



SAINT VALENTINE, SWITCH FITNESS & ALANIA MEDITERRANEAN
4800, 4806, 4812 BRYAN STREET,
1319 N FITZHUGH AVENUE, DALLAS, TEXAS 75024



CONFIDENTIAL OFFERING MEMORANDUM

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SAINT VALENTINE,
SWITCH FITNESS & ALANIA
MEDITERRANEAN

LOCATION

4800, 4806, 4812 BRYAN STREET
1319 N FITZHUGH AVENUE
DALLAS, TEXAS 75024

OFFERED BY

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SAINT VALENTINE, SWITCH FITNESS & ALANIA MEDITERRANEAN / 3

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EXECUTIVE SUMMARY

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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Saint Valentine, Switch Fitness & Alania Mediterranean (the "Property"), a fully leased, urban infill, multi-tenant retail center with significant parking located on Bryan Street in the heart of the historical Old East Dallas neighborhood. The Property is 100% leased to a complimentary mix of bar, restaurant, and fitness tenants with rents averaging \$33.36 PSF NNN. Bryan & Fitzhugh Retail benefits from strong demographics in which average household income exceeds \$159,000 and \$150,200 in three- and five-mile radii, respectively.

INVESTMENT OVERVIEW

- Multi-Tenant Asset at Hard Corner Location at Prairie & Bryan in High Growth East Dallas Community
- Walking Distance to Jimmy's Food Store & Numerous New Townhome/Multifamily Developments Including The Flynn, The Collection at Live Oak, 4600 Ross, Eko Park & The Block on Bennett (690+ Total Units)
- Average Lease Expiration of November 2030 & Average Rents of \$33.36 PSF NNN
- All Three (3) Tenants Have Annual Rent Increases & Beautiful Interior Finish Out
- 70 On Site Parking Spaces with Multiple Ingress/Egress Points
- Approximately 2,000 New Residential Units Planned, Under Construction or Recently Built in East Dallas (Dallas Morning News)
- Average HH Income Exceeds \$159,000 & \$150,200 in 3- & 5-Mile Radii, Respectively
- Proximity to Downtown, Uptown, Knox-Henderson, Lower Greenville, Lakewood & Deep Ellum
- Baylor University Medical Center Sits Less Than 5 Minutes from the Property & Contains 914 Licensed Beds & Cares for 300,000+ People Each Year

Saint Valentine, Switch Fitness & Alania Mediterranean is a 7,725 square foot multi-tenant asset located in Dallas, Texas. Positioned just 10 minutes north and east of Downtown Dallas, the Property sits on approximately 38,000 square feet of land at the signalized hard corner of Prairie Avenue and Bryan Street in the rapidly growing East Dallas community. Current rent for Bryan & Fitzhugh retail averages \$32.79 per square foot NNN with leases ending in November of 2030 on average. The Property benefits from a large highly visible two-sided monument sign, exceptional visibility with parallel frontage to Bryan Street and multiple ingress/egress points. Bryan & Fitzhugh Retail is conveniently located within walking distance to numerous new residential developments, popular local favorite eatery Jimmy's Food Store (catty-corner) and other existing retail in the area. The Property benefits from strong demographics in which average household income exceeds \$159,000 and \$150,200 in three- and five-mile radii, respectively.

Positioned within the emerging East Dallas submarket, the Property benefits from its hard corner location at the intersection of Prairie Avenue and Bryan Street. East Dallas is favorably located with quick access to numerous prominent communities including Downtown, Uptown, Park Cities, Knox-Henderson, Lower Greenville, Lakewood and Deep Ellum. Additionally, major North Texas thoroughfares U.S. 75 (Central Expressway) and I-30E extend around the north, west and south sides of the neighborhood. East Dallas is among the most active revival communities in the city with nearly 2,000 new residential units planned, under construction or recently built (Dallas Morning News). Among the new construction in the immediate area is Bryan Heights Phase II, a townhouse development recently constructed less than 300 feet from Bryan & Fitzhugh Retail at Bryan Street and Grigsby Avenue. Bryan Heights has 135 homes constructed with prices ranging from \$355,000 to \$365,000. The Collection at Greenville, which

opened in 2024, consists of 13 two-bedroom townhomes located directly adjacent to the Property. With completion anticipated within 30 days, The Flynn at Live Oak is a 327 unit 5-story luxury apartment complex located just 1 block away with 340+ units. The Block on Bennett and Eko Park are two townhome developments located just minutes from Bryan & Fitzhugh Retail on Bennett Avenue that feature a total of 34 townhomes starting at \$364,000 and \$429,000, respectively. Additionally, a new 294-unit, Class-A multifamily development 4600 Ross is just moments away from The Property at Ross and Annex Avenue (former Credit Union of Texas). The Property is situated just moments from Greenville Avenue, a historic north/south Dallas artery with extremely high barriers to entry and home to many high profile, traditional, reputable and new retail establishments that serve core and east Dallas. Located less than 5 minutes southwest of Saint Valentine, Switch Fitness & Alania Mediterranean, the nationally recognized Baylor University Medical Center consists of 914 licensed beds, care for over 300,000 people each year and serves as the flagship hospital of Baylor Scott & White North Texas. White Rock Lake and its surrounding parks sit approximately 10 minutes east of the Property attracting countless boaters, rowers, joggers, bikers and out-of-town visitors and are home to numerous special events and runs including the Dallas Marathon. The popular Dallas Arboretum and Botanical Garden, recognized as one of the top arboretums in the world, is situated on the lake's eastern shore and consistently has attendance of over 1 million visitors per year. The Dallasite benefits from its location in a densely populated area with over 403,800 people in a 5-mile radius complemented by average household incomes that exceed \$159,000 and \$150,200 within a 3 and 5-mile radii, respectively. Overall, Saint Valentine, Switch Fitness & Alania Mediterranean Retail offers an investor the opportunity to acquire a multi-tenant asset in a well located at a hard corner intersection in a revitalized DFW community.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

4800, 3806, 4812 Bryan Street &
1319 North Fitzhugh Street
Dallas, Texas 75204

**ALANIA
MEDITERRANEAN
GRILL**

Saint Valentine

SWITCH
FITNESS

YEAR BUILT/RENOVATED

1972/2018

PERCENT LEASED

100%

BUILDING SIZE

7,725 SF

LAND AREA

0.88 Acres

PRICING

\$3,996,000

CAP RATE

6.45%

TRAFFIC COUNTS

Fitzhugh Avenue
Bryan Street

21,212 VPD-25
12,770 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Alania Mediterranean	2,000 SF	25.89%	December 2030
Switch Fitness	2,880 SF	37.28%	January 2029
Saint Valentine	2,845 SF	36.83%	July 2032

Saint Valentine Reviews:

<https://www.yelp.com/biz/saint-valentine-dallas>

<https://lakewood.advocatemag.com/misti-norris-st-valentine/>

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	33,019	199,823	403,835
2025 Avg. Household Income	\$122,824	\$159,005	\$150,284
2025 Total Households	17,902	108,013	197,759

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ADDITIONAL INFORMATION



Nearby Jimmy's Food Store

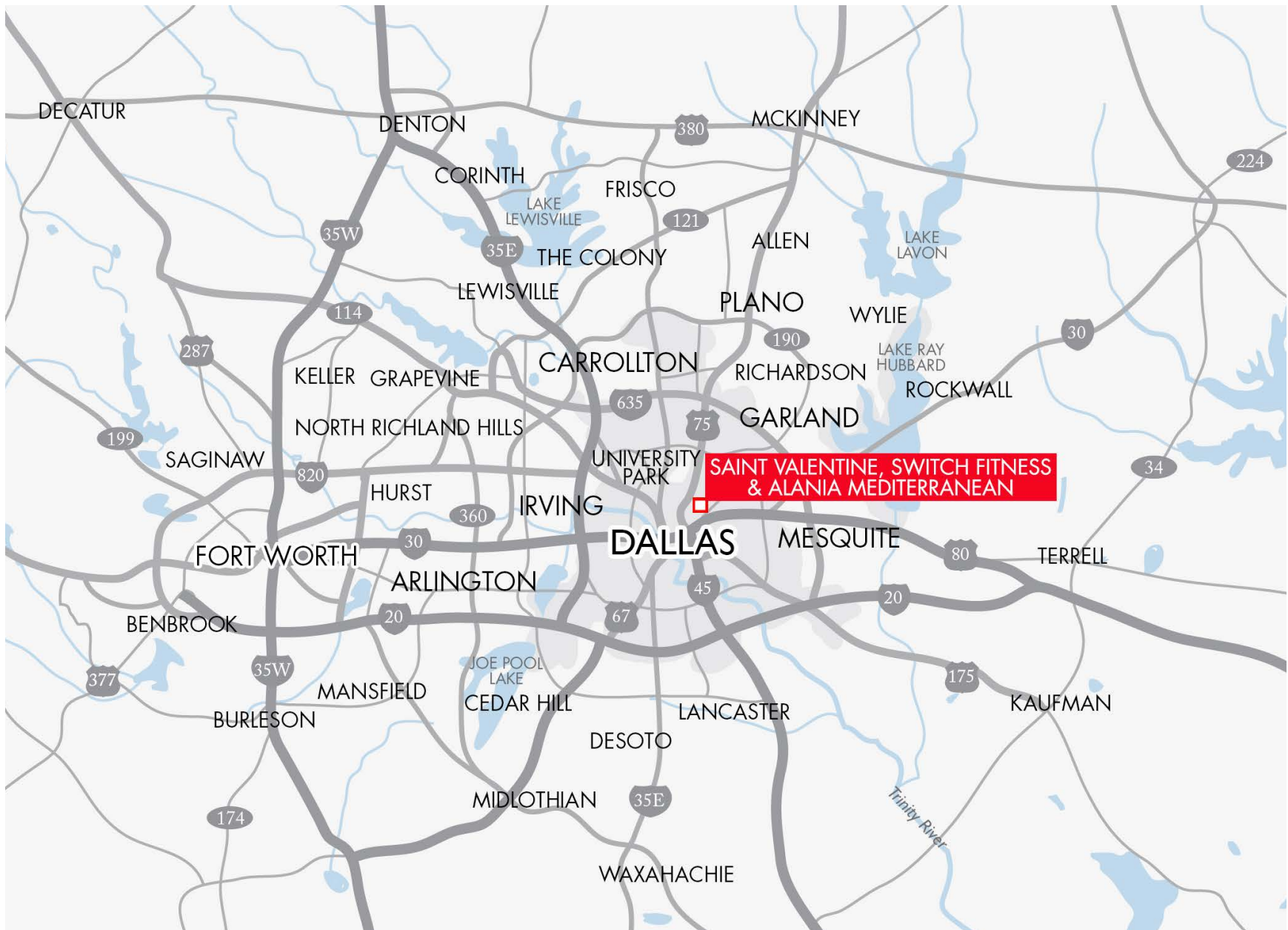
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The Central Mixed Use Development Proposed to include:
 27 Acres
 2,000 Units
 2.5M SF Office
 110,000 SF Retail

SAINT VALENTINE, SWITCH FITNESS & ALANIA MEDITERRANEAN

The Flynn at Live Oak Multi-Family 327 Units

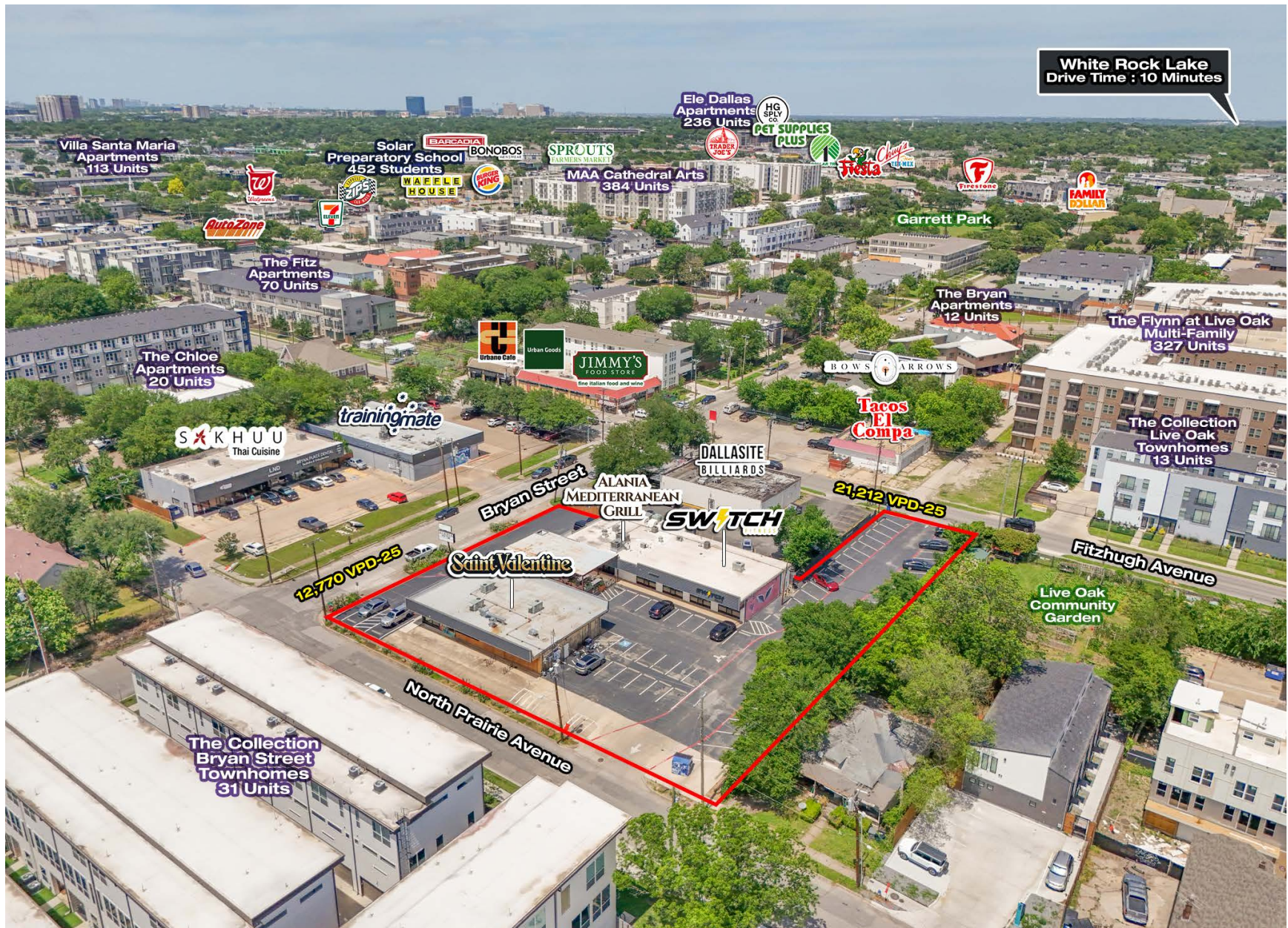
Icon at Ross Apartments 372 Units

Baylor University Medical Center 4,865 Employees 952 Beds



**SAINT VALENTINE, SWITCH FITNESS
& ALANIA MEDITERRANEAN**

PROPERTY OVERVIEW



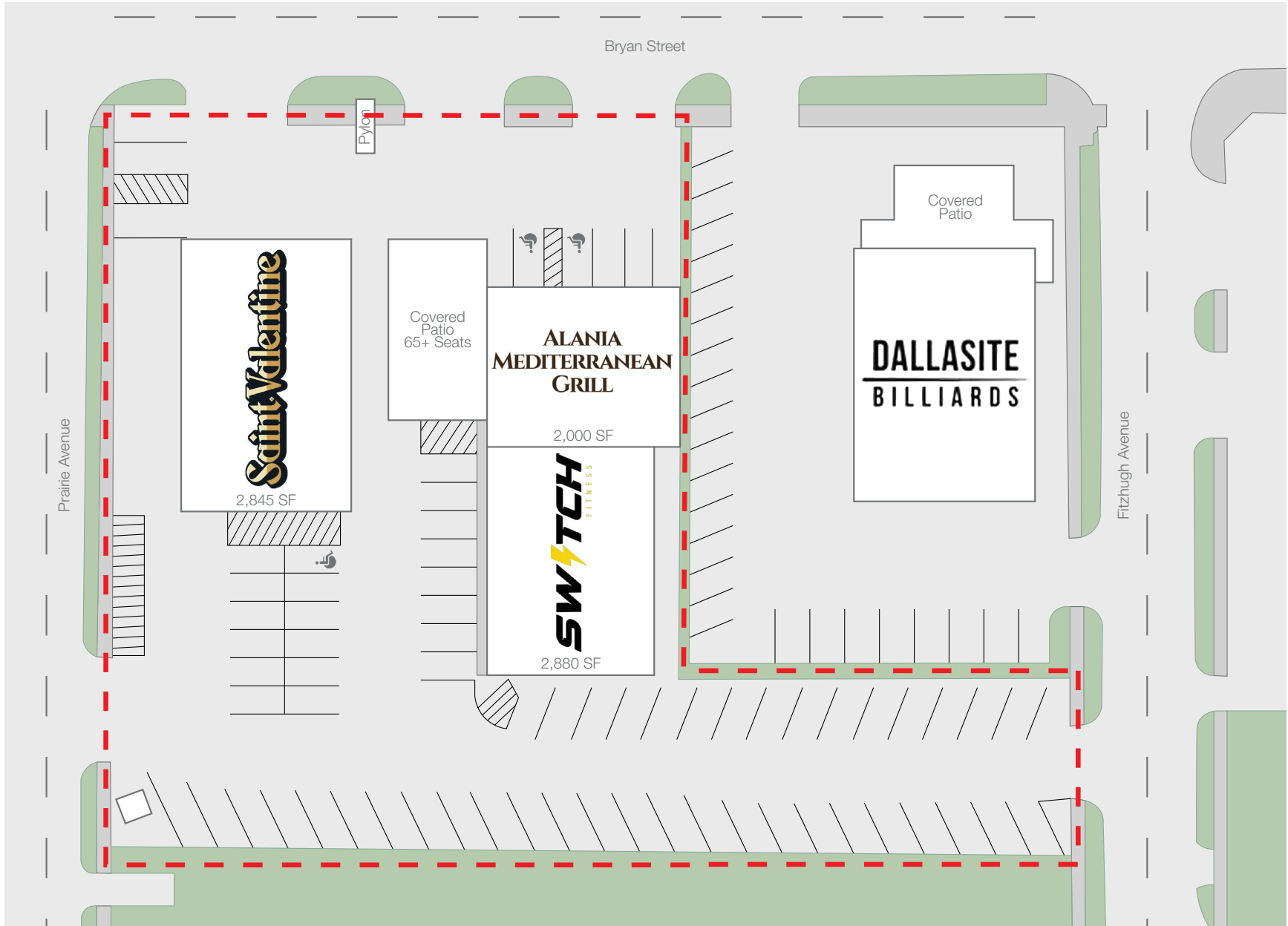
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PROPERTY OVERVIEW



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SITE PLAN

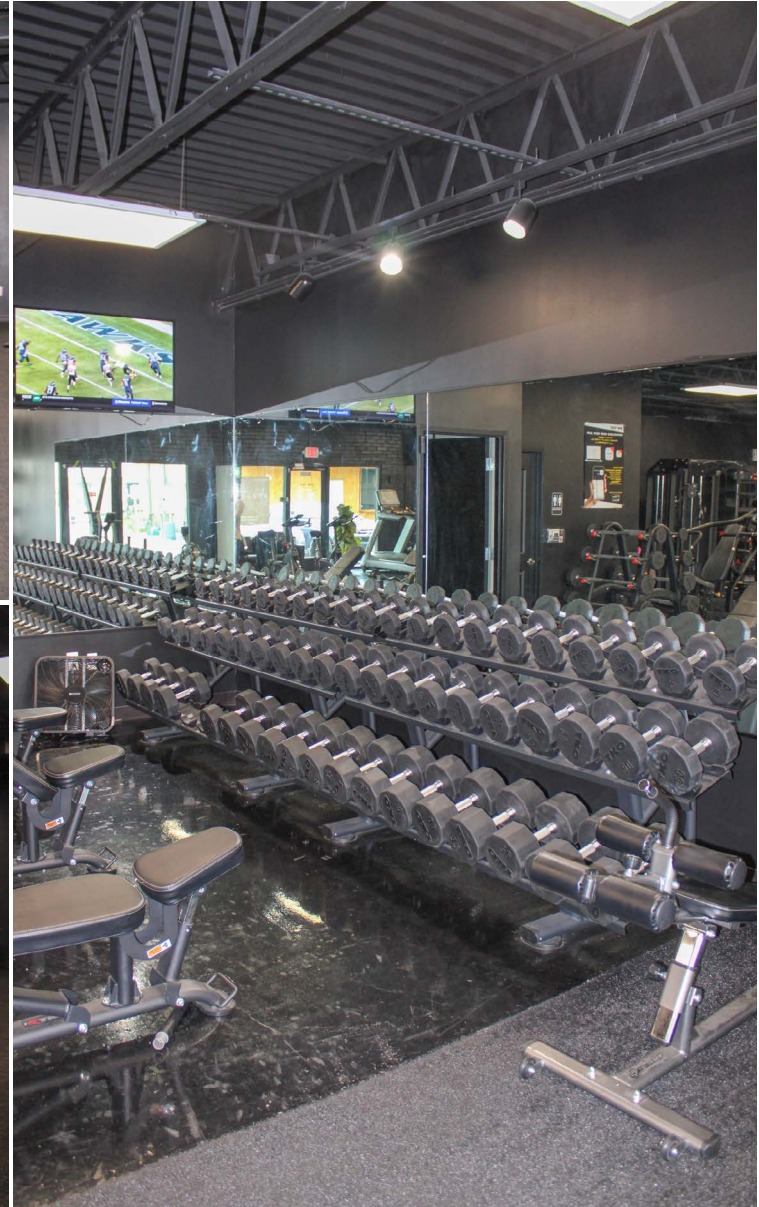
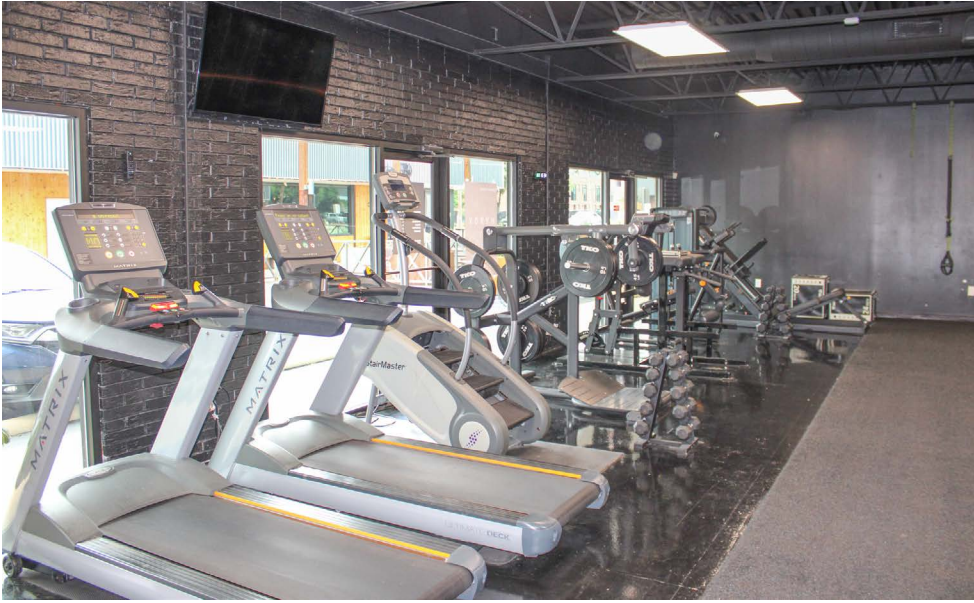


ALANIA MEDITERRANEAN - INTERIOR PHOTOS



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SWITCH FITNESS - INTERIOR PHOTOS



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SAINT VALENTINE : INTERIOR PICTURES



THE FLYNN AT LIVE OAK LUXURY APARTMENTS WITHIN 100 YARD WALK, 327 UNITS, 2026 DELIVERY



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FINANCIAL OVERVIEW
FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Saint Valentine, Switch Fitness & Alania Mediterranean	7,725 SF	100%	\$257,742

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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FINANCIAL OVERVIEW
RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	Alania Mediterranean Grill	2,000	25.89%	Dec-25	Dec-30	\$34.00	\$68,000	Dec-26	\$35.02	\$70,040	NNN	One 5-year option at: 1st: Market Value
								Dec-27	\$36.07	\$72,140		
								Dec-28	\$37.15	\$74,300		
								Dec-29	\$38.27	\$76,540		
102 & 103	Switch Fitness	2,880	37.28%	Jan-24	Jan-29	\$29.71	\$85,565	Jan-27	\$30.60	\$88,128	NNN	One 5-year option at: 1st: Market Value
								Jan-28	\$31.51	\$90,749		
C	Saint Valentine	2,845	36.83%	Jul-22	Jul-32	\$35.54	\$101,111	Jul-27	\$36.43	\$103,643	NNN	Two 5-year options at: 1st: Market Value; 2nd: Market Value
								Jul-28	\$37.34	\$106,232		
								Jul-29	\$38.27	\$108,878		
								Jul-30	\$39.23	\$111,609		
								Jul-31	\$40.21	\$114,397		
TOTAL AREA:		7,725					\$254,676					
TOTAL LEASED AREA:		7,725	100.00%									
TOTAL VACANT AREA:		0	0.00%									

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
Common Area Maintenance	\$24,102	\$3.12
Management Fee (4.00%)	\$13,905	\$1.80
TOTAL EXPENSES	\$103,775	\$13.43

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$257,742	\$33.36
GROSS POTENTIAL RENT	\$257,742	\$33.36
Expense Reimbursements		
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
CAM	\$24,102	\$3.12
Management Fee	\$13,905	\$1.80
Total Expense Reimbursements	\$103,775	\$13.43
GROSS POTENTIAL INCOME	\$361,518	\$46.80
EFFECTIVE GROSS INCOME	\$361,518	\$46.80
Expenses		
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
Common Area Maintenance	\$24,102	\$3.12
Management Fee (4.00%)	\$13,905	\$1.80
Total Expenses	\$103,775	\$13.43
NET OPERATING INCOME	\$257,742	\$33.36



FINANCIAL OVERVIEW

PRICING

PRICE	\$3,996,000	GLA	7,725 SF
CAP RATE	6.45%	NOI	\$257,742
AVERAGE RENT PSF	\$33.08 PSF	AVG RETAIL LEASE EXPIRATION	November 2030



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FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
MTM							
	Total MTM			0	0.00%	0	
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027							
	Total for Year Ending 2027			0	0.00%	0	
2028							
	Total for Year Ending 2028			0	0.00%	0	
2029	Switch Fitness	102 & 103	Jan-29	2,880	37.28%		
	Total for Year Ending 2029			2,880	37.28%	2,880	37.28%
2030							
	Total for Year Ending 2030			0	0.00%	2,880	37.28%
2031+	Alania Restaurant	100	Dec-30	2,000	25.89%		
	Saint Valentine	C	Jul-32	2,845	36.83%		
	Total for Year Ending 2023+			4,845	62.72%	7,725	100.00%
TOTAL LEASED SQUARE FOOTAGE:				7,725	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				7,725	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES



Saint Valentine	
Square Feet:	2,845 SF
% of Building GLA:	36.83%
In-Place Rent PSF:	\$35.54
Lease Expiration:	July 2032
Company Website:	saintvalentine.com

Saint Valentine Reviews:
<https://www.yelp.com/biz/saint-valentine-dallas>
<https://lakewood.advocatemag.com/misti-norris-st-valentine/>

Saint Valentine, with 135 Google reviews averaging 4.8 stars, is a vibrant cocktail bar and neighborhood hangout in Dallas celebrated for its creative drinks, lively atmosphere, and welcoming vibe. Founded by well-known local bartenders, the bar brings a mix of classic and original cocktails alongside a menu of casual bar bites, making it a favorite spot for evenings out and social gatherings. As of October, acclaimed chef Misti Norris (formerly of Petra and the Beast) joined Saint Valentine as executive chef, further elevating the bar’s food program. With stylish indoor spaces and outdoor seating, Saint Valentine has quickly become a standout in East Dallas’s nightlife scene, appealing to locals and visitors alike with its fun, relaxed energy and thoughtful drink offerings.



Switch Fitness	
Square Feet:	2,880 SF
% of Building GLA:	37.28%
In-Place Rent PSF:	\$29.71
Lease Expiration:	January 2029
Company Website:	switchfitness.com

Switch Fitness is a dynamic fitness and training facility in Dallas that combines personalized coaching with a supportive gym environment to help members achieve their health and performance goals. Known for offering tailored personal training, gym access, and recovery options like physical therapy and sauna features, it creates a high-energy space focused on transformation and progress. With expert trainers and flexible programming designed to push clients beyond their limits, Switch Fitness emphasizes individualized attention and results-driven workouts that cater to both beginners and seasoned athletes alike.



Alania Mediterranean	
Square Feet:	2,000 SF
% of Building GLA:	25.89%
In-Place Rent PSF:	\$34.00
Lease Expiration:	December 2030
Company Website:	alaniarestaurant.com

Alania Mediterranean Grill is an upcoming Mediterranean dining concept in Dallas that brings together fresh ingredients, bold flavors, and time-honored Mediterranean recipes in a modern, inviting setting. The restaurant highlights classic Mediterranean staples like kebabs, hummus, pita, and fresh salads, focusing on quality, simplicity, and vibrant flavors. Designed as a welcoming neighborhood spot, Alania aims to offer a warm atmosphere where guests can enjoy both casual meals and shared dining experiences, adding to Dallas’s expanding lineup of globally inspired cuisine.



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	33,019	199,823	403,835
2030 Total Population (Esri)	34,311	213,233	423,762
2010 Total Population (U.S. Census)	31,001	160,019	342,922
2000 Total Population (U.S. Census)	37,565	156,518	354,784
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	-1.02%	0.98%	0.43%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.77%	1.31%	0.97%
2025 Total Daytime Population (Esri)	35,495	332,415	595,366
2025 Median Age (Esri)	33.0	33.7	34.4
2025 Total Households (Esri)	17,902	108,013	197,759
2030 Total Households (Esri)	18,792	117,724	211,823
2010 Total Households (U.S. Census)	13,163	75,381	148,056
2000 Total Households (U.S. Census)	12,782	65,095	142,159
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.95%	1.30%	0.96%
2025 Average Household Income (Esri)	\$122,824	\$159,005	\$150,284
2025 Median Household Income (Esri)	\$79,728	\$100,040	\$87,919
2025 Per Capita Income (Esri)	\$67,450	\$86,243	\$73,588
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	5%	3%	5%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	5%	4%	5%
2025 Population Age 25+: High School Diploma (Esri) (%)	11%	9%	12%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	12%	10%	11%
2025 Population Age 25+: Associate's Degree (Esri) (%)	7%	5%	6%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	38%	39%	34%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	20%	27%	25%
2025 Total (SIC01-99) Businesses	1,377	18,409	29,400
2025 Total (SIC01-99) Employees	16,090	215,902	345,861



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