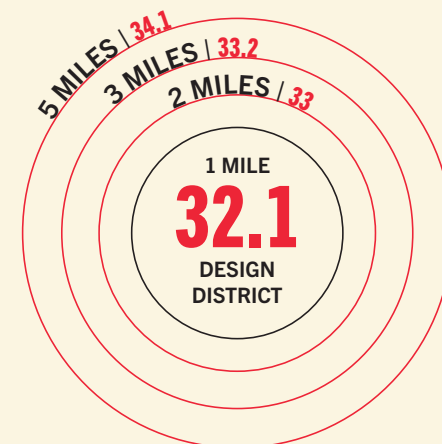
RENTER-OCCUPIED HOUSING UNITS



TOTAL HOUSEHOLDS



MEDIAN AGE



TOP VISITING ZIP CODES

75219 OAK LAWN TURTLE CREEK
SOUTH HIGHLAND PARK

75205 HIGHLAND PARK

75206 LAKEWOOD
M-STREETS

TRAFFIC COUNTS BY VEHICLES PER DAY (VPD)

22K IRVING
BLVD

14K MARKET
CENTER BLVD

15K OAK LAWN
AVENUE

11.2M **(+6.2% YOY)**

TOTAL NON-RESIDENT VISITS

CENTER BLVD

1825 MARKET

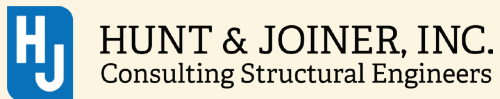


Located in the Dallas Design District, near Market Center Blvd., Riverfront Blvd., and Oak Lawn Ave., 1825 Market Center Blvd provides 113,021 square feet of office space located just minutes away from Uptown, Turtle Creek, Highland Park, and the Dallas CBD.

PROPERTY HIGHLIGHTS

- ♦ 113,021 RSF total building size with typical floor plans of 18,000 RSF
- ♦ 3.0/1,000 RSF parking ratio, providing convenient on-site parking
- ♦ Strong ownership with on-site property management and engineering professionals
- ♦ Recently renovated lobbies, restrooms, and common areas
- ♦ 24-hour card key access and controlled building access for enhanced security
- ♦ Quick, convenient access to the Dallas North Tollway, Interstate 35, Woodall-Rogers, and Interstate 30

KEY TENANTS



CONTACT



**HANNA
PREISS**

hanna@stratacre.com

**JOE
PASTORA**

jpastora@stockdale.com

STRATA
CAPITAL
PARTNERS