



THE VILLAGE AT CAMP BOWIE

6323 - 6333 CAMP BOWIE BLVD, FORT WORTH, TX 76116

SPACE AVAILABLE



DUNHILL
PARTNERS

SARAH LANDRY | DIRECTOR OF LEASING
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HIGHLIGHTS & SITE PLAN

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LOCATION

6323 - 6333 Camp Bowie Blvd, Fort Worth, TX 76116

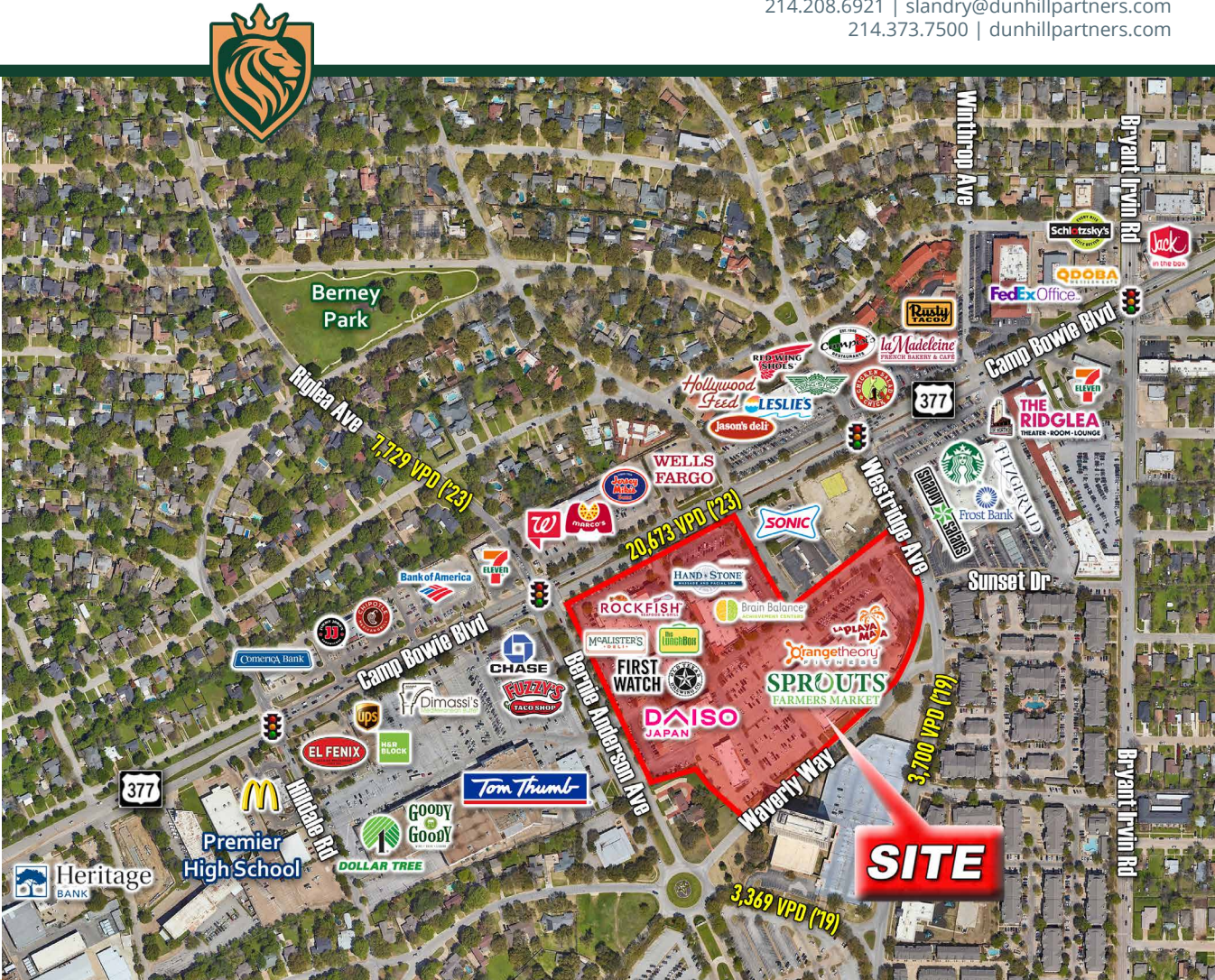
AVAILABLE SPACES

6323.101:	2,850 SF
6323.141:	3,685 SF
6323.149A:	2,312 SF
6323.149B:	2,200 SF
6333.216:	2,697 SF
6333.245:	4,016 SF (with mezzanine)

RATES

NNN: \$9.90 PSF

TRAFFIC GENERATORS



2024 DEMOGRAPHICS

 Total Population	3 MILES 90,004 5 MILES 252,170	 Daytime Population	3 MILES 103,335 5 MILES 330,079	 Total Households	3 MILES 40,859 5 MILES 104,107	 Avg HH Income	3 MILES \$111,599 5 MILES \$104,926
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SITE PLAN

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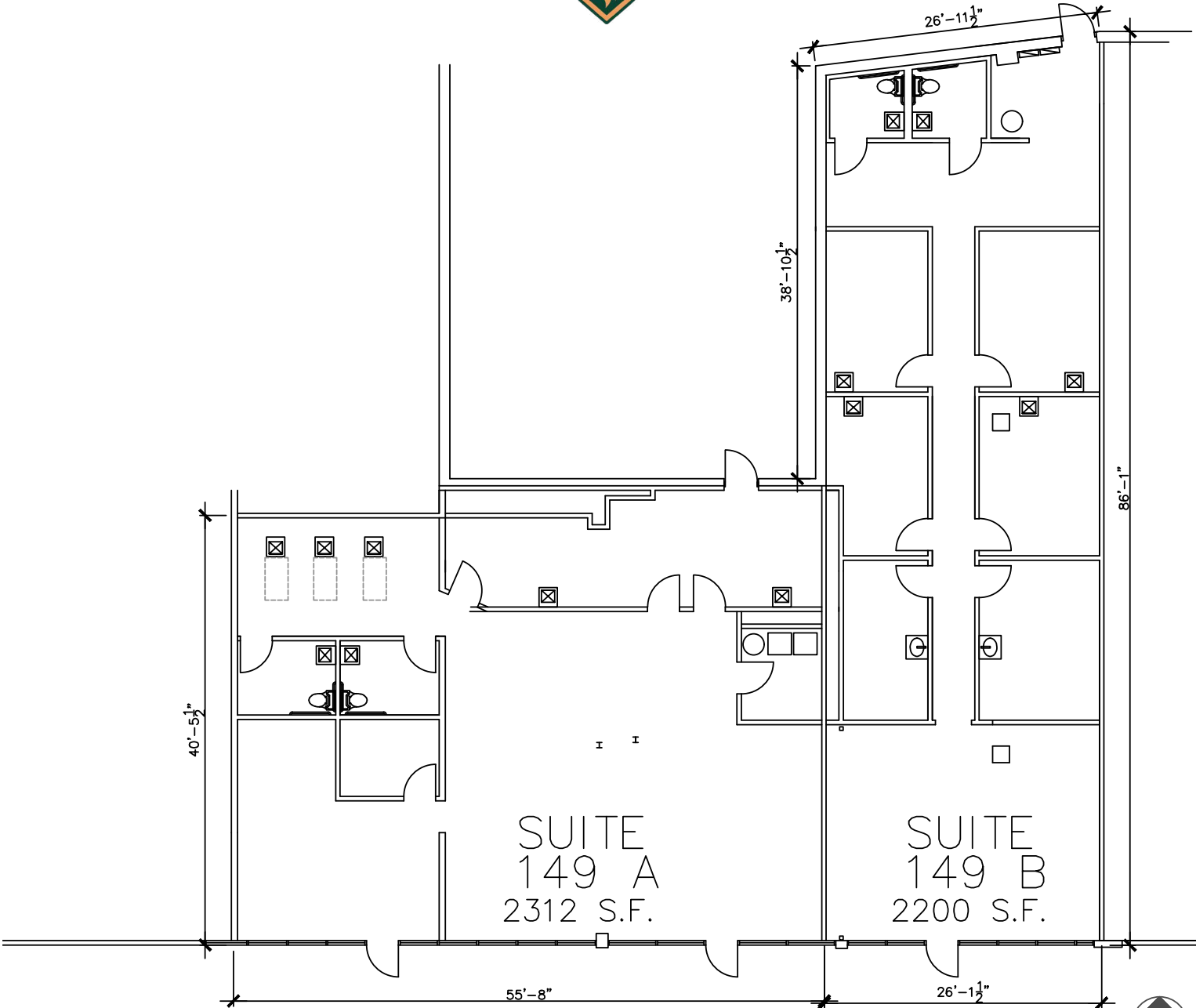
Village at Camp Bowie



3501 BERNIE ANDERSON		
3501.300A	Daiso	
3501.300B	D Nails	
6201 SUNSET		
6201.600	Tierra Encantada	
6201.640	La Playa Maya	
6201.650	Phenix Salon Suites	
6201.670	VIP IV & Hydration	
6201.680	Orangetheory Fitness	
6300 WAVERLY		
6300.001	Sprouts Farmers Market	
6323 CAMP BOWIE		
6323.101	AVAILABLE (former title company)	2,850 SF
6323.107	Sound Waves Mindful Meditation	
6323.111	Sweet & Sassy	
6323.115	Brain Balance	
6323.125	Oscar's Pub	
6323.129	Fort Worth Rugs	
6323.135	Hand and Stone Massage & Facial Spa	
6323.141	Not Just Soccer - AVAILABLE 3/2026 or sooner	3,685 SF
6323.145	Babies on the Boulevard	
6323.149	AVAILABLE - can be divided (2,200 SF & 2,312 SF)	4,512 SF
6323.157	Spectrum	
6323.175	Salon West	
6323.119	Decommissioned Basement Space	
6324 WAVERLY		
6324.100	Champion School of Real Estate	
6324.101	VIPCare - Tenant will assign or leave with notice	1,908 SF
6333 CAMP BOWIE		
6333.200	Old Texas Brewing Co.	
6333.216	AVAILABLE	2,697 SF
6333.220	Salon Service Group	
6333.224	Verizon	
6333.228	Toy Works	
6333.232	Stanley Eisenman Fine Shoes	
6333.236	The Lunch Box	
6333.240	Rockfish Seafood Grill	
6333.244	McAlister's Deli	
6333.245	AVAILABLE - has mezzanine	4,016 SF
6333.250	Hawaii Fluid Art	
6333.250A	Fair Boot Shop	
6333.252	Fullbars Cell Phone & Computer Repair	
6333.256	Well Groomed Pets	
6333.260	Young Chefs Academy	
6333.268	First Pioneer Title	
6333.272	Eyes on Camp Bowie	
6333.280	First Watch - The Daytime Cafe	

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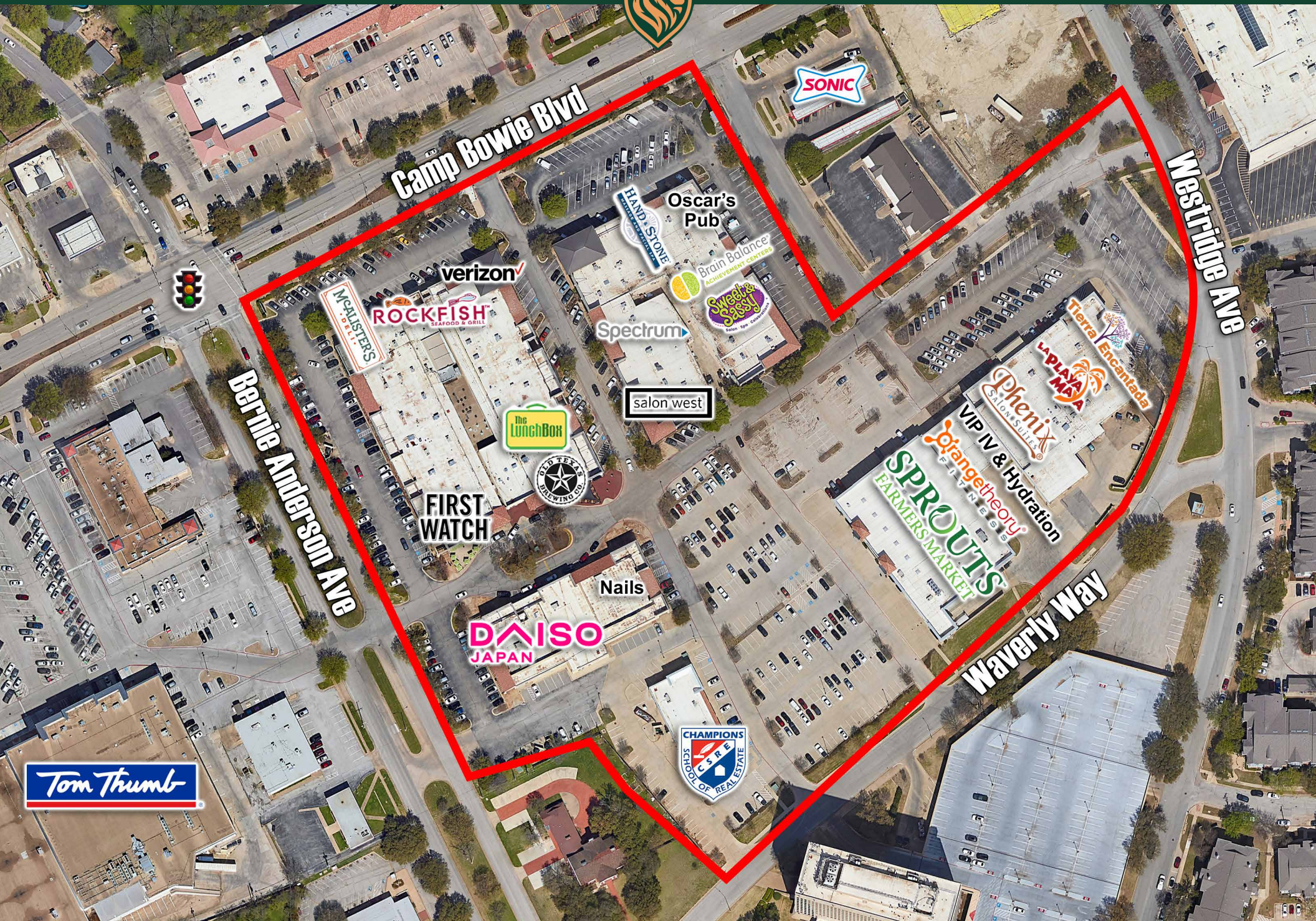


6323 CAMP BOWIE BLVD.



SITE AERIAL

SARAH LANDRY | DIRECTOR OF LEASING
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Camp Bowie Blvd

Westridge Ave

Waverly Way

Bernie Anderson Ave

Tom Thumb

SONIC

Oscar's Pub

HAND-STONE

Brain Balance
ACHIEVEMENT CENTERS

Sweet & Sassy
Cakes, Breads, Pastries

Spectrum

salon west

The LunchBox

OLD TEXAS
BREWING CO.

FIRST WATCH

Nails

DAISO
JAPAN

CHAMPIONS
SCHOOL OF REAL ESTATE

SPROUTS
FARMERS MARKET

Orangetheory
FITNESS

VIP IV & Hydration

Phenix
SALON SUITES

Terra Encantada
L'Play MIA

McAlister's
DELI.

ROCKFISH
SEAFOOD & GRILL

verizon

