for lease

Northbrook Shopping Center

5264 W. 34th Street | Houston, TX 77092

Freeway Infill Grocery-Anchored Center with Fantastic Regional Neighborhood Positioning

JASON GAINES

jason@sturbridgecre.com
281.819.8643

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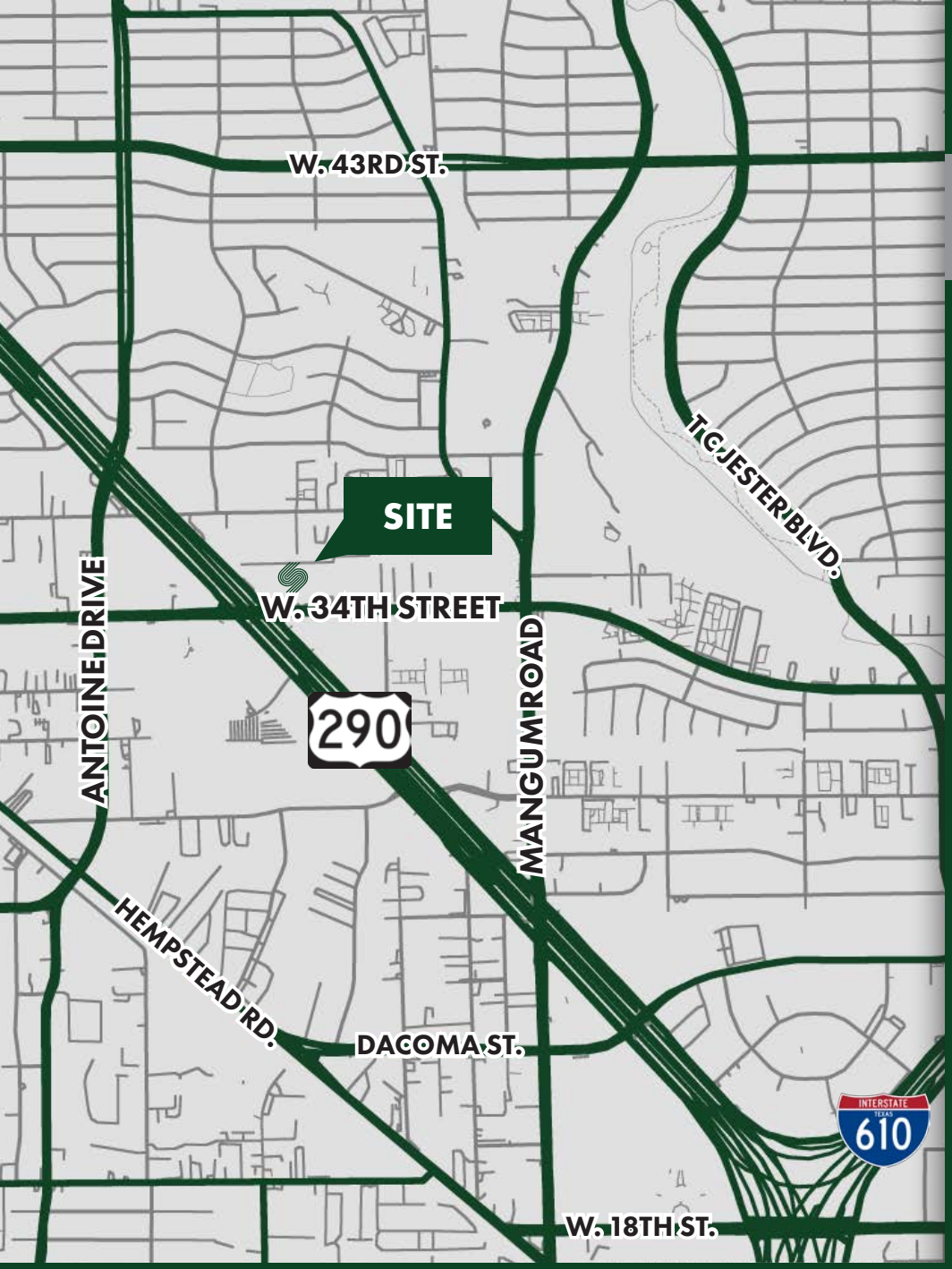

property highlights

Northbrook Shopping Center

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- Anchored by El Rancho Supermarket and regional/neighborhood lineup including Starbucks, WSS Shoes, and DD's Discounts
- Endcap 3,500 SF former bank with 4-lane drive-thru available
- 27,000 SF pad site available on 34th Street for up to 3,700 SF building
- Inline spaces available from 1,000 - 3,434 sf
- 139,970 population in a 3-mile radius

Premises

- **Total SF:** 184,471
- **SF Available:** 10,747

Pad Site Rent: Call for pricing
Inline Rent: $20 - $25 PSF
Inline NNN: $6.27 PSF

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site plan

Suite	Tenant	SF
5218	Bank of America	2,698
5264	El Rancho Supermarket	54,243
X	Take 5	3,700
5280	Habitat for Humanity	12,567
5288	Salon Park	14,077
5296	Beauty Supply	2,549
5306	WSS	12,667
5324	Barber	2,150
5326	La Monarca	1,550
5328	**AVAILABLE**	**3,434**
5330	DD's Discounts	25,275
5358	**AVAILABLE**	**1,000**
5360	Dollar Tree	8,936
5370	Red Crab Juicy Seafood	5,889
5372	Crown Dental	3,190

Suite	Tenant	SF
5380	The UPS Store	2,968
5384	Rent-A-Center	4,070
5386	**AVAILABLE**	**1,213**
5388	Subway	1,151
5390	Computers & More	1,152
5392	Medical Clinic	1,852
11200A	Atomic Wings	1,618
11200B	Green Stop Wellness	2,788
11200C	Lab Test	1,400
11200D	Boost Mobile	1,050
11200E	Staffing	1,050
11200F	PLS Check Cashing Store	2,384
5240A	Milagro's	1,400
5240B	**AVAILABLE**	**1,600**
5240C	Prestige Perfumes	1,200
5240D	**AVAILABLE** *former bank*	**3,500**

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aerial map

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demographics

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population	1 mi	2 mi	3mi
Total Population	15,476	57,879	126,923
Median Age	34.2	33.9	33.7

households	1 mi	2 mi	3 mi
Total Households	6,201	21,668	47,528
Average Household Income	$50,885	$54,861	$62,801
Average Home Value	$122,446	$158,984	$231,343

race	1 mi	2 mi	3 mi
White	65.8%	70.4%	68.3%
Black	8.8%	8.6%	13.7%
Asian	1.2%	1.4%	2.0%
American Indian	0.2%	0.4%	0.5%
Other	22.2%	17.6%	14.1%

ethnicity	1 mi	2 mi	3 mi
Hispanic	58.0%	57.0%	50.3%

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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.

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.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Martin Mirsky	336669	williammirsky@hotmail.com	713.780.2475
Designated Broker of Firm	License No.	Email	Phone
Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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