

FOR LEASE



3,495 SF
AVAILABLE
January 2024
(divisible)



Just Signed



COLORADO PLACE

SEC N BISHOP AVE & W COLORADO BLVD

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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DALLAS, TEXAS

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COLORADO PLACE | 1222 N Bishop Ave, Dallas, Texas 75208

OVERVIEW

- 3,495 SF Available January 2024 (Divisible - 1,150 SF & 2,345 SF) Medical / Retail / Restaurant Potential
- Co-tenants include Jimmy John's, Methodist Hospital and Comerica Bank
- Located across from Methodist Dallas Medical Center with \$135M expansion recently completed and ±10,000 employees
- Just north of Bishop Arts which has experienced years of rapid growth and is now home to over 60 unique boutiques, restaurants, bars, coffee shops, theaters and art galleries
- Call for Info & Price

TRAFFIC COUNTS

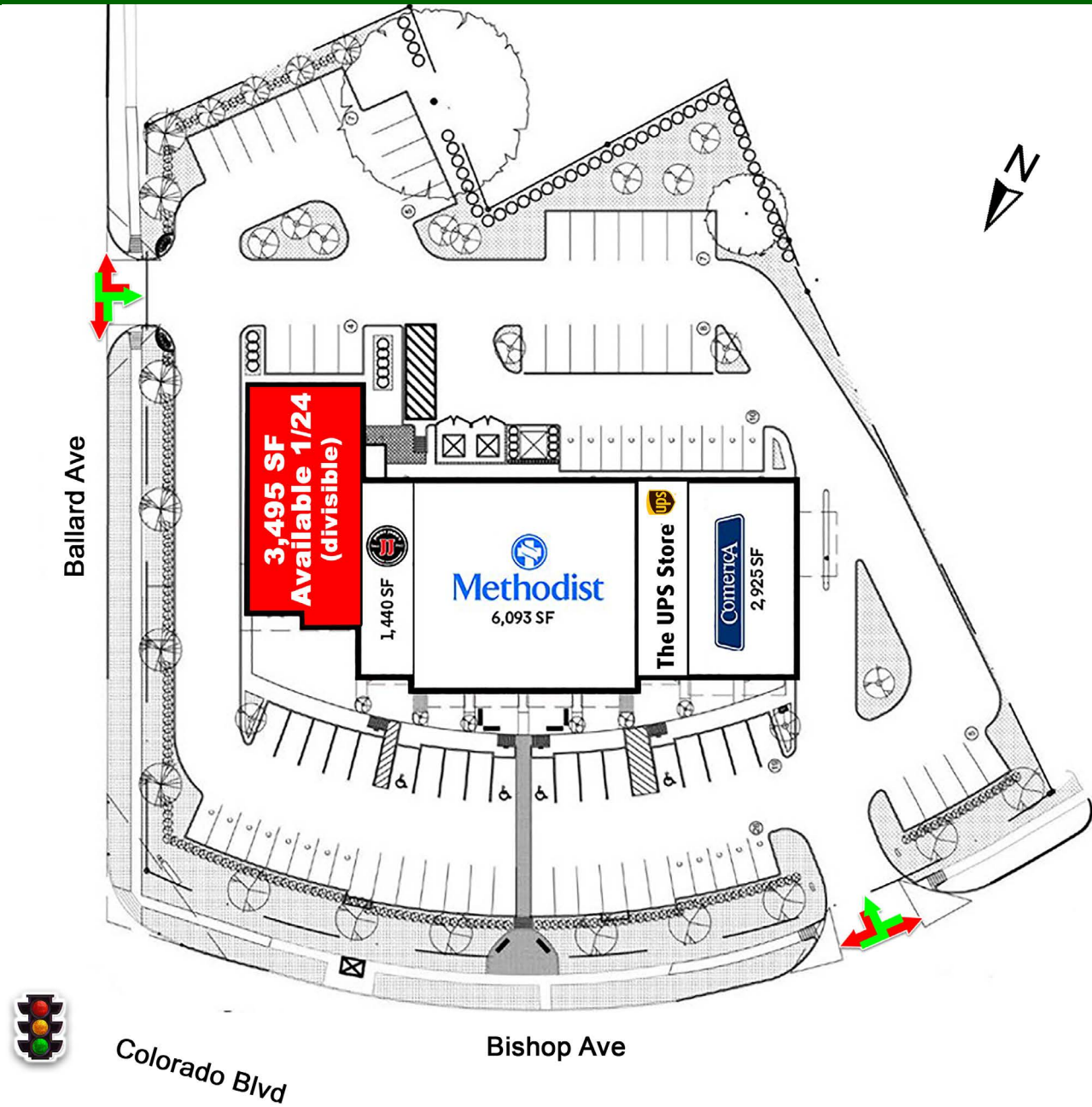
Beckley Ave: 25,847 VPD north of Colorado Blvd
Beckley Ave: 17,060 VPD south of Colorado Blvd
Colorado Blvd: 6,640 VPD (Kalibrate 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	16,782	135,325	383,487
2027 Projected Pop.	18,888	141,836	394,284
Daytime Pop.	22,695	236,247	539,390
Avg HH Income	\$100,109	\$101,950	\$95,113



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Colorado Blvd

Bishop Ave

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