



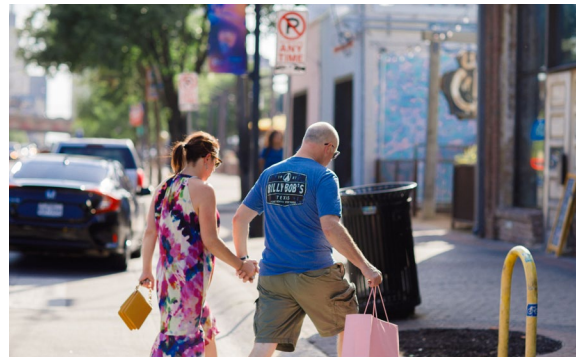
deep\_ellum

DALLAS



Deep Ellum in Dallas knows how to set up a scene thanks to electrifying street murals, mouth-watering taquerias, and a dedication to interactive art spaces; it has the panache of a young neighborhood with an authenticity rooted in its days as a jazz and blues mecca during the 1920s.

- Sitting just east of Dallas's downtown, Deep Ellum is widely considered the cultural heart and soul of the city, with renowned eateries, bars, and music and entertainment venues
- Previously a working-class neighborhood, Deep Ellum has undergone a massive transition, where former warehouses have been transformed into an innovative mixed-use urban hub
- This once night and weekend destination has turned into a full live-work-play community thanks to an influx of residential and office development, with 2,220 multifamily units and 1.1M office square feet
- Historic and industrial building facades appeal to more creative companies and retailers looking for untraditional space and access to the neighborhood's rich amenities
- With a Walk Score of 98, Deep Ellum is one of Dallas's most walkable neighborhoods
- Rapid population growth in Deep Ellum is projected over the next five years, and the neighborhood has the highest educational attainment in the city (63%, while the national average is 32.9%)



## By the Numbers



**98**  
WALK SCORE



**81**  
TRANSIT SCORE



**34**  
MEDIAN AGE



**63%**  
EDUCATIONAL ATTAINMENT\*



**\$123,447**  
AVG HOUSEHOLD INCOME\*

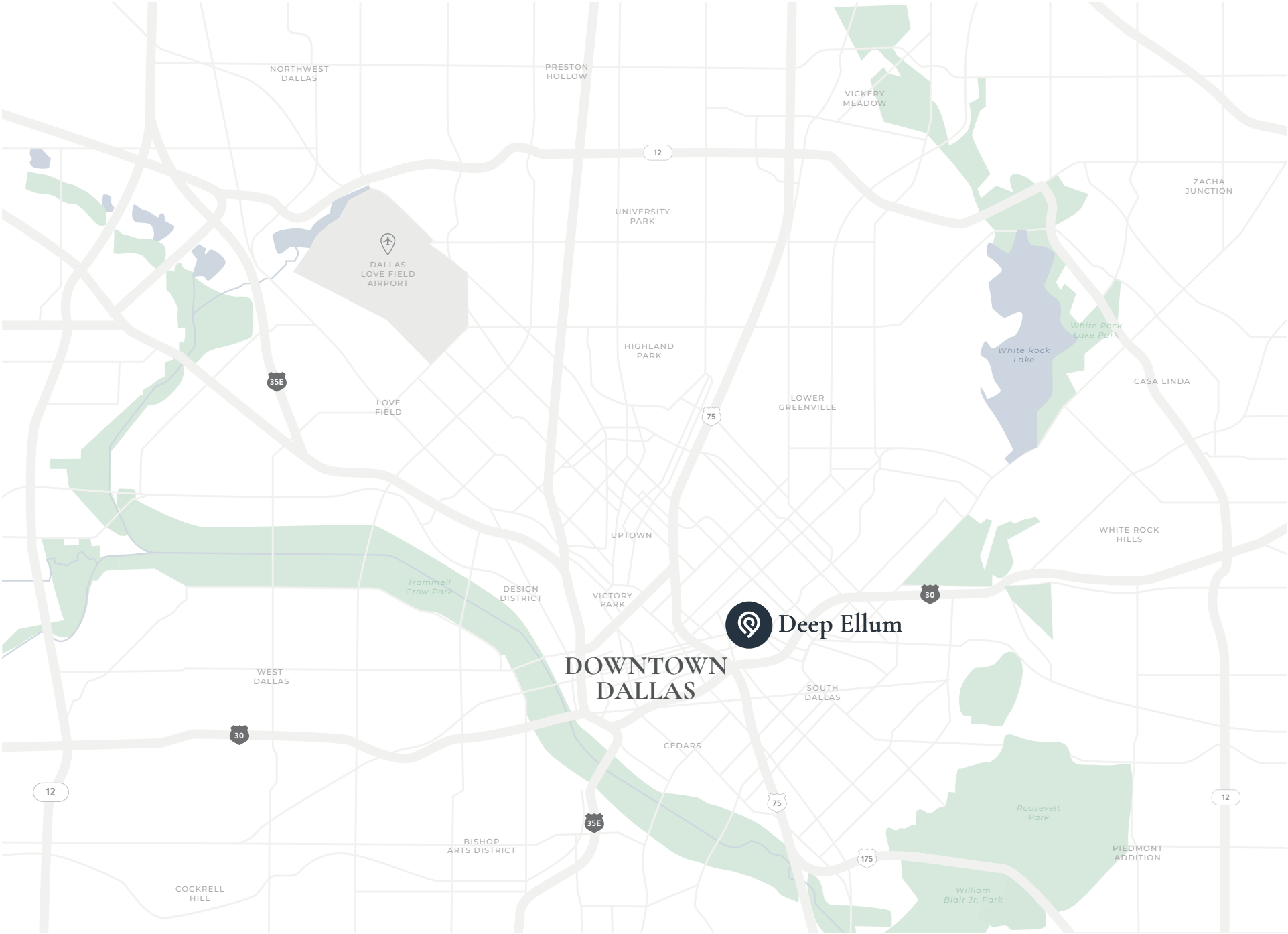


**22,173**  
POPULATION\*



**243,714 SF**  
TOTAL NEIGHBORHOOD GLA OWNED

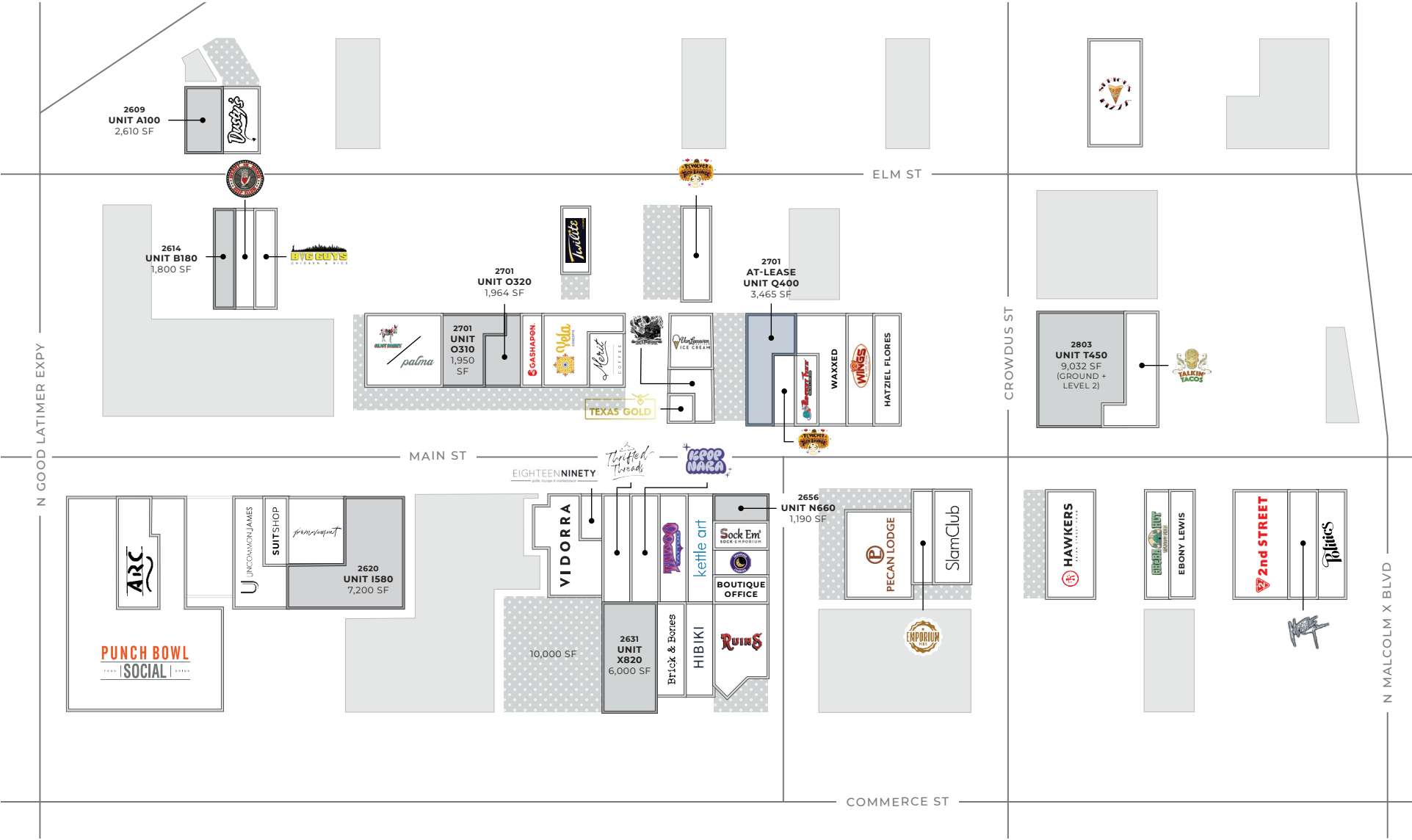
\*(1-MILE)





Deep Ellum Portfolio  
RETAIL

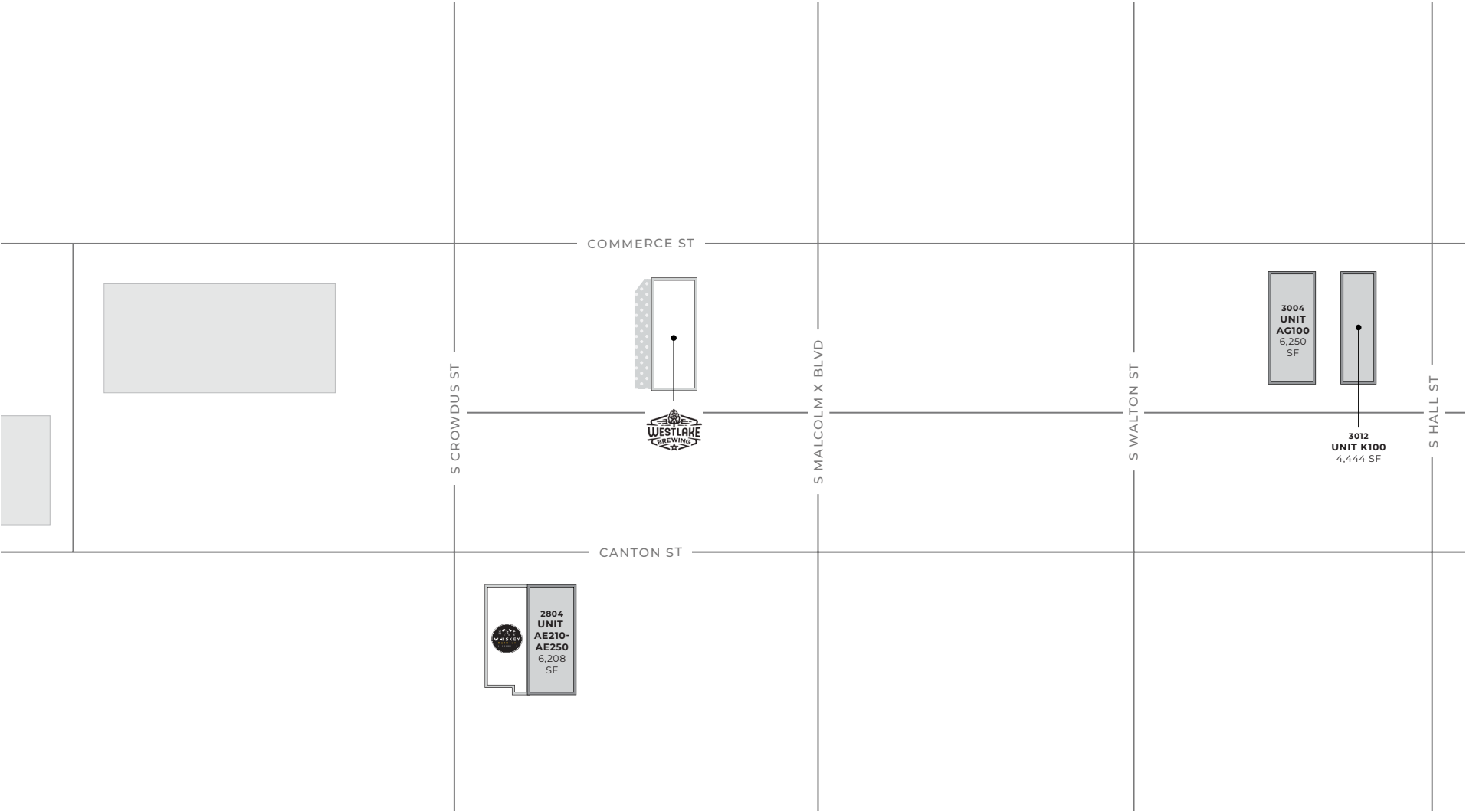
AVAILABLE   LEASED   PATIO   PARKING



# Deep Ellum Portfolio (cont.)

RETAIL

- AVAILABLE
- LEASED
- PATIO
- PARKING



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