1200 Main St

DALLAS · TEXAS · 75202

partners

ASSET CLASS

Ground-Floor Multi-Tenant Retail

FIRST FLOOR

13,088 SF

OCCUPANCY

100% Leased

THE TEAM

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partners

Trophy ground-floor retail in the core of Downtown Dallas.

Partners is pleased to offer for sale the entire first floor of 1200 Main — a 13,088-square-foot, 100% leased retail condominium in the heart of Downtown Dallas. The street-level presence captures daily traffic from surrounding office, residential, and hospitality density — driving consistent tenant performance and long-term desirability.

The asset is occupied by five complementary tenants on primarily NNN and modified-gross structures. Lease maturities ladder from 2028 through 2031 with built-in escalations — immediate yield with organic NOI growth. Full financial detail provided under executed CA.

LIST PRICE	**Contact Broker**
CAP RATE	**6.5%**
BUILDING SIZE	**13,088 SF**
OWNERSHIP	**Condo**
OCCUPANCY	**100%**
TENANTS	**5**
LEASE TYPE	**NNN**
YEAR BUILT	**2007**
STORIES	**1**

Five reasons this is a defensive core-plus retail bet.

01 **TROPHY DOWNTOWN DALLAS ADDRESS**

1200 Main sits at the geographic and pedestrian core of the Dallas CBD — exceptional visibility, walkability, and a built-in daytime population that anchors retail demand

02 **100% LEASED · DIVERSIFIED CASH FLOW**

Five complementary tenants across convenience, food, beauty, and service — with no single tenant occupying more than ~24% of GLA. Income is well-balanced and insulated from single-tenant exposure.

03 **NECESSITY-DRIVEN TENANT MIX**

7-Eleven, WingBucket, New York Nails & Spa, Twisted Trompo, and Ravenna Italian Grille & Bar — daily-needs and high-frequency uses that drive repeat visits and steady consumer demand.

04 **NNN CASH FLOW WITH ORGANIC GROWTH**

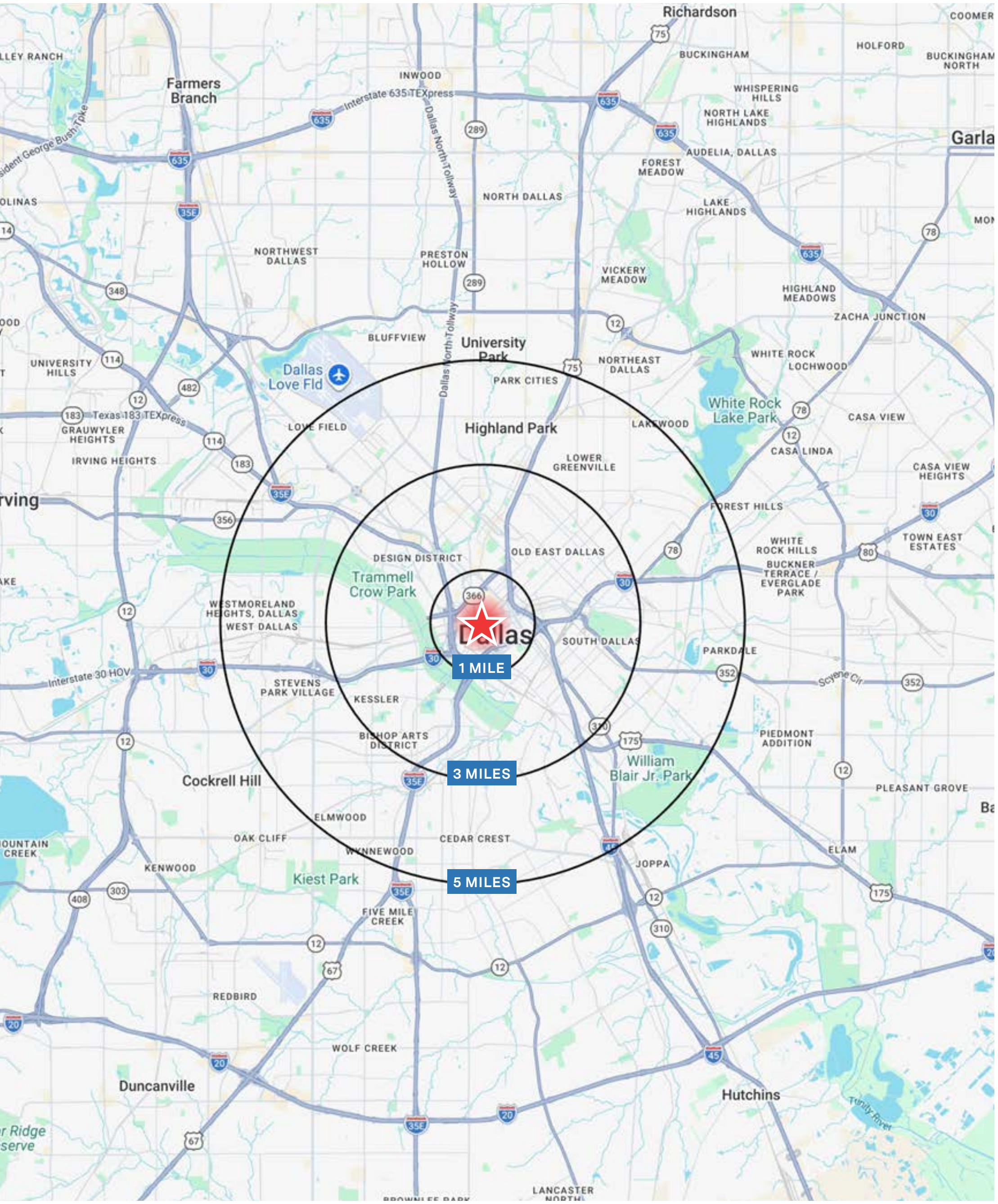
Primarily NNN and NN structures minimize landlord expense risk; built-in escalations through 2028–2029 provide organic NOI growth without re-tenanting risk in the near term.

05 **IRREPLACEABLE LOCATION · BUILT 2007**

Modern construction at a downtown corner that cannot be replicated at this basis.


Mint House - 60 Keys
Peridot - 292 Units
Office 1.4M SF
Proposed Multifamily Conversion
Thompson Hotel - 219 Keys
The National Residences - 324 Units
Hotel - 150 Keys - Proposed
Luxury Apts - Proposed
Office 1.5M SF (Current)
The Adolphus Hotel - 407 Keys
The Joule - 160 Keys
Hotel - 159 Keys
Residences - 219 Units
Magnolia Dallas - 330 Keys
Slated for Redevelopment
Multifamily Conversion
SoCo Urban Lofts - 203 Keys
The Exchange (Food Hall)
Cowboys Fit
Cowboys Chow


WING STOP
Salsa Limón
Kuai ASIAN KITCHEN
COMMUNITY TACOS
Tiff's TREATS
fond
Namak INDIAN RESTAURANT & BAR
Chick-fil-A
POTBELLY SANDWICH SHOP
WILLIAMS CHICKEN
CHB CHOP HOUSE BURGER ESTD 2010
LUNA ROJA MODERN MEXICAN CUISINE
WICKED BUTCHER
Y.O. RANCH STEAKHOUSE RANCHING SINCE 1880
JIMMY JOHN'S GOURMET SANDWICHES Since 1983
Uno Más
the Crafty Irishman
Kendall's
EST. The 2015 HAMPTON SOCIAL
RIGHTSLICE
SUBWAY
corner bakery CAFE
GYMKHANA
Weekend
ESCO RESTAURANT AND TAPAS Dallas



Dense office, residential, and hospitality demand — *every day of the week.*

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	29,666	188,565	402,758
2030 Population Projection	31,392	198,816	420,665
Median Age	36.1	35.6	35.5

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	16,795	100,528	182,579
2030 Household Projection	17,940	106,115	191,253
Avg Household Income	$125,664	$114,063	$113,959
Median Household Income	$100,843	$86,682	$80,700

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	93,236	238,899	344,629
Businesses	6,202	25,193	40,574

A balanced lineup of necessity-driven downtown retail.

01
7-Eleven
CONVENIENCE · NATIONAL

The most ubiquitous convenience brand in the U.S. — a high-frequency, daily-needs anchor drawing consistent traffic across dayparts.

7-eleven.com

02
Ravenna Italian Grille
FOOD & BAR · LOCAL

Independent Italian restaurant and bar with a loyal downtown following, drawing steady lunch, dinner, and after-work crowds.

ravennadallas.com

03
New York Nails & Spa
BEAUTY & SERVICES

Repeat-visit personal-care concept with a built-in customer base, serving Downtown's dense residential and professional office population.

Find on Google

04
Twisted Trompo
FOOD · DFW LOCAL

Dallas-rooted concept built around the al pastor trompo — lunch and counter-service traffic have made this one of the brand's strongest-performing doors.

twistedtrompo.com

05
WingBucket
FOOD · DFW LOCAL

Texas-born chicken-wing concept with a loyal CBD lunch and delivery base — this location ranks among the brand's top performers systemwide.

wingbucket.com

TENANTS	LARGEST EXPOSURE	LEASE STRUCTURE	LEASE MATURITIES	ESCALATORS
5 · Complementary	24% of GLA	NNN / NN	2028 – 2031	Built-In

7-ELEVEN®

THE WORLD'S LARGEST CONVENIENCE BRAND.

7-Eleven is the world's largest convenience retailer — operating, franchising, and licensing more than 85,000 stores across 19 countries.

Founded in Dallas in 1927, 7-Eleven is owned by Seven & i Holdings — a publicly traded Tokyo-based holding company (TYO: 3382). The U.S. business has expanded aggressively through the 2021 acquisition of Speedway and ongoing rollout of proprietary food, beverage, and delivery programs.

Recurring, insurance-resistant demand makes convenience one of the most defensive corners of retail. 7-Eleven's scale and brand recognition make it the category benchmark.

85K+	13K+	1927
GLOBAL STORES	U.S. STORES	FOUNDED IN DALLAS

PREMISES	2,633 SF · 20%
PARENT	Seven & i Holdings (TYO)
HEADQUARTERS	Irving, Texas
LEASE TYPE	NN (Tax Reimb.)
ORIGINAL TERM	Jan 2024 — Dec 2028

Ravenna
italian grille & bar

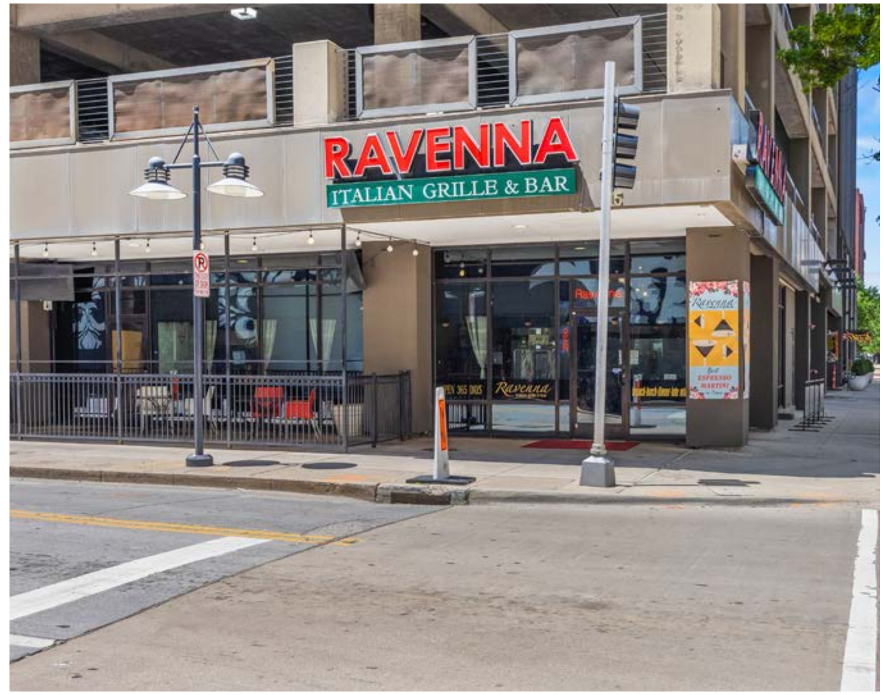
A DESTINATION ITALIAN TRATTORIA ON MAIN STREET.

Ravenna Italian Grille & Bar is an independent, white-tablecloth Italian restaurant operating on the corner of Main & Field Streets in Downtown Dallas.

Open 365 days a year, Ravenna serves brunch, lunch, dinner, and late-night daypart business across a full bar program advertised as "Best Espresso Martini in Town." The dining room and sidewalk patio draw downtown office workers, hospitality guests, and after-work bar traffic from the surrounding CBD.

Ravenna is a meaningful traffic generator at the building — an experiential, destination tenant that complements the daily-needs convenience uses next door.

365	4	Bar
DAYS OPEN / YEAR	DAYPARTS SERVED	FULL LIQUOR PROGRAM



PREMISES	3,185 SF · 24%
CONCEPT	Italian Grille & Bar
OPERATOR	Independent · Local
LEASE TYPE	NNN
ORIGINAL TERM	May 2018 — Apr 2028

New York Nails & Spa

REPEAT-VISIT PERSONAL CARE FOR THE CBD POPULATION.

New York Nails & Spa is a full-service nail salon serving Downtown Dallas's residential and office populations from a street-facing suite at 1200 Main.

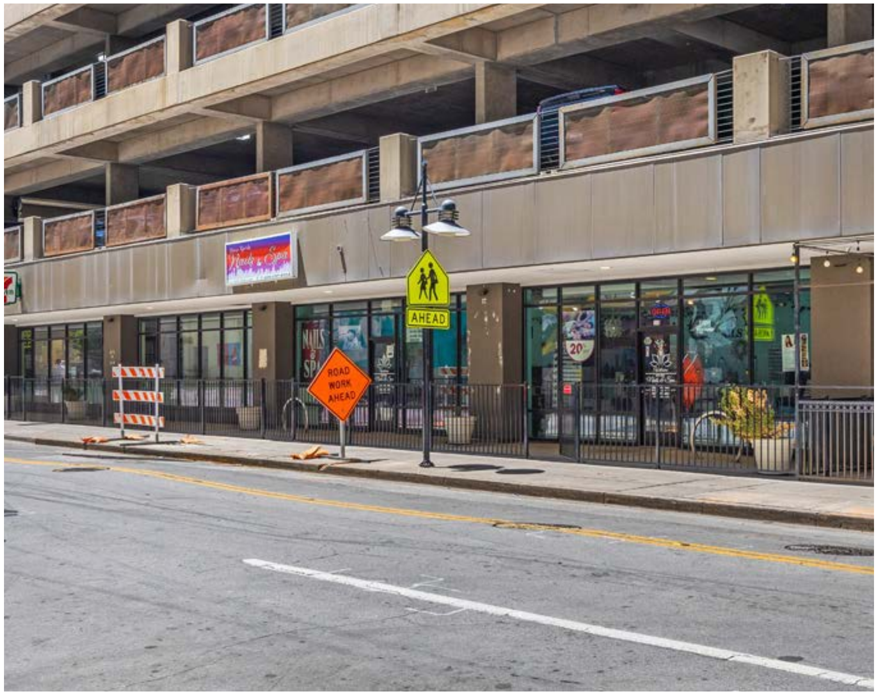
The salon offers manicures, pedicures, gel and dip systems, waxing, and spa services. Personal care is a high-frequency, repeat-visit category — sticky tenancy with regular customer cadence and limited e-commerce displacement risk.

For a downtown multi-tenant retail asset, a destination personal-services use balances the food-and-beverage mix and broadens the customer profile beyond meal-time daypart traffic.

7 Days
OPEN PER WEEK

High
REPEAT VISIT CADENCE

Local
OWNER-OPERATED



PREMISES	1,544 SF · 12%
CONCEPT	Nail Salon & Spa
OPERATOR	Independent · Local
LEASE TYPE	NNN
ORIGINAL TERM	Sep 2019 — Aug 2029

A DALLAS-ROOTED TACOS AL PASTOR CONCEPT.

Twisted Trompo is a Dallas-born, fast-casual taco concept built around the trompo — the vertical, fire-roasted spit that defines authentic tacos al pastor.

The brand — tagline "Mother Flaming Tacos" — has built a loyal following across DFW with multiple locations, late-night hours (open until 3 AM Friday and Saturday), and a colorful storefront that punches above its weight on social.

For 1200 Main, Trompo brings lunch, dinner, late-night, and weekend daypart coverage that few other CBD retail tenants can match — smoothing weekly demand and pulling visitors from beyond the lunch crowd.

3 AM
FRI / SAT CLOSE

DFW
MULTI-UNIT OPERATOR

Live
DJ SATURDAYS

PREMISES	2,882 SF · 22%
CONCEPT	Tacos Al Pastor · Trompo
OPERATOR	DFW Local · Multi-Unit
LEASE TYPE	NNN
ORIGINAL TERM	Jan 2017 — May 2028

WingBucket

A TEXAS-BORN CHICKEN-WING CONCEPT.

WingBucket is a Texas-born quick-service concept built around wings, tenders, fried rice, sandwiches, chicken & waffles, and a build-your-own bucket format.

The brand — "Bigger & Better at The Bucket" — has expanded across DFW with a menu engineered for lunch, dinner, and delivery channels. Wings are a famously high-margin, high-frequency daypart that has driven category growth across QSR.

The corner suite at 1200 Main features a generous string-light patio and large window line — a high-visibility location anchoring the western end of the building.

DFW
MULTI-UNIT OPERATOR

3
DAYPARTS SERVED

Patio
OUTDOOR AMENITIES

PREMISES	2,844 SF · 22%
CONCEPT	Wings · Tenders · Waffles
OPERATOR	Texas-Based · Multi-Unit
LEASE TYPE	NNN
ORIGINAL TERM	Jan 2014 — Aug 2031

RECENTLY EXTENDED EARLY AND RENOVATED THEIR SPACE

100% leased, five tenants — diversified in-place cash flow.

TENANT	RENTABLE SF	% OF TOTAL	CURRENT TERM	LEASE TYPE	ORIGINAL START DATE	END DATE
Ravenna Italian Grille & Bar	3,185	24%	120 Months	NNN	5 / 1 / 2018	4 / 30 / 2028
Twisted Trompo	2,882	22%	60 Months	NNN	1 / 19 / 2017	5 / 31 / 2028
The Wing Bucket	2,844	22%	84 Months	NNN	1 / 1 / 2014	8 / 31 / 2031
7-Eleven	2,633	20%	60 Months	NN (Tax Reimb.)	1 / 1 / 2024	12 / 31 / 2028
New York Nails & Spa	1,544	12%	120 Months	NNN	9 / 1 / 2019	8 / 30 / 2029
Total	**13,088**	**100%**		**5 Tenants · 100% Leased · Maturities 2028 – 2031**		

TENANTS
5
100% leased · complementary mix

LARGEST EXPOSURE
24%
Of GLA · Ravenna (3,185 SF)

LEASE MATURITIES
2028-2031
Laddered · NNN & NN

LIST PRICE
Call for Offers
Financials provided under CA

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name	License No.	Email	Phone
PCR Brokerage Austin, LLC Name of Sponsoring Broker (Licensed Individual or Business Entity)	9003950	licensing@partnersrealestate.com	713-620-0500
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Buyer/Tenant/Seller/Landlord Initials ____________ Date ____________