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VENTURE
INVESTMENT SALES

JEFFERSON & MARSALIS RETAIL CENTER

610 E Jefferson Blvd, Dallas, TX 75203



EXECUTIVE SUMMARY

Offering Details



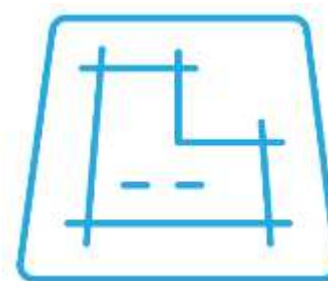
Asking Price
\$4,064,031



NOI
\$264,162



Cap Rate
6.50%



Building Size
±8,250 SF



Year Built
2011



Parcel Size
0.71 AC

Investment Highlights

- Infill hard-corner location 1 block north of the [new I-35 Halperin Deck Park](#), and the Dallas Zoo, which brings in over 1 million visitors annually
- More than 166,000 people within a three-mile radius with average household incomes in excess of \$108,000
- Easy access to I-35E, which carries over 202,000 VPD
- Rapidly revitalizing trade area with several developments/redevelopments planned and underway
- The shopping center has a dedicated parking field which is rare for this trade area
- There is a combined total of over 2,500 students within .25 miles of the site



PROPERTY DETAILS



Address

610 E Jefferson Blvd,
Dallas, TX 75203



Occupancy

100% Occupied
Lease Type — NNN



Property Size

Building: ±8,250 SF
Land: ±.71 AC



Property ID

003088010501A0000
(Dallas County)



Construction & Zoning

Year Built: 2011
Planned Development (PD)



Traffic Counts

Marsalis Ave: ±13,124 VPD
Jefferson Blvd: ±15,539 VPD
I-35: 202,384 VPD

THREE-TENANT STRIP CENTER
610 E JEFFERSON BLVD, DALLAS, TX

<i>Revenue:</i>	<u>Gross</u>	<u>PSF</u>
Base Rent	\$260,882	\$31.62
Expense Recoveries	\$96,922	\$11.75
Total Income	\$357,804	\$43.37
<i>Expenses:</i>		
Common Area Maintenance	\$33,321	\$4.04
Taxes	\$38,001	\$4.61
Insurance	\$8,139	\$0.99
Management Fee	\$14,181	\$1.72
Total Operating Expenses	\$93,642	\$11.35
Net Operating Income	\$264,162	\$32.02



RENT ROLL

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RENT ROLL

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Tenant	Suite	GLA	Pro Rata Share	Rent Commencement	Lease Expiration	Rent PSF	Annual Rent	Rent Increases		Options	
								Date	Rent PSF	Term (Years)	Rent PSF
Dental Republic	100	3,389	41.08%	3/1/2023	2/28/2033	\$30.00	\$101,670	3/1/2028	\$33.00	2 x 5	\$36.30 \$39.93
Taqueria Tiquicheo	110	2,632	31.90%	8/1/2023	3/31/2028	\$30.82	\$81,118	3/1/2027	\$31.25	3 x 5	Market
TitleMax	C	2,229	27.02%	5/6/2011	12/31/2030	\$35.00	\$78,015	-	-	1 x 5	Market
Total		8,250	100%			\$31.61	\$260,803				
Occupied		8,250	100%								

TEN-YEAR CASH FLOW							VENTURE			
For the Years Ending	Year 1 Dec-26	Year 2 Dec-27	Year 3 Dec-28	Year 4 Dec-29	Year 5 Dec-30	Year 6 Dec-31	Year 7 Dec-32	Year 8 Dec-33	Year 9 Dec-34	Year 10 Dec-35
Rental Revenue										
Scheduled Base Rent	260,882	261,935	284,561	285,694	287,047	293,814	295,789	312,898	312,898	312,898
Other Tenant Revenue										
Total Expense Recoveries	96,922	98,687	97,843	99,742	105,057	103,634	109,186	108,051	110,018	111,957
Total Other Tenant Revenue	96,922	98,687	97,843	99,742	105,057	103,634	109,186	108,051	110,018	111,957
Total Tenant Revenue	357,804	360,622	382,404	385,436	392,104	397,448	404,975	420,949	422,916	424,855
Operating Expenses										
Commmon Area Maintenance	33,321	33,987	34,667	35,360	36,067	36,789	37,525	38,275	39,041	39,821
Taxes	38,001	38,761	39,537	40,327	41,134	41,956	42,796	43,651	44,525	45,415
Insurance	8,139	8,302	8,468	8,637	8,810	8,986	9,166	9,349	9,536	9,727
Mangement Fee	14,181	14,296	15,296	15,417	15,544	15,898	16,055	16,838	16,917	16,994
Total Operating Expenses	93,642	95,346	97,968	99,741	101,555	103,629	105,542	108,113	110,019	111,957
Net Operating Income	264,162	265,276	284,436	285,695	290,549	293,819	299,433	312,836	312,897	312,898



BISHOP ARTS

**WH ADAMSON
HIGH SCHOOL
1,398 STUDENTS**



**FELIX BOTELLO
ELEMENTARY SCHOOL
538 STUDENTS**

**PROPOSED
REDEVELOPMENT
(47 RESIDENTIAL UNITS + RETAIL SPACE)**

15,539 VPD

E JEFFERSON BLVD

SITE



DESIGN DISTRICT

DOWNTOWN DALLAS
2 MILES NE



KAY, BAILEY, HUTCHISON
CONVENTION CENTER DALLAS

FAIR PARK
DALLAS

HECTOR P GARCIA
MIDDLE SCHOOL
565 STUDENTS

PROPOSED
REDEVELOPMENT
216 MF UNITS W/ RETAIL

SITE

PROPOSED
REDEVELOPMENT
47 RESIDENTIAL UNITS + RETAIL

202,384 VPD

HALPERIN
DECK PARK



FELIX BOTELLO
ELEMENTARY SCHOOL
538 STUDENTS

E JEFFERSON BLVD

MARSALIS AVE

INTERSTATE
35E

HALPERIN DECK PARK – CATALYST FOR GROWTH



A PARK WITH
Progress
Play
Passion
Purpose

It's our park — by the community, in the community, for the community.

It will be a central gathering place where everyone is welcome. Spanning I-35E between Ewing and Marsalis Avenues, the future five-acre bridge park will reconnect historic Oak Cliff and ignite environmental, economic, and community revitalization.

PHASE 1 – NOW OPEN

HIGHLIGHTS

- 5+ acre deck park spanning I-35E, reconnecting historic Oak Cliff neighborhoods
- Signature civic investment adjacent to the Dallas Zoo
- Programmed green space, pavilion, water features and event lawn
- Designed to attract consistent daily foot traffic and regional visitors

Construction Progress: Phase 1



To Learn More About This Project
Visit [HALPERINPARK.ORG](https://halperinpark.org)

PHOTOS

VENTURE



DENTAL REPUBLIC

Founded over 20 years ago, Dental Republic has established itself as a prominent dental practice and has grown to 4 locations spread throughout DFW and Austin. Their services range from routine cleanings and whitening to dental implants, braces and oral surgeries. Dental Republic has been operating at this location since 2011 when they built the property.

TITLEMAX

Founded in 1998 and headquartered in Savannah Georgia, TitleMax is one of the nation's largest title lending companies. Every day, TitleMax helps thousands of people get the cash they need with a title loan, title pawn or now in select states, with a personal loan. Since the first store's opening in 1998 in Georgia, TitleMax has expanded to over 900 locations spanning 14 states with a 2024 revenue in excess of \$1.1B dollars. TitleMax is part of the TMX Finance Family of Companies and is one of the largest consumer specialty finance companies in the United States with more than 1,000 stores spanning 15 states and more than 2,750 employees.

TAQUERIA TIQUICHEO COCINA MEXICANA

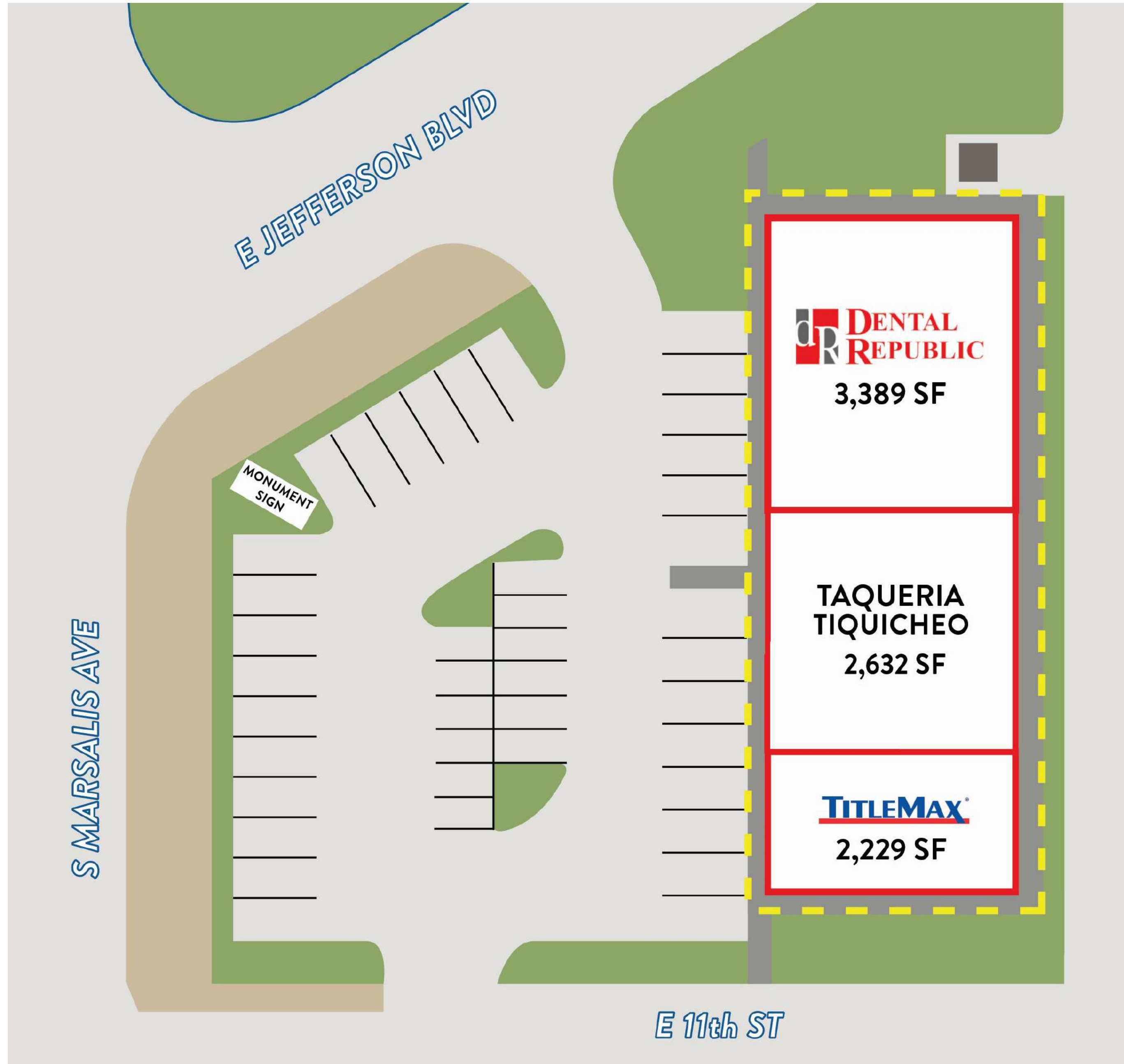
Taqueria Tiquicheo has been open and operating directly across E Jefferson Blvd from this location for over 12 years. Their quality has created the need for them to move into this larger space to accommodate the demand for their food. They will be keeping their original location open to serve as a pick up only location. Taqueria Tiquicheo thrives on their authentic home cooked meats and tortillas. Their passion for cooking and top notch tacos has continued to draw more and more people throughout DFW to come and try for themselves. In 2013 they were awarded Best Tacos in DFW as well as Best Tex-Mex in DFW by D Magazine. D magazine had this to say about Taqueria Tiquichio, "If you pass by this easy-to-miss joint, you'll lose out on the pinnacle of deshebrada de pollo in Dallas. This chicken is stewed in a delicious mixture of tomatoes and chiles until it's ready to serve with house-made corn tortillas."

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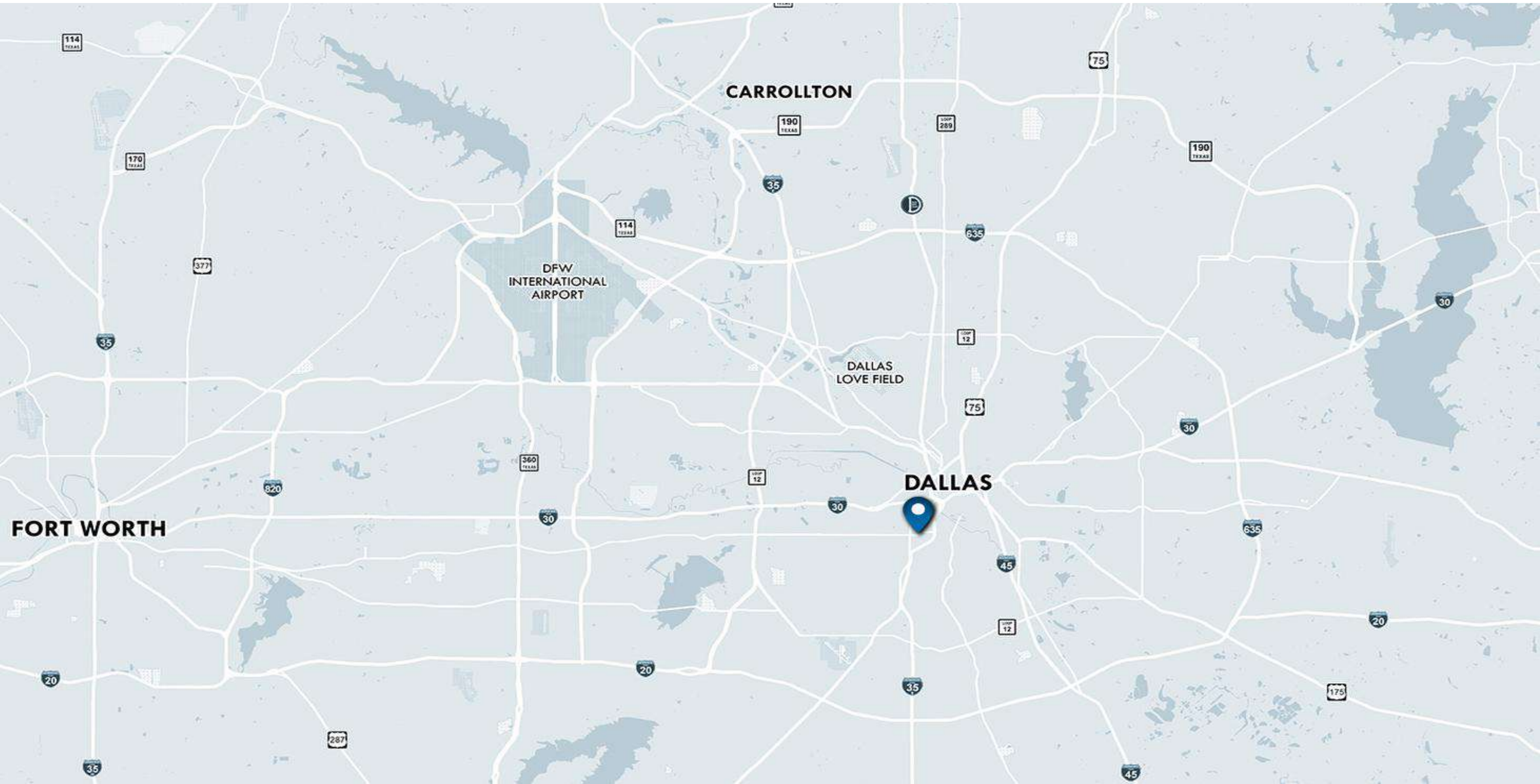
SITE PLAN

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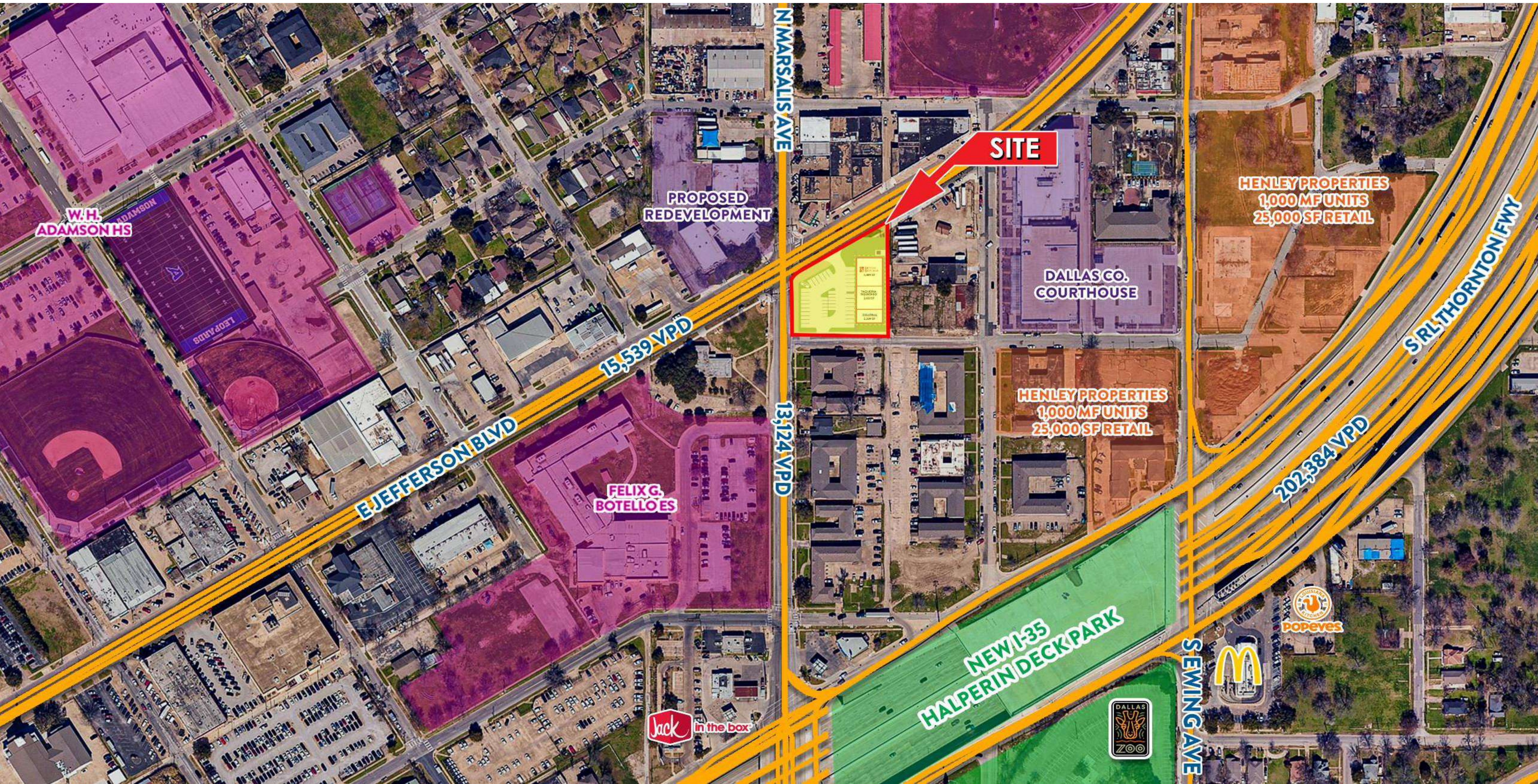
LOCATION MAP

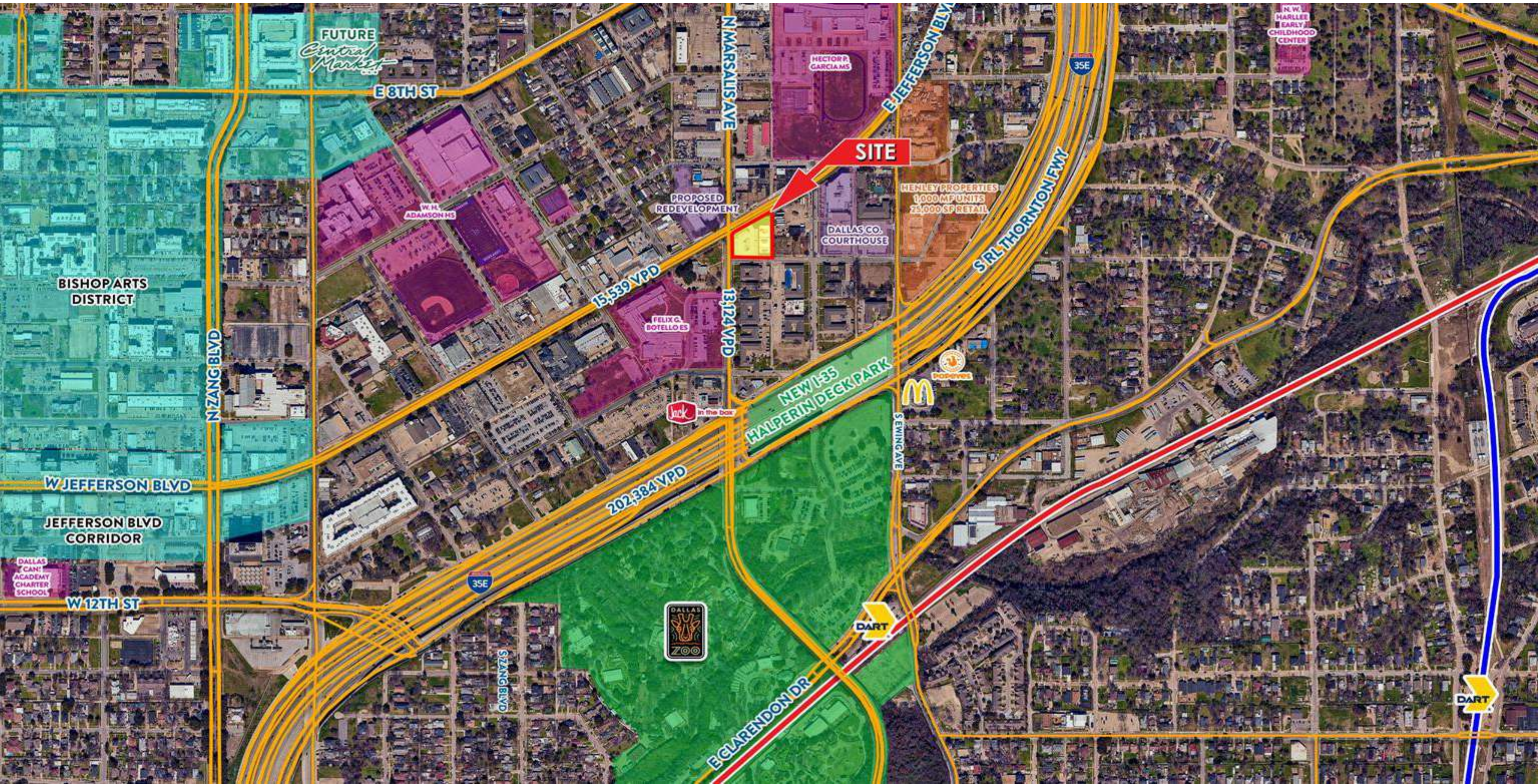
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CLOSE-IN AERIAL

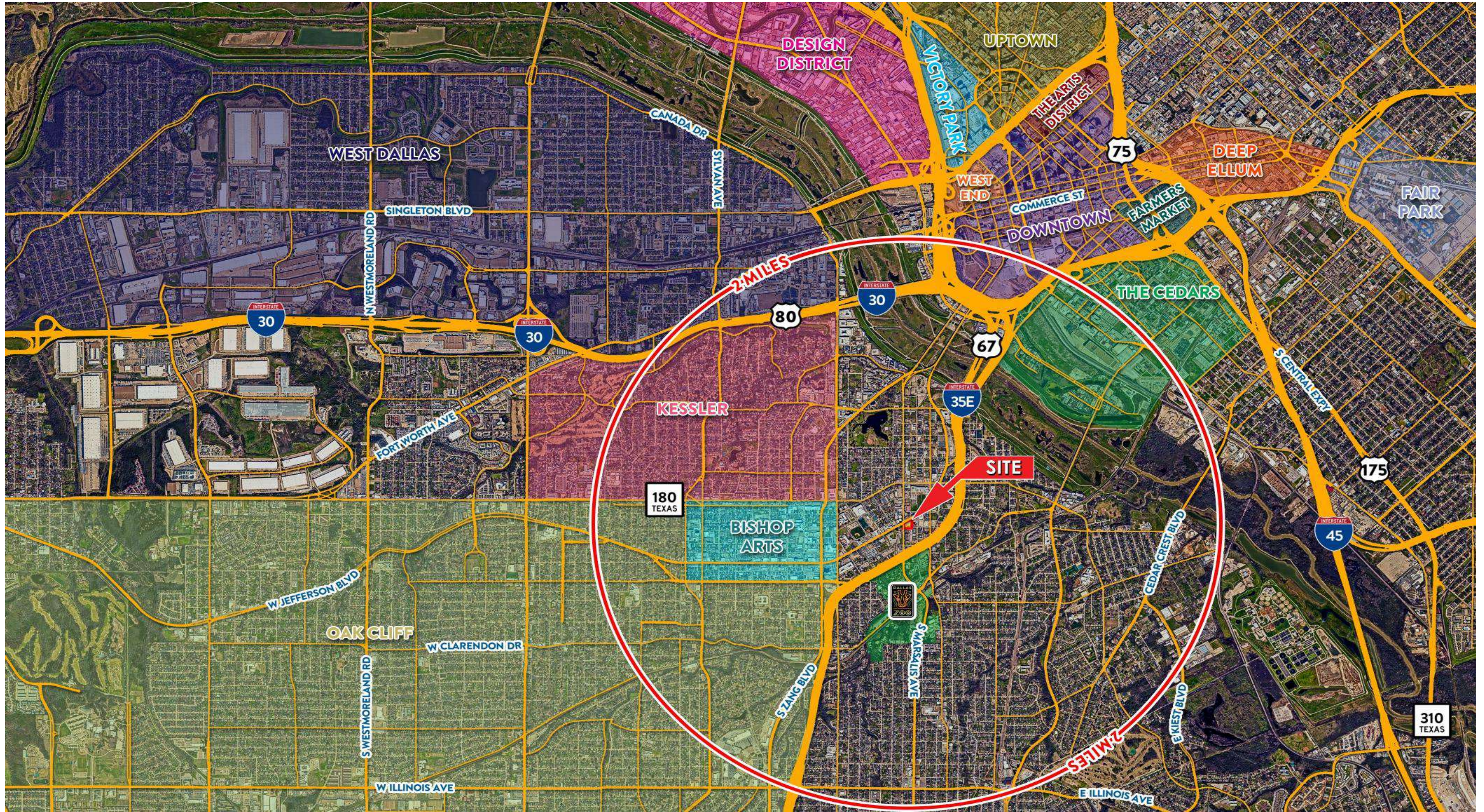
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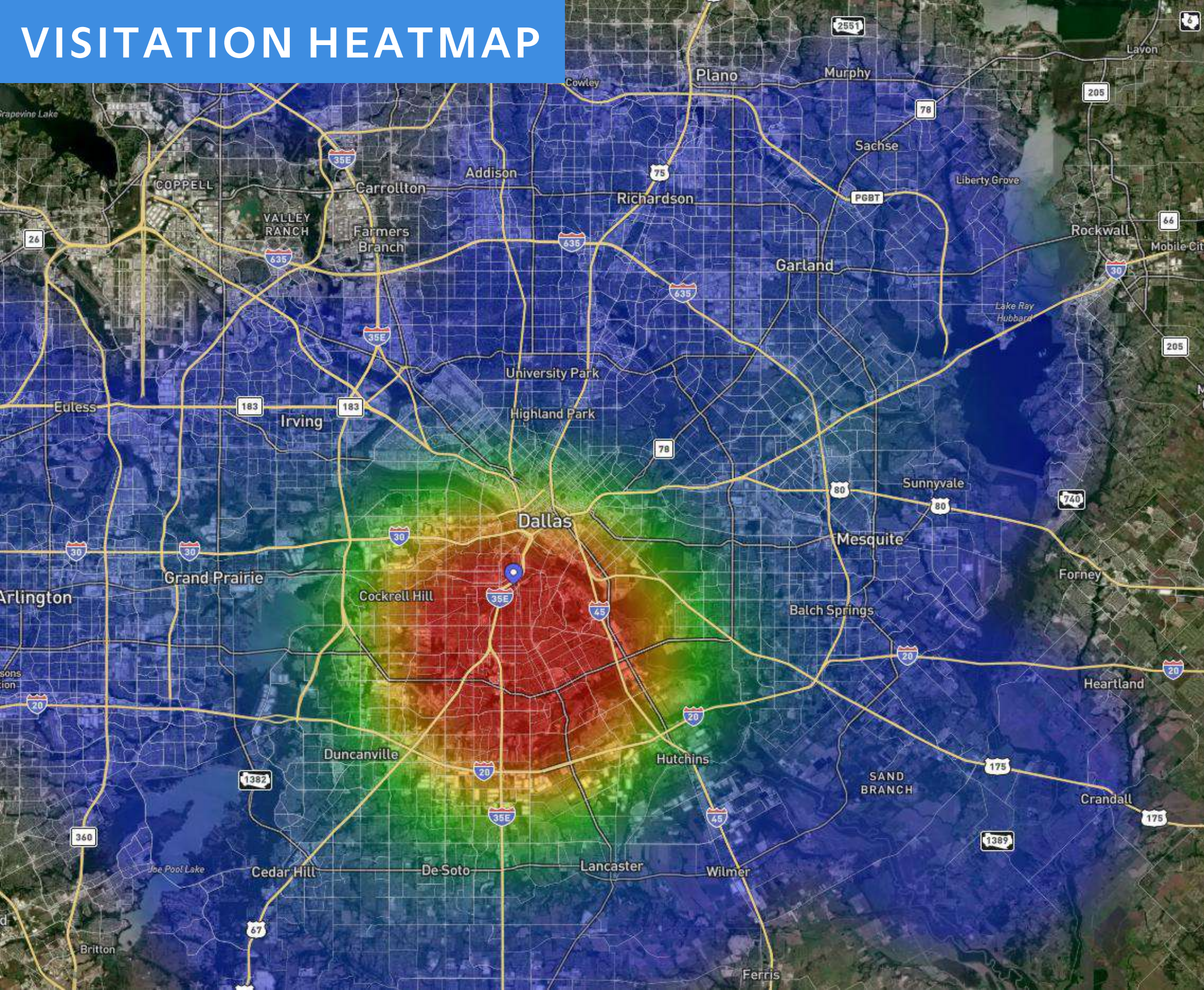




2-MILE RADIUS

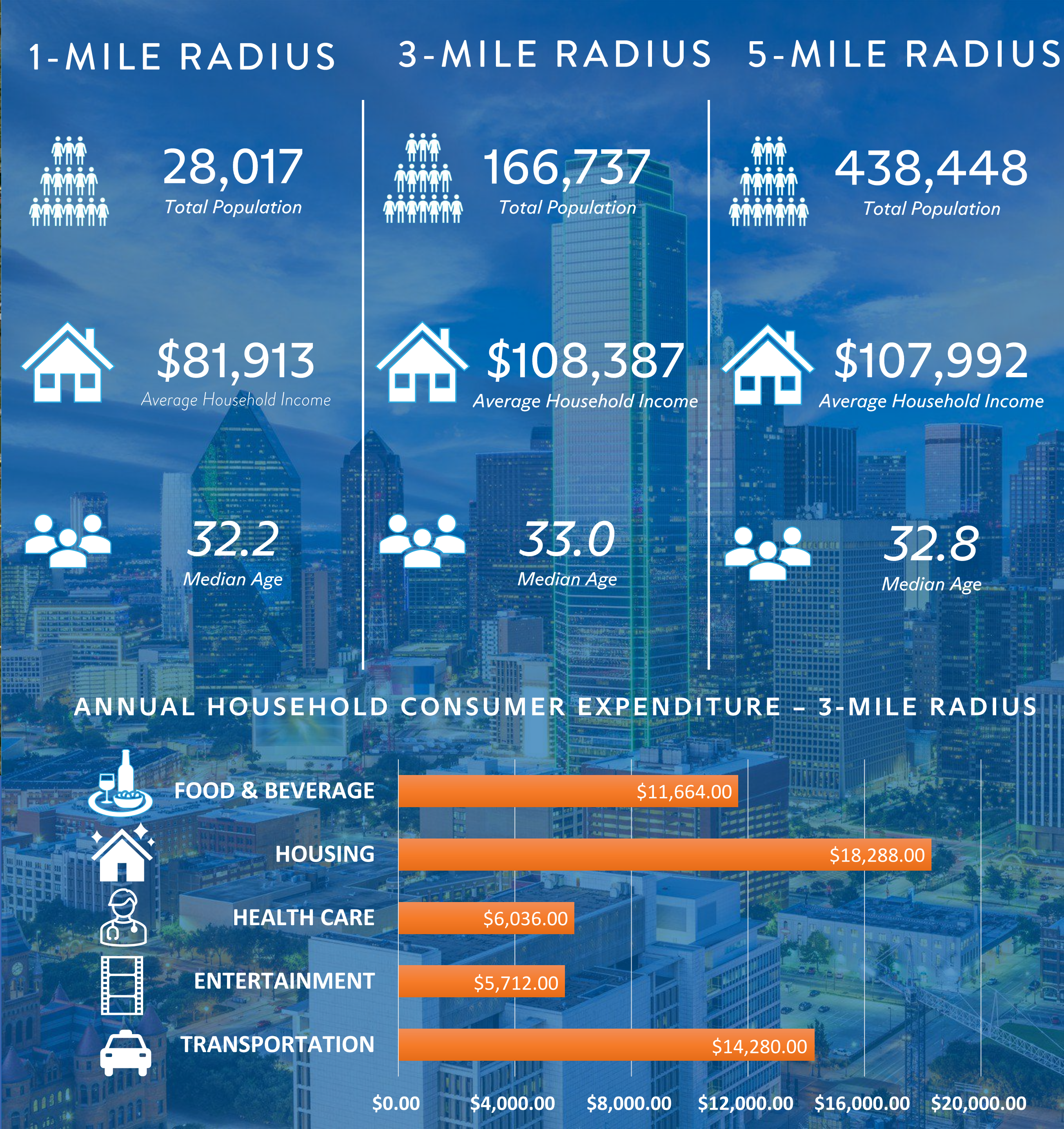
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A Look at Dallas, TX

SUB-MARKET OVERVIEW



DALLAS-FORT WORTH, TX

VENTURE



MARKET DETAILS



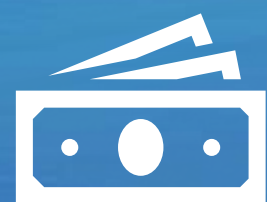
**4th Largest MSA
in United States**



**Dallas Annual Visitors
25.7M people**



**Fortune 500 Companies
24**



**GDP DFW Area
\$688 Billion**



**Population
8.1 Million - Added 418
people every day**



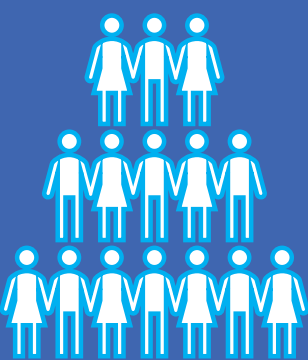
**Job Growth
#1 in the country for 5-year job
growth with 602,200 new jobs**

2nd

Fastest growing economy in the U.S.



8th largest economy in the world



More than 15.5 million people in civilian labor force



Best state to start a business in 2023

54

Fortune 500 companies



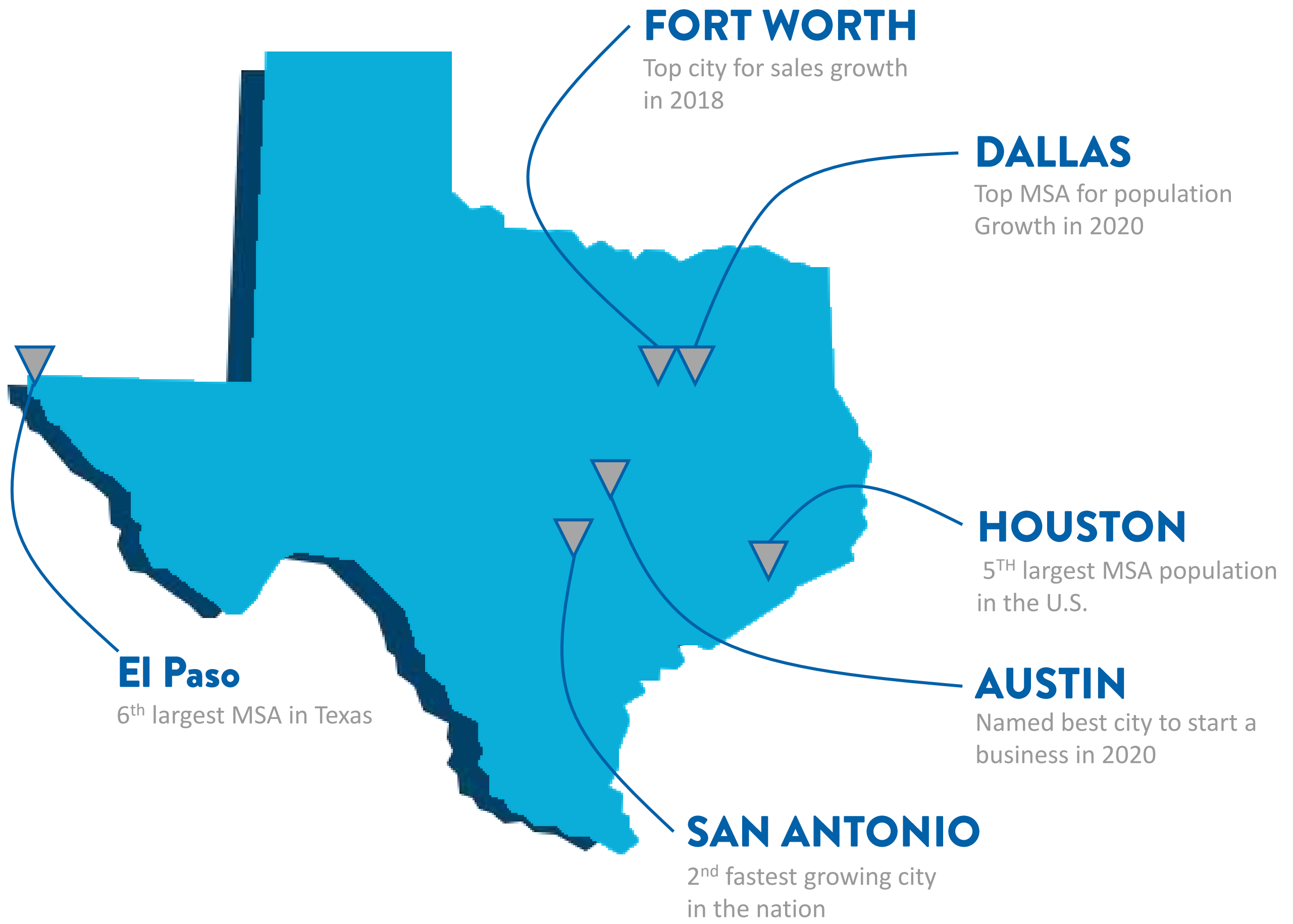
Leading destination for companies relocating from other states

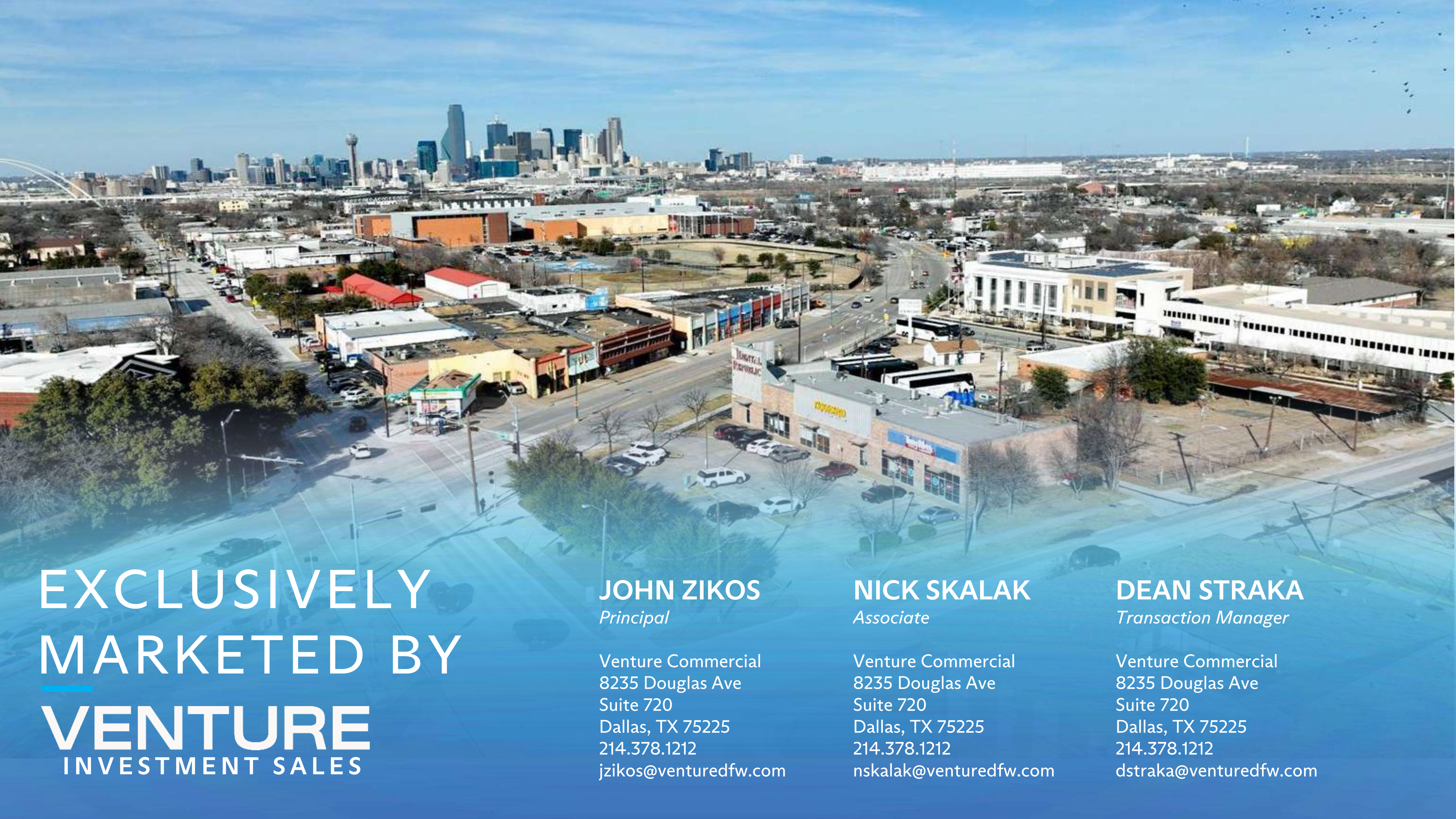
STATE OVERVIEW



1

- Jobs Creator in 2024, Texas Created 284,200 Jobs
- U.S. Exporter for 23 Years in a row in 2024 with exports valued at \$444.6 billion
- Most Fortune 500 companies





EXCLUSIVELY
MARKETED BY
VENTURE
INVESTMENT SALES

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Nick Skalak	777883	nskalak@venturedfw.com	214-378-1212
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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