



2ND GEN RESTAURANT

For lease:
1216 6th Ave
Fort Worth, Texas
76104

VENTURE

COLIN BEAMS
CBEAMS@VENTUREDFW.COM

MICHAEL WATSON
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Metrics

1216 6th Ave
Fort Worth, Texas 76104

Location

PS1200
1216 6th Avenue

Size

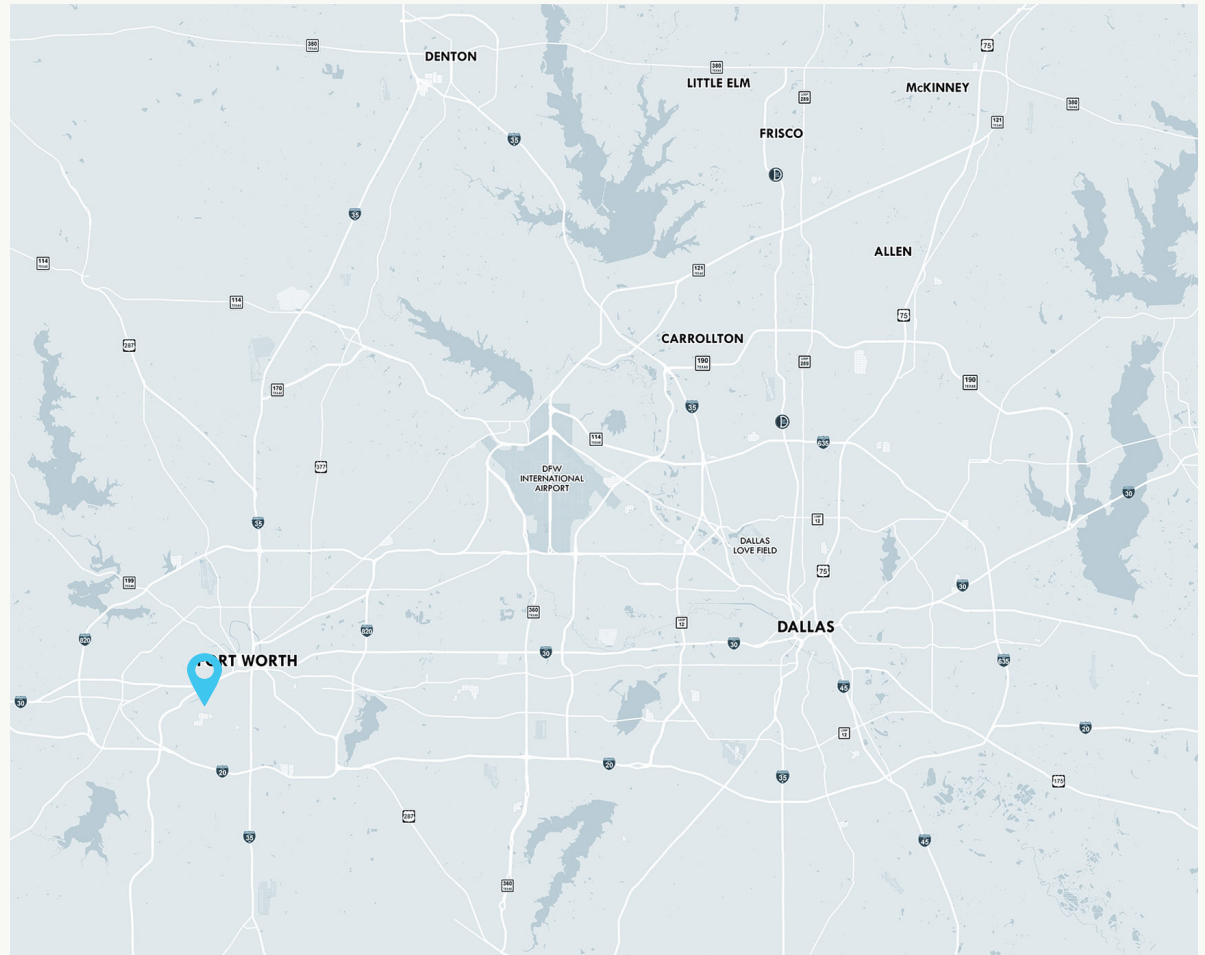
Building
2,150 SF + Patio

Available Spaces

Suite 1216
2,150 SF

Traffic Counts

W Rosedale St
24,887 VPD



Area Attractions



FORT WORTH
STOCKYARDS

NEAR SOUTHSIDE
DISTRICT

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Property Highlights

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- 1. 55 on-site parking spaces
- 2. Design driven mixed-use development
- 3. 2nd gen restaurant space in the heart of Fort Worth

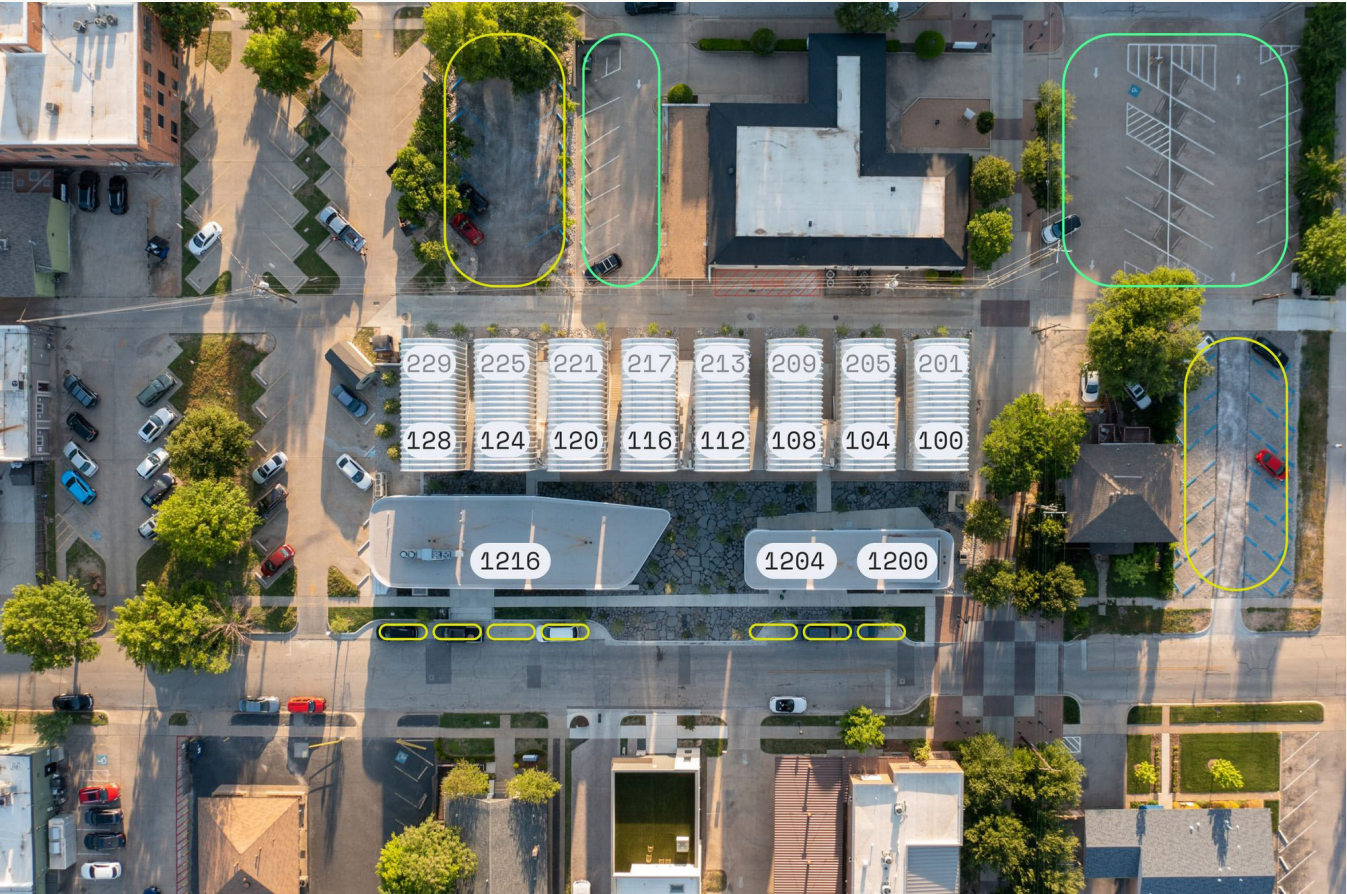


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,137	117,633	308,251
EST. DAYTIME POPULATION	25,245	116,172	182,536
EST. AVG. HH INCOME	\$139,991	\$117,469	\$110,012

Site Plan

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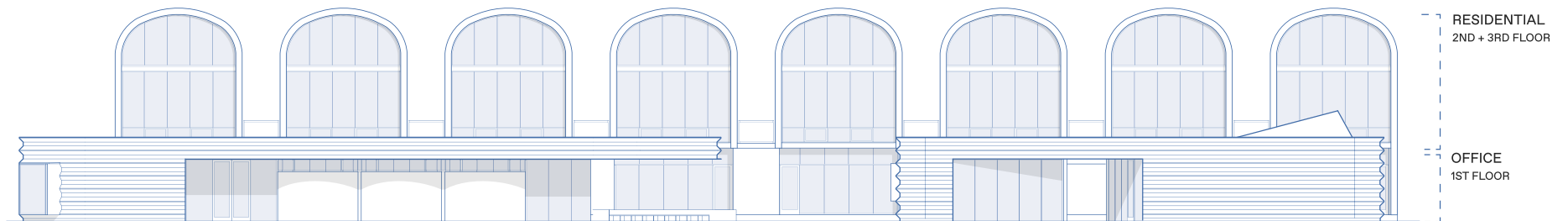
SUITE	TENANT
1200	POINT OF VIEW GALLERY
1200	CAFE MOMENTO
1204	CAFE MOMENTO TO-GO
1216	AVAILABLE
100	THE STANDARD BARBER
108	GIFTED
112	FRIDA NAIL SALON
116	CHRISTINA JETT SKIN
120 / 4/8	360 WEST MAGAZINE CORPORATE HQ

Elevation

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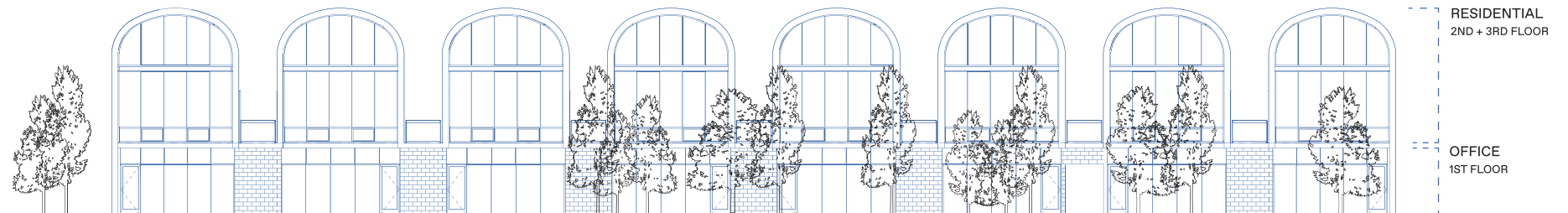
WEST VIEW



RESTAURANT

EAST VIEW FROM STREET

CAFE



EAST VIEW GREENERY

West Loop Area Map

Streets: Pennsylvania Ave, W Cannon St, W Terrell Ave, W Rosedale St, W Magnolia Ave, 8th Ave, S Henderson St.

Landmarks and Facilities:

- Cook Children's Health Care System:** 429 Beds, 2,300 Employees
- Texas Health:** 720 Beds, 4,100 Employees
- Medical City Healthcare:** 320 Beds, 1,200 Employees
- Baylor Scott & White Health:** 574 Beds, 1,500 Employees
- Trimble Technical High School:** 461 Students
- Monarch Med District:** 327 Units
- The Cooper:** 390 Units
- Highline on Magnolia:** 102 Units
- Ramble & Rose:** 275 Units
- Mag & May:** 240 Units
- Bottle House on Main:** 227 Units
- Vandervoort Dairy Food Co.**
- CVS**
- Starbucks**
- PNC**
- Hilton**
- CAMBRIA hotels**
- Jack**
- Wendy's**
- Subway**
- FAMILY DOLLAR**
- QT**
- SPINAL**
- MAGGIES**
- Gusto's**
- Nonna Tata**
- Ellerbe**
- Magnolia**
- MELT**
- Heim**
- GUS'S**
- FRED CHICKEN**
- CANE ROSSO**
- 100% AMIGOS**
- Mexican Inn**

Population Density: 30,010 VPD (24), 24,887 VPD (24)

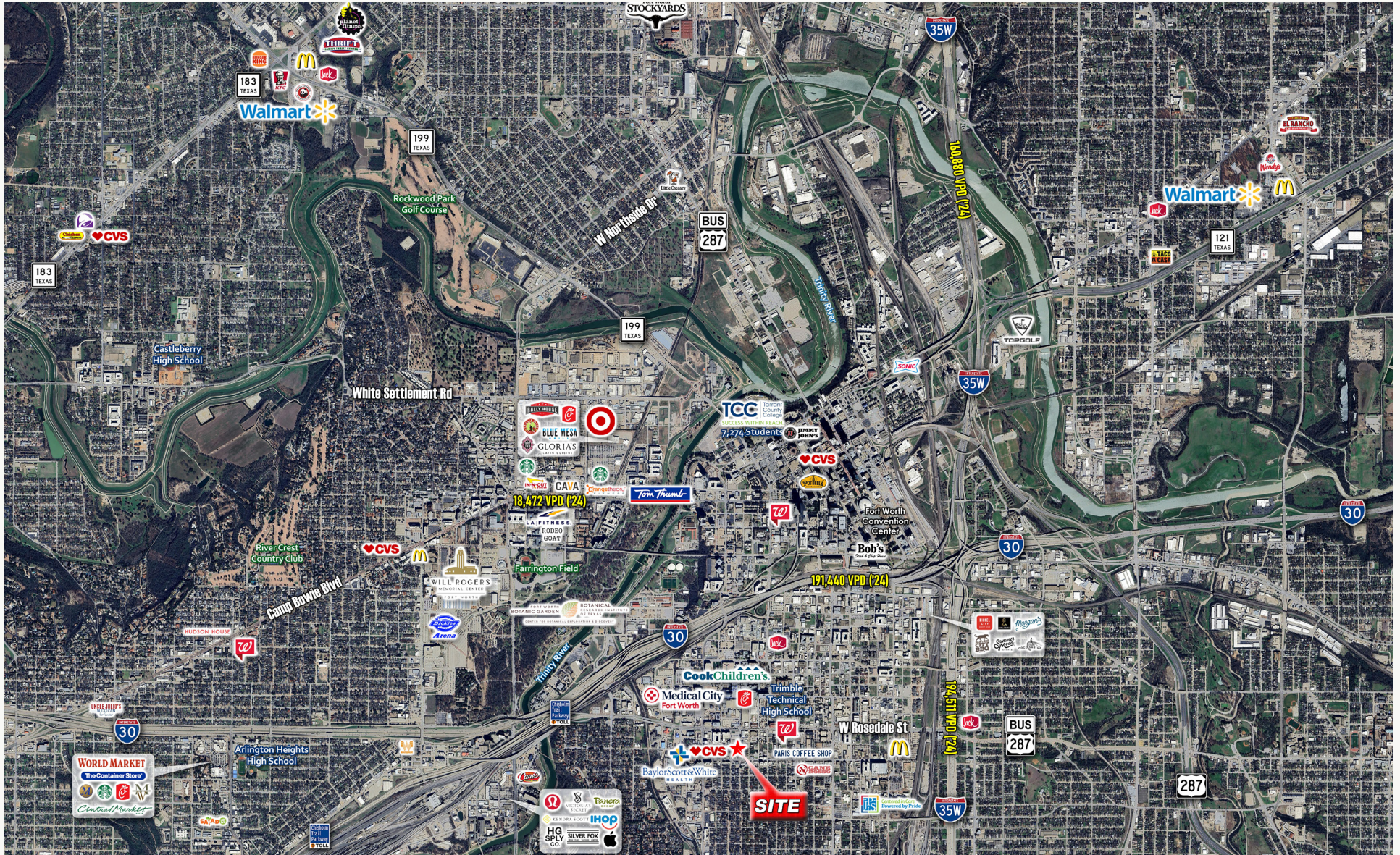
Site Location: Red box labeled "SITE" near the intersection of W Rosedale St and S Henderson St.

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Far Aerial

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Photos

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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.

2-10-2025



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. **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.

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.

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Date