



FOR LEASE

THE PAVILION ON LOVERS LANE

5600 W LOVERS LANE • DALLAS, TX 75209
(SEC LOVERS LN & GREENWAY BLVD)

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CBRE

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PROPERTY INFORMATION

- Upscale, multi-level center catering to boutiques, specialty shops and restaurants
- Strategically surrounded by the affluent Park Cities, Bluffview, and Greenway Parks neighborhoods
- Immediate tollroad access
- Friendly and inviting drive-up with convenient and generous parking
- Tenants include, among others, Allure, To Be Continued, Chico's, eatZi's Market & Bakery, Tylers, Paper Affair, Zoe's, Patrick O'Hara Salon, Interabang Books, and La La Land Kind Cafe

GROSS LEASABLE AREA

- 70,125 SF

AVAILABLE SPACE

- Suite 100: 3,369 SF
- Suite 115: 1,559 SF
- Suite 123: 2,341 SF (Available 1/1/2021)
- Suite 150: 3,245 SF
- Suite 211: 894 SF
- Suite 224: 4,658 SF

RATES | NNN

- Please call for rates | \$15.72 PSF NNN



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SITE PLAN



UNIT	TENANT	SF
100	AVAILABLE	3,369
109	Working Deal	5,672
110	Patrick O'Hara Salon	1,557
111	Idolize Brows and Beauty	1,037
112	Hollywood Star Nails & Spa	1,748
114	Juiceland	1,171
115	AVAILABLE	1,559
116	UPS Store	1,559
118	Lisa Calaway-Batky, OD	2,332
120	Batky Jewelers	1,018
122	The Linen Boutique	2,738
123	AVAILABLE 1/1/2021	2,341
125	Jean-Philippe Salon	2,506
128	La La Land Kind Cafe	1,751
130	To Be Continued	3,264
132	Sample House	3,546
136	Eatz's	4,665
139	Allure Intimates	1,610
142	Interabang Books	2,531
143	j. rae's	1,378
147	Chico's	4,000
148	Nicholson-Hardie	1,773
150	AVAILABLE	3,245
200	Capezio	1,810
203	Classic Pilates of Dallas	2,845
207	Techie Factory	935
210	The Exercise Coach	1,060
211	AVAILABLE	894
212	Somatique Med	3,185
216	J Eric Hibbs, DDS	1,841
224	AVAILABLE	4,658
227	TX Pacific Capital - Shivers	603
228	Warren C. Lyon	531
232	Briggs Freeman	7,845

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20,500 VPD 18

Inwood Rd

20,420 VPD 18

Lovers Ln

Boaz St

Longfellow MS
Students: 421

Future Development

VCA

ZOOM

Trader Joe's

chico's

TYLER'S

ZOPE'S

McDonald's

151,100 VPD 18

Dallas North Tollway

SUBJECT SITE
Pavilion Townplace

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TRADE AERIAL

2019 Trade Area Demographics

Trade Area	
Daytime Population	86,374
Population	78,338
Average HH Income	\$212,659
% Bach Degree or >	77.6%

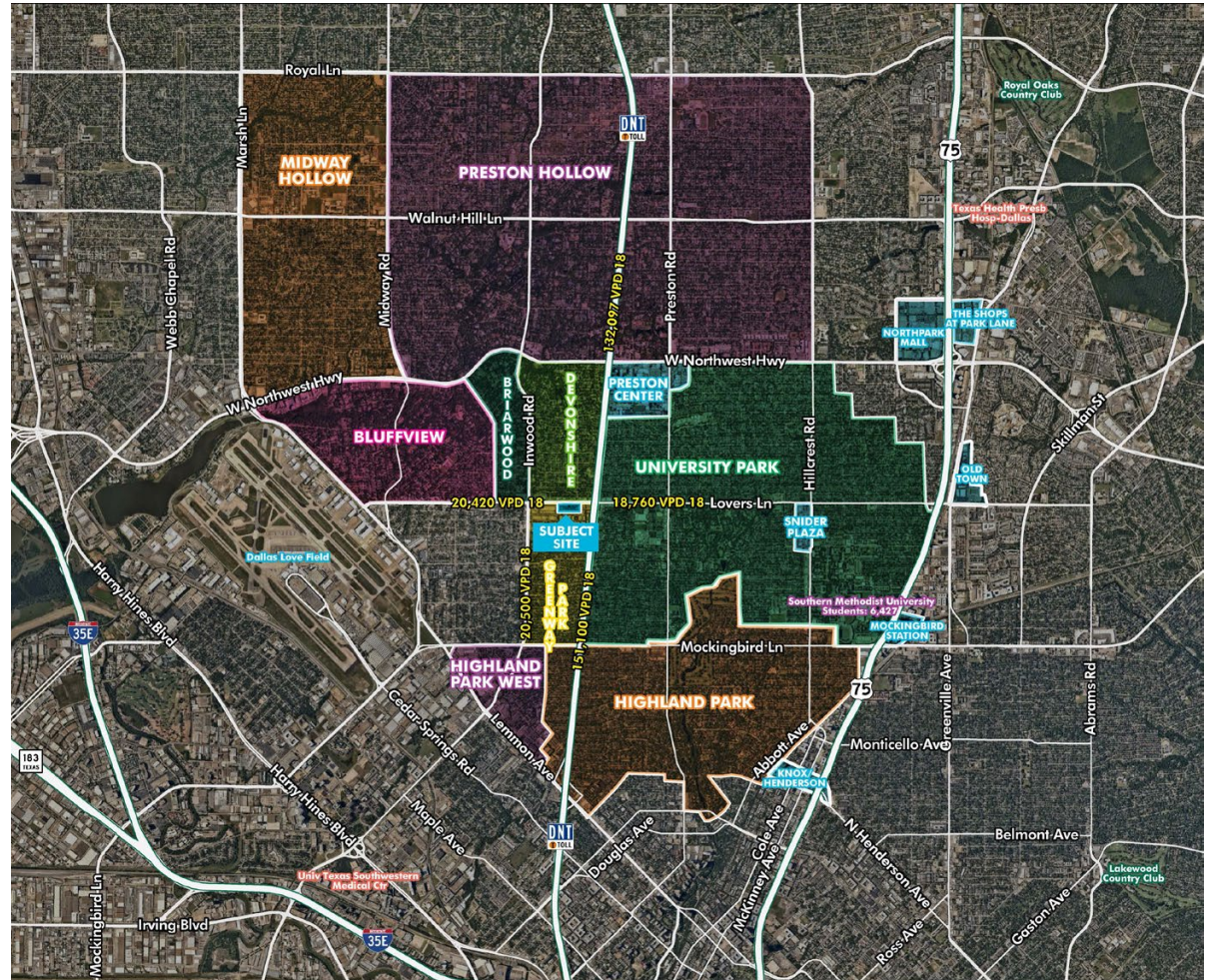
Traffic Counts

Inwood Rd	20,500 vpd
Lovers Ln	20,420 vpd

Source: CoStar 2018

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	17,455	155,017	422,735
Daytime Population	20,370	204,446	697,561
Average HH Income	\$199,144	\$143,927	\$120,266
Median Age	40.3	37.1	34.7



CONTACT US

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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 sponsored by a broker 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:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first

obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

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