



**WEST PARK**  
 MARKETPLACE  
 —————  
 Beaumont, TX  
 —————  
 200,138 SF MULTI-TENANT RETAIL  
 & 8 SINGLE-TENANT PADS



# WEST PARK MARKETPLACE — AT A GLANCE

- » Premier 200,138 SF community retail center strategically positioned in Beaumont, a major Southeast Texas population hub
- » Compelling value-add investment with current rents 26% below market and tenants expiring without options
- » Prime location at the intersection of Dowlen Road and Phelan Boulevard, one of Beaumont's most prominent retail corridor
- » Anchored by high-performing regional and national tenants generating 1.8 million annual customer visits
- » Current ownership has undertaken substantial capital improvements, exceeding \$8 million in expenditures for façade enhancements, lighting systems, landscaping improvements, and parking lot renovations
- » Enhanced exit flexibility through eight institutionally-backed single-tenant national pad opportunities

**200,138**  
— SQUARE FEET

**98%**  
— LEASED

**1984 / 2024**  
— YEAR BUILT

**5.3 Yrs**  
— REMAINING  
LEASE TERM

**6.0%**  
— CAGR



# SITE PLAN

## 110| WEST PARK MARKETPLACE - PHASE ONE

UNIT	TENANT	SF	UNIT	TENANT	SF
426	Cha Cha Cafe	1,800	6430A	KP Stylin	1,560
420	Mathnasium	1,221	6430B	Hallmark	5,024
414	Yellow Rose	1,397	6426	TicTac Nails	2,000
414A	Marcos Pizza	1,618	6420	JW's Patio	5,700
408	Talbots	4,090	6458	Subway	1,030
6474	Available	1,510	6456	Potbelly	1,470
6466	Qdoba	2,580	6432	Popeye's	2,173
6470	Baptist Physician Network	6,010	6392	Dunkin Donuts/ Baskin-Robbins	2,322
6460	Puppy Love	3,681	6475	Charleys Cheesesteaks	1,728
6450	Exygon Health & Fitness	32,956	6465	Smoothie King	672
6440	Florida Tans	3,000	6435	Toasted Yolk	5,328
6438	Moreau Physical Therapy	3,500	6425	Burger King	3,169
6434	Chaba Thai Bistro	4,479	6365	Taco Bell	1,908



### PHASE ONE

### PHASE TWO



## 120| WEST PARK MARKETPLACE - PHASE TWO

UNIT	TENANT	SF	UNIT	TENANT	SF
6420	Fast Eddie's	10,000	6346	Merle Norman	675
6410	Lyndi & Co Design Studio, LLC	9,900	6336	Next Level Urgent Care	2,940
6390	Genesis Back and Neck	1,300	6290	Small Town Vinyl	2,100
6376	Buckner International	2,000	6290	Elena's Mexican Restaurant	3,315
6370	Helmet Salon	1,604	6280	Buckstin Brewing	12,916
6368	Available	1,465	6282	Hobby Shop	4,439
6366	Kickstand Bike Shop	2,321	6270	All About Ears	1,430
6362	Southeast Texas School of Music	1,409	6260	Quest Diagnostics	3,551
6358	Buckner International	8,160	6250	Michoacana Potosina	3,108
6356	Thrive Chiropractic	984	6240	Regional Finance Corp	2,000
6352	MVM Salon	1,978	6230	Nails and More	4,000
6350	Ella + Scott	2,000	6220	Basic Foods	10,000
			6210	Little Woodrow's	4,088
			6378	Community Bank of Texas	

# LOCATED IN THE MUST HAVE RETAIL CORRIDOR OF BEAUMONT





# INVESTMENT HIGHLIGHTS



BEAUMONT'S LEADING  
SPECIALTY GROCER

HIGH PERFORMING  
COMMUNITY CENTER

TOP PERFORMING RETAIL  
CENTER WITH SUPER  
REGIONAL DRAW

LOCATED IN THE MUST  
HAVE RETAIL CORRIDOR OF  
BEAUMONT



**SIGNIFICANT  
VALUE CREATION  
VIA SINGLE  
TENANT PADS**

**IMPRESSIVE LEASING  
MOMENTUM LEADING  
THE BEAUMONT  
SUBMARKET**

**EXCEPTIONAL RENT  
GROWTH POTENTIAL**

**HIGH PERFORMING  
REGIONAL AND  
NATIONAL TENANCY**

**STABLE IN PLACE  
CASH FLOW  
WITH ROBUST  
TENANT MIX**



# HIGH PERFORMING — COMMUNITY CENTER

## DESTINATION RETAIL

HEAVY F&B AND  
ENTERTAINMENT TENANCY

## POSITIONED TO BENEFIT FROM RECENT LEASING ACTIVITY

26%+ MARK-TO-MARKET  
OPPORTUNITY

ONLY SPECIALTY GROCER  
IN BEAUMONT

## 8 SINGLE TENANT PAD SITE

AT 5.5% AVERAGE CAP RATE  
(T-18 Months Sales)

## TENANCY HIGHLIGHTS

### EXYGON

Beaumont Ranking: 82<sup>nd</sup> Percentile  
Texas Ranking: 82<sup>nd</sup> Percentile  
(Category: Fitness)

### LITTLE WOODROW'S

Beaumont Ranking: 100<sup>th</sup> Percentile  
Texas Ranking: 69<sup>th</sup> Percentile  
(Category: Chain)

### FAST EDDIE'S

Beaumont Ranking: 81<sup>st</sup> Percentile  
Texas Ranking: 87<sup>th</sup> Percentile  
(Category: Bars & Pubs)

### THE TOASTED Yolk

Annual Sales: \$620 PSF

(Source: PlacerAI)



# IMPRESSIVE LEASING MOMENTUM — LEADING THE BEAUMONT SUBMARKET

## 14,650 SF

— OF NEW LEASES  
(Last 12 months)

## EXYGÖN

— EARLY EXTENSION  
& RENT INCREASES

## 43,873 SF

— OF RECENT RENEWALS

### RECENT NEW DEALS, EXTENSIONS, & RENEWALS

EXYGÖN

*Elena's*  
mexican restaurant

**QDOBA**  
MEXICAN EATS

HELMET

  
TACO BELL

  
POPEYES

  
POTBELLY  
SANDWICH SHOP

**Baptist**  
Physician Network

  
SMOOTHIE  
KING

*ella+scott*

### AVERAGE NEW RENTAL RATE

## \$36+

— NNN

## 16%

— ABOVE AVERAGE  
IN-PLACE RENTS



# SUPERIOR — DEMOGRAPHIC BASE

The 3-mile trade area around West Park Marketplace includes 51,207 residents and a daytime population of 65,921, providing a stable and active local consumer base.

The average household income is +\$95,000, with 47.3% of households earning at least \$75,000 annually. The area is characterized by high educational attainment (39.9% with a bachelor's degree or higher) and strong homeownership, with 62.4% of housing units owner-occupied.

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2010 Total Population	9,876	48,793	100,686
2025 Total Population	10,599	51,207	102,442
2030 Total Population	10,734	51,584	103,274
2010-2025 Increase	7.32%	4.95%	1.74%
2025-2030 Annual Rate	0.25%	0.15%	0.16%
2025 Total Daytime Population	9,767	65,921	130,220
Average Household Income	\$94,905	\$99,126	\$82,775





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