

Sublett Crossing Shopping Center

6320 Hwy 287, Arlington, TX 76001

OFFERING MEMORANDUM



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PROPERTY DETAILS

PRICE: \$5,910,000



6320 US Hwy 287

Arlington, Tx 76001

Arlington
Submarket

Tarrant
County

SWC W Sublett Rd & US 287
Cross Street

7780303
Tax Parcel Number

23,470 SF
Total SF

19,526 SF
Total Occupied SF

3,944 SF
Total Vacant SF

7.17%
Cap Rate

83%
Occupancy

3.60 AC
Land Size (AC)

156,963 SF
Land Size (SF)

2002/2006
Year Built/Renovated

306
Parking Spaces

13/1,000 SF
Parking Ratio

Fire Sprinklers
Fire Prevention Method

Brick
Construction Material

PROPERTY HIGHLIGHTS



- Convenient location with quick access to Highway 287 between Fort Worth and Dallas
- Located approximately 10 miles southeast of Fort Worth and 30 miles southwest from Dallas
- Signalized intersection at W Sublett Road and Highway 287
- Multiple access points from both W Sublett Road and Highway 287 frontage road
- Multiple large higher-end apartments and numerous dense residential neighborhoods in the surrounding area
- High parking ratio allows the ability to lease to tenants with higher parking usages and potentially higher rent
- Brick construction and nice tenant signage with pylon sign located at the property entrance

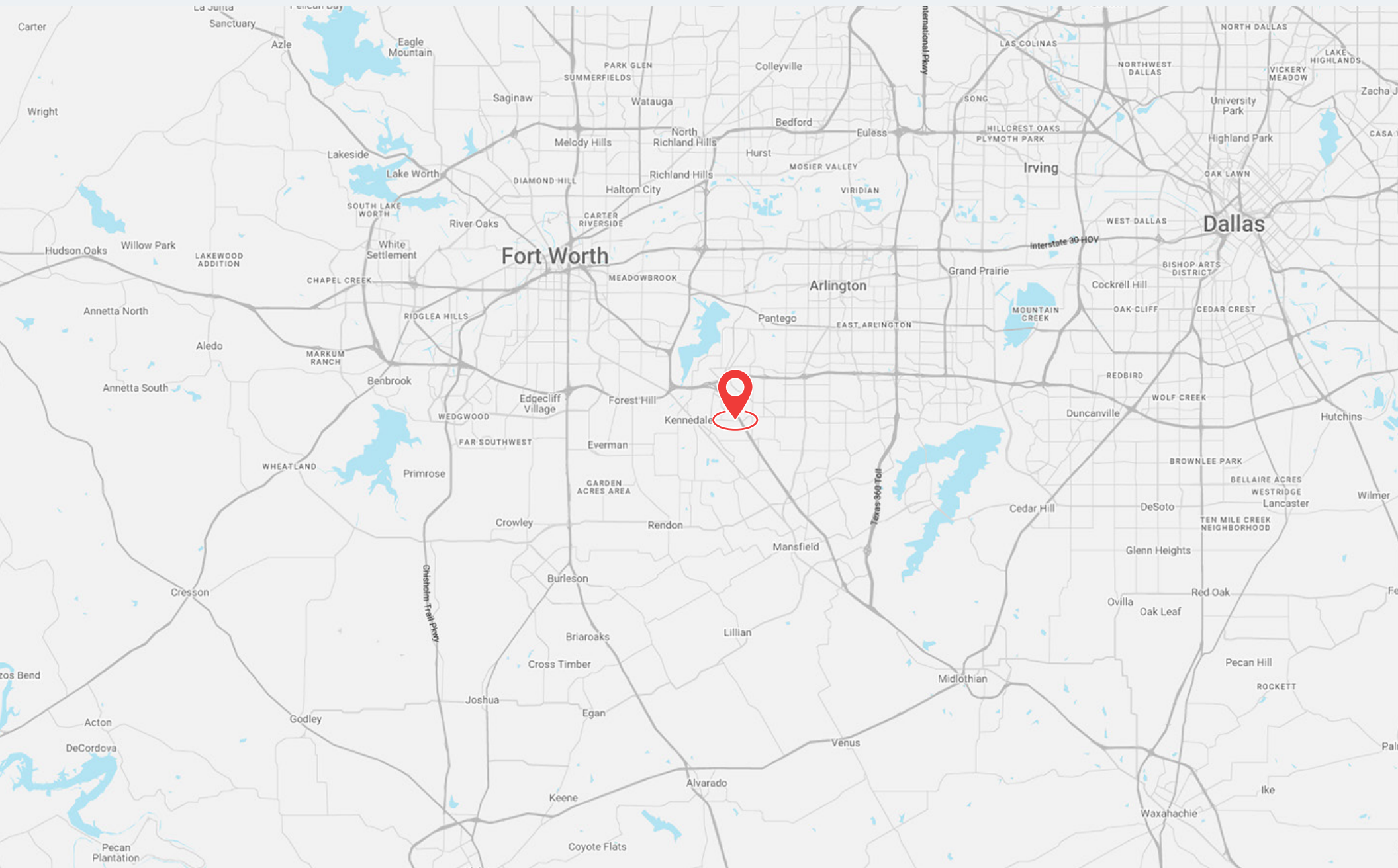
EXTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP



TENANT MAP



SURROUNDING TENANT MAP



SURROUNDING TENANTS



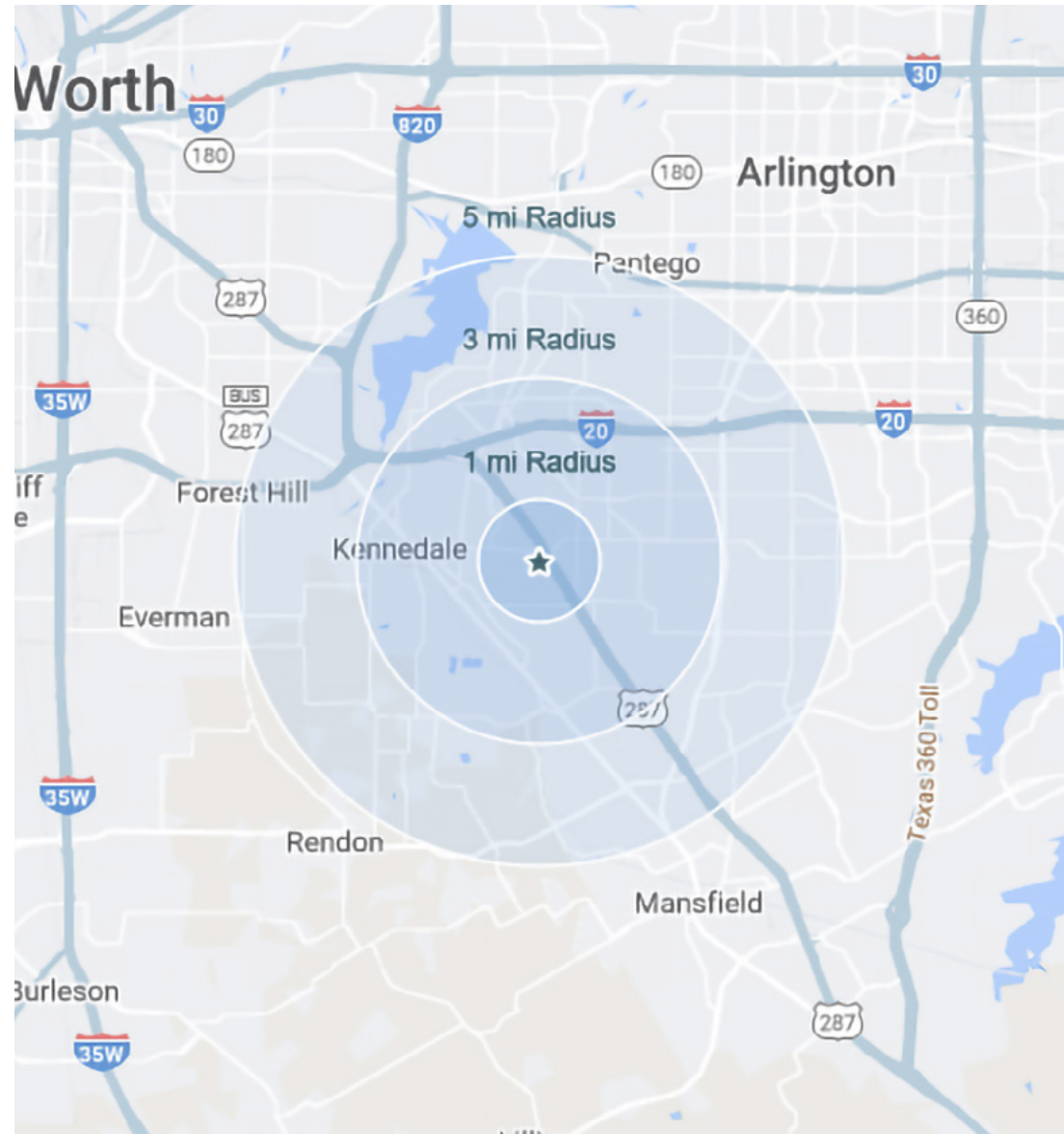
- Major grocery options nearby include Albertsons and Kroger, providing convenient access to essential shopping for local residents.
- Nearby tenants include popular brands such as O'Reilly Auto Parts, Take 5 Car Wash, Popeyes, Whataburger, LA Fitness, Taco Bell, Kroger, Starbucks, Jack in the Box, Circle K, Burger King, Chicken Express, and Chick-fil-A.
- Well-known anchor tenants like Albertsons and Public Storage attract consistent foot traffic to the area.
- Diverse mix of food, fitness, and convenience retailers enhances the center's appeal to local residents and commuters.
- Surrounding amenities create a convenient destination for a range of daily needs and services.
- Nationally recognized brands in the vicinity boost visibility and draw from the surrounding dense residential neighborhoods.

DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2023)	12,506	73,763	210,623
Projected Population (2028)	12,574	75,089	215,629
Projected Annual Growth (2023-2028)	68	1,326	5,006

HOUSEHOLD INCOME	# and %		# and %		# and %	
\$35K - \$49.9K	377	8.1%	2,505	9.1%	7,862	10.3%
\$50K - \$74.9K	965	20.6%	4,364	15.9%	12,682	16.6%
\$75K - \$99.9K	557	11.9%	3,401	12.4%	10,141	13.3%
\$100K - \$124.9K	466	10.0%	2,900	10.5%	7,806	10.2%
\$125K - \$149.9K	537	11.5%	3,120	11.3%	6,828	9.0%
\$150K - \$199.9K	563	12.0%	3,424	12.4%	8,387	11.0%
\$200K or More	496	10.6%	3,948	14.4%	9,232	12.1%

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	4,681	27,504	76,286
Projected Households (2028)	4,895	29,000	81,023
Projected Annual Growth (2023-2028)	0.9%	1.1%	1.2%



Source: SitesUSA

RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	Area (SF)	Lease Start Date	Lease End Date	Potential Base Rent	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue
H&R Block	102	Retail	Contract	1,050 SF	4/30/2024	3/31/2028	\$20,037	\$20,037	\$12,633	\$32,669
H&R Block (Option 1)	102	Retail	Option		4/1/2028	3/20/2031				
Smoothie King	104	Retail	Contract	1,266 SF	11/22/2024	11/21/2032	\$23,210	\$23,210	\$15,231	\$38,441
Smoothie King (Option 1)	104	Retail	Option		11/22/2032	11/21/2036				
Smoothie King (Option 2)	104	Retail	Option		11/22/2036	11/21/2041				
Delciano Pinoy Cuisine	106	Retail	Contract	2,900 SF	9/1/2020	8/31/2026	\$52,563	\$52,563	\$34,890	\$87,453
DPC (Option 1)	106	Retail	Option		9/1/2026	8/31/2031				
Community Med Urgent Care	112	Retail	Contract	3,540 SF	1/1/2024	12/31/2028	\$76,384	\$76,384	\$42,590	\$118,974
CMU Care (Option 1)	112	Retail	Option		1/1/2029	12/31/2033				
CMU Care (Option 2)	112	Retail	Option		1/1/2034	12/31/2038				
Mr.Wok	118	Retail	Contract	1,400 SF	1/1/2023	3/31/2028	\$29,167	\$29,167	\$16,844	\$46,010
Subway	120	Retail	Contract	1,400 SF	1/1/2021	12/31/2025	\$32,871	\$32,871	\$16,844	\$49,714
Subway (Option 1)	120	Retail	Option		1/1/2026	12/31/2030				
Wing Stop	122	Retail	Contract	2,050 SF	3/1/2024	2/28/2034	\$41,000	\$41,000	\$24,664	\$65,664
Wing Stop (Option 1)	122	Retail	Option		3/1/2034	2/28/2039				
Wing Stop (Option 2)	122	Retail	Option		3/1/2039	2/28/2044				
Smokzon	124	Retail	Contract	1,564 SF	10/31/2021	10/30/2027	\$27,240	\$27,240	\$18,817	\$46,056
Smokzon (Option 1)	124	Retail	Option		10/31/2027	10/30/2032				
Smokzon (Option 2)	124	Retail	Option		10/31/2032	10/30/2037				
Encore Dentistry	128	Retail	Contract	2,306 SF	9/1/2022	8/31/2027	\$55,901	\$55,901	\$27,744	\$83,645
Cookie Cutters	114	Retail	Contract	2,050 SF	9/30/2024	9/29/2034	\$36,987	\$36,987	\$24,664	\$61,651
MASTER LEASE		Retail	Contract	3,944 SF	10/1/2024	9/30/2034	\$63,104	\$63,104	\$47,451	\$110,555
Total				23,470 SF			\$458,463	\$458,463	\$282,370	\$740,832

FINANCIALS - CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
For the Years Ending	Nov-2025	Nov-2026	Nov-2027	Nov-2028	Nov-2029	Nov-2030	Nov-2031	Nov-2032	Nov-2033	Nov-2034	Nov-2035	
Rental Revenue												
Potential Base Rent	458,463	471,593	476,670	470,342	486,018	497,299	495,220	497,653	508,496	528,794	553,978	5,444,525
Absorption & Turnover Vacancy	0	0	-3,670	-2,295	0	0	-10,250	-4,254	-2,660	-11,865	0	-34,993
Scheduled Base Rent	458,463	471,593	473,001	468,047	486,018	497,299	484,970	493,399	505,836	516,929	553,978	5,409,532
Total Rental Revenue	458,463	471,593	473,001	468,047	486,018	497,299	484,970	493,399	505,836	516,929	553,978	5,409,532
Other Tenant Revenue												
Total Expense Recoveries	282,370	290,841	297,113	307,019	317,810	327,344	330,313	344,436	355,919	360,498	379,481	3,593,144
Total Other Tenant Revenue	282,370	290,841	297,113	307,019	317,810	327,344	330,313	344,436	355,919	360,498	379,481	3,593,144
Total Tenant Revenue	740,832	762,434	770,114	775,067	803,828	824,643	815,283	837,834	861,755	877,427	933,459	9,002,676
Potential Gross Revenue	740,832	762,434	770,114	775,067	803,828	824,643	815,283	837,834	861,755	877,427	933,459	9,002,676
Vacancy & Credit Loss												
Vacancy Allowance	-37,042	-38,122	-35,616	-36,573	-40,191	-41,232	-32,930	-38,698	-40,561	-40,886	-46,673	-428,523
Total Vacancy & Credit Loss	-37,042	-38,122	-35,616	-36,573	-40,191	-41,232	-32,930	-38,698	-40,561	-40,886	-46,673	-428,523
Effective Gross Revenue	703,791	724,312	734,498	738,493	763,636	783,411	782,354	799,136	821,195	836,541	886,786	8,574,152
Operating Expenses												
Taxes	111,420	114,763	118,205	121,752	125,404	129,166	133,041	137,033	141,144	145,378	149,739	1,427,045
Insurance	35,232	36,289	37,378	38,499	39,654	40,844	42,069	43,331	44,631	45,970	47,349	451,244
Admin	40,570	41,787	43,041	44,332	45,662	47,032	48,443	49,896	51,393	52,935	54,523	519,612
Management	29,379	30,260	31,168	32,103	33,066	34,058	35,080	36,132	37,216	38,333	39,483	376,280
Utilities	63,170	65,065	67,017	69,028	71,098	73,231	75,428	77,691	80,022	82,423	84,895	809,068
Total Operating Expenses	279,771	288,164	296,809	305,713	314,885	324,331	334,061	344,083	354,406	365,038	375,989	3,583,250
Net Operating Income	424,020	436,148	437,689	432,780	448,751	459,079	448,292	455,053	466,789	471,503	510,798	4,990,903
Leasing Costs												
Leasing Commissions	0	0	7,926	4,957	0	0	20,698	9,189	5,746	25,339	0	73,855
Total Leasing Costs	0	0	7,926	4,957	0	0	20,698	9,189	5,746	25,339	0	73,855
Total Leasing & Capital Costs	0	0	7,926	4,957	0	0	20,698	9,189	5,746	25,339	0	73,855
Cash Flow Before Debt Service	424,020	436,148	429,762	427,823	448,751	459,079	427,595	445,864	461,043	446,164	510,798	4,917,047
Cash Flow for Distribution	424,020	436,148	429,762	427,823	448,751	459,079	427,595	445,864	461,043	446,164	510,798	4,917,047

FINANCIAL HIGHLIGHTS

- Rare opportunity to acquire a value-add, grocery-anchored center in the Dallas-Fort Worth market
- Several current tenants have significantly below-market rent
- Current average rent rate of \$19.78 with market rent and stabilized rent for property estimated to be \$22
- Staggered lease end dates allow an investor to stabilize the property while increasing rents over time
- High quality tenant mix consisting of medical and corporate tenants like H&R Block and Wing Stop
- Limited available retail lease space in area



TENANT PROFILE

H&R BLOCK

H&R Block is a renowned tax preparation company, offering expert assistance to individuals and businesses alike. With a vast network of locations, online tools, and professional tax advisors, it simplifies tax filing processes. Their services encompass tax preparation, filing, and advisory, ensuring compliance with tax regulations while maximizing refunds or minimizing liabilities. H&R Block's user-friendly interface and personalized guidance streamline the tax preparation experience, making it accessible and efficient for clients nationwide.



H&R BLOCK

Industry	Tax Services
Discipline	Finance
No. of Locations	11,000
Business Type	Publicly Traded Company
Founded	1955
CEO	Jeff Jones
Headquarters	Kansas City, MO
Website	https://www.hrblock.com/corporate/our-company/

Tenant	H&R Block, Inc.
Tenant DBA	H&R Block
Suite Size	1,050 SF
Commencement Date	10/1/2003
Lease/Rent Expiration	3/31/2028
Current Base Lease Term	4/30/2024 - 3/31/2028
Base Rent	\$20,037
Rent Increases	3%
Renewal Options	One (1) option to renew the Lease for a period of three (3) years. Rent shall increase 3%.
Ownership Interest	Publicly Traded Company
Lease Type	NNN
Security Deposit	N/A



TENANT PROFILE

COMMUNITY MED URGENT CARE

Community Med3, LLC is a healthcare entity dedicated to providing accessible and quality medical services to its community. Founded on principles of compassion and excellence, Community Med3 offers a range of healthcare solutions tailored to meet the diverse needs of its clientele. Through innovative practices and a commitment to patient-centered care, Community Med3 strives to enhance wellness and improve health outcomes. With a team of dedicated professionals and state-of-the-art facilities, Community Med3 is poised to make a meaningful impact on the health and well-being of the communities it serves.



Industry	Healthcare
Discipline	Urgent Care
No. of Locations	16
Business Type	Urgent Care
Founded	2014
CEO	Birken Olson
Headquarters	Plano, TX
Website	https://communitymedcare.com/

Tenant	Community Med3, LLC
Tenant DBA	Community Med Urgent Care
Suite Size	3,540 SF
Commencement Date	4/9/2015
Lease/Rent Expiration	12/31/2028
Current Base Lease Term	1/1/2024 - 12/31/2028
Base Rent	\$76,384
Rent Increases	3%
Renewal Options	Two (2) options to renew the Lease for a period of five (5) years.
Ownership Interest	LLC
Lease Type	NNN
Security Deposit	\$5,162.50



TENANT PROFILE

DELCIANO PINOY CUISINE

DelCiano Pinoy Cuisine is a Filipino restaurant that promises to serve Filipino-inspired cuisine that is flavorful, made from scratch, has fresh ingredients, and is served by friendly and attentive staff in a clean, comfortable, and family-friendly restaurant. "One restaurant making strides to be the go-to place for the savory cuisine of the South Pacific is DelCiano, located just off U.S. 287 where Arlington ends and Mansfield begins. The restaurant sits in a shopping center alongside an Albertsons. From the outside, it looks small, but there is plenty of indoor dining, a full-size bar and a karaoke stage." - Dallas Observer



Industry	Restaurant
Discipline	Filipino Restaurant
No. of Locations	1
Business Type	Restaurant
Founded	2020
CEO	N/A
Headquarters	N/A
Website	http://delciano.com/

Tenant	Delciano Pinoy Cuisine, LLC
Tenant DBA	Delciano Pinoy Cuisine
Suite Size	2,900 SF
Commencement Date	9/1/2020
Lease/Rent Expiration	8/31/2026
Current Base Lease Term	9/1/2020 - 8/31/2026
Base Rent	\$52,563
Rent Increases	\$0.50 PSF
Renewal Options	One options to renew the Lease for a period of five (5) years.
Ownership Interest	LLC
Lease Type	NNN
Security Deposit	\$5,920.83



TENANT PROFILE

WING STOP

Wingstop, a leading fast-casual restaurant chain, specializes in flavorful chicken wings cooked to perfection. Founded in 1994, Wingstop has grown into a global phenomenon with a commitment to serving delicious, made-to-order wings in a variety of mouthwatering flavors. With over 1,500 locations worldwide, Wingstop continues to expand its reach, delighting customers with its crave-worthy wings and exceptional customer service. Whether dining in, ordering takeout, or enjoying delivery, Wingstop offers an unforgettable wing experience for wing lovers everywhere.



Industry	Fast-Casual Restaurant
Discipline	Food Service
No. of Locations	2000
Business Type	Fast-Casual Restaurant
Founded	1994
CEO	Michael J. Skipworth
Headquarters	Addison, TX
Website	https://ir.wingstop.com/

Tenant	Wing Stop Inc.
Tenant DBA	Wing Stop
Suite Size	2,050 SF
Commencement Date	3/1/2024
Lease/Rent Expiration	2/29/2034
Current Base Lease Term	3/1/2024 - 2/29/2034
Base Rent	\$41,000
Rent Increases	10% after five (5) years
Renewal Options	Two (2) options to renew the Lease for a period of five (5) years.
Ownership Interest	Publicly Traded Company
Lease Type	NNN



TENANT PROFILE

SUBWAY

Subway, renowned for its customizable sandwiches and salads, stands as a global fast-food giant. With a diverse menu catering to various dietary preferences, Subway offers fresh and healthy alternatives in over 100 countries. Founded on the premise of providing quick yet nutritious meals, Subway continues to expand its reach, boasting thousands of franchise locations worldwide. Its signature made-to-order sandwiches, coupled with an emphasis on affordability and convenience, have solidified Subway's position as a go-to option for on-the-go dining for millions of customers globally.



Industry	Fast Food / Quick Service
Discipline	Food Service
No. of Locations	37,000
Business Type	Franchise-Based
Founded	1965
CEO	John Chidsey
Headquarters	Shelton, CT
Website	https://www.subway.com/en-us

Tenant	Subway IP, LLC
Tenant DBA	Subway
Suite Size	1,400 SF
Commencement Date	10/1/2002
Lease/Rent Expiration	12/31/2025
Current Base Lease Term	1/1/2021 - 12/31/2025
Base Rent	\$32,871
Rent Increases	\$0.25 PSF
Renewal Options	One (1) option to renew the Lease for a period of five (5) years at a negotiated fair-market value.
Ownership Interest	Private company with various stakeholders such as franchisees.
Lease Type	NNN



TENANT PROFILE

ENCORE DENTISTRY

As a practice that's been operating for over 20 years, Dr. Cabansag and the rest of the team are incredibly proud to be offering a wide variety of dental treatments to serve you and your family's needs. Not only do we provide comfortable and comprehensive exams and cleanings, but we also have same-day crown technology, many cosmetic treatments to enhance your smile, emergency dental services, family dentistry, and natural-looking tooth replacement.



Industry	Dentistry
Discipline	Dentistry
No. of Locations	1
Business Type	Medical / Dentist
Founded	2011
CEO	Nancy Cabansag
Headquarters	Arlington, TX
Website	https://www.encore-dentistry.com/meet-the-dentist.html

Tenant	Encore Dentistry, PLLC
Tenant DBA	Encore Dentistry
Suite Size	2,306 SF
Commencement Date	1/4/2011
Lease/Rent Expiration	8/31/2027
Current Base Lease Term	9/1/2022 - 8/31/2027
Base Rent	\$55,901
Rent Increases	3%
Renewal Options	N/A
Ownership Interest	Private
Lease Type	NNN



TENANT PROFILE

COOKIE CUTTERS

Cookie Cutter Kids is a fun, kid-friendly hair salon designed to make haircuts an enjoyable experience for children. With colorful, themed chairs, entertainment screens, and skilled stylists who specialize in working with kids, it creates a playful and stress-free environment. Parents love the convenience, and kids look forward to every visit!

Industry	Solon
Discipline	Kids Hair Cuts
No. of Locations	100+
Business Type	Franchise-Based
Founded	1994
CEO	Neal Courtney
Headquarters	Salt Lake City, UT
Website	https://www.haircutsarefun.com/

Tenant	Bruton Investments LLC
Tenant DBA	Cookie Cutters
Suite Size	2,050 SF
Lease/Rent Expiration	9/29/2032
Current Base Lease Term	9/30/2024-9/29/2032
Base Rent	\$36,987
Rent Increases	25% PSF increase after year 3. \$0.50 PSF increase after year 5.
Renewal Options	N/A
Ownership Interest	Franchise of Cookie Cutters
Lease Type	NNN



TENANT PROFILE

SMOOTHIE KING

Smoothie King, founded in 1973 in Kenner, Louisiana, is a leading health-focused smoothie franchise. Specializing in blends that promote fitness, wellness, and meal replacement, the company offers customizable options to fit various dietary needs. With over 1,300 global locations, Smoothie King emphasizes natural ingredients and provides nutritional guidance for an active lifestyle.

Industry	Beverage
Discipline	Smoothies
No. of Locations	1,300
Business Type	Franchise-based
Founded	1973
CEO	Wan Kim
Headquarters	Dallas, TX
Website	https://www.smoothieking.com/

Tenant	Weber Holdings Company
Tenant DBA	Smoothie King
Suite Size	1,266 SF
Commencement Date	8/15-22/2024
Lease/Rent Expiration	11/13/2031
Current Base Lease Term	11/22/2024 - 11/21/2032
Base Rent	\$23,210
Rent Increases	\$0.50 PSF increase every two years.
Renewal Options	Two (2) options to renew the Lease for a period of five (5) years.
Ownership Interest	Weber Holdings Company
Lease Type	NNN



TENANT PROFILE

MR WOK

Mr. Wok, a local authentic Chinese cuisine, has earned a stellar reputation for its flavorful and freshly prepared dishes. Known for offering a wide variety of menu options that cater to different tastes and dietary preferences, Mr. Wok is the go-to spot for both casual dining and takeout. Whether you're craving classic favorites like Kung Pao Chicken or exploring new specialties, each dish is made-to-order with quality ingredients. With a focus on delivering delicious meals at affordable prices, Mr. Wok continues to be a beloved destination for those seeking a quick yet satisfying culinary experience in the community.



Industry	Restaurant
Discipline	Chinese Restaurant
No. of Locations	1
Business Type	Restaurant
Founded	2002
CEO	N/A
Headquarters	N/A
Website	https://www.mrwokarlington.com/

Commencement Date	6/14/2002
Suite Size	1,400 SF
Lease/Rent Expiration	3/31/28
Current Base Lease Term	1/1/2023-3/31/2028
Base Rent	\$29,167
Rent Increases	\$0.50 / SF
Renewal Options	N/A
Lease Type	NNN
Security Deposit	\$2,683.33
Notes	-



TENANT PROFILE

SMOKZON

Smokzon is a local retail smoke shop that offers a variety of smoking products and accessories. With a focus on providing a range of items such as tobacco, vape supplies, and glassware, Smokzon serves customers looking for both everyday essentials and specialty products. The shop's straightforward approach and convenient location make it a reliable stop for those in need of smoking-related items. Smokzon remains a steady presence in the community, catering to a diverse clientele with affordable options and knowledgeable staff.



Industry	Retail Goods
Discipline	Smoke Shop
No. of Locations	1
Business Type	Retail
Founded	2022
CEO	N/A
Headquarters	N/A
Website	N/A

Suite Size	1,564 SF
Commencement Date	10/1/2022
Lease/Rent Expiration	1/31/2028
Current Base Lease Term	10/31/2021 - 10/30/2027
Base Rent	\$27,240
Rent Increases	\$0.50 / SF
Ownership Interest	Local Ownership
Lease Type	NNN
Renewal Options	Two (2) options to renew the Lease for a period of five (5) years with a fair market rental rate.
TI	Deliver Space as "White Box"
Security Deposit	\$3,597
Notes	Net Lease, tenant will pay for HVAC services, no subletting, exclusive for tobacco/CBD.



ARLINGTON, TEXAS

With massive events and a million things to do and see throughout the year, Arlington is home to such giants like the **Dallas Cowboys'** world-class AT&T Stadium, Six Flags Over Texas & Six Flags Hurricane Harbor Choctaw Stadium, and the Esports Stadium & Expo Center. It is also home to the **Texas Rangers'** new Globe Life Field and Texas Live! entertainment complex, including Live! by Loews upscale hotel resort, International Bowling Museum & Hall of Fame, and the Arlington Convention & Visitors Bureau. Coming soon in 2024, Arlington will welcome the National Medal of Honor Museum, Loews Arlington Hotel & Convention Center and One Rangers Way.



BUSINESS

The city's top employers include the University of Texas at Arlington, General Motors, Texas Health Resources, Six Flags Over Texas, Arlington ISD, The Parks Mall, J.P. Morgan Chase, the Texas Rangers, and more.



LOCATION

Arlington is well-connected by major highways, including Interstate 20 and Interstate 30, providing easy access to the surrounding metropolitan areas. Dallas/Fort Worth International Airport is the closest major airport (only 10 minutes outside of the city) providing air travel options for residents and visitors.



EXPERIENCE ARLINGTON

Arlington, Texas offers a dynamic blend of urban amenities and a welcoming community atmosphere. With a population exceeding 400,000, Arlington is a vibrant city nestled between Dallas and Fort Worth, boasting a diverse economy, a range of entertainment options, parks, cultural venues, and community events.

IN THE NEWS

“Arlington mayor talks big-time growth and publicity at State of the City address ahead of the World Series”

- WFAA, October '23

“Suburbia? Not anymore. How Arlington’s \$1B in projects will reshape the heart of DFW”

- Ft Worth Star Telegram, March '23

“General Motors announces \$500 million-plus investment in Arlington assembly”

- Arlingtontx.gov, September '23

“Arlington planning transit system as entertainment district continues massive growth”

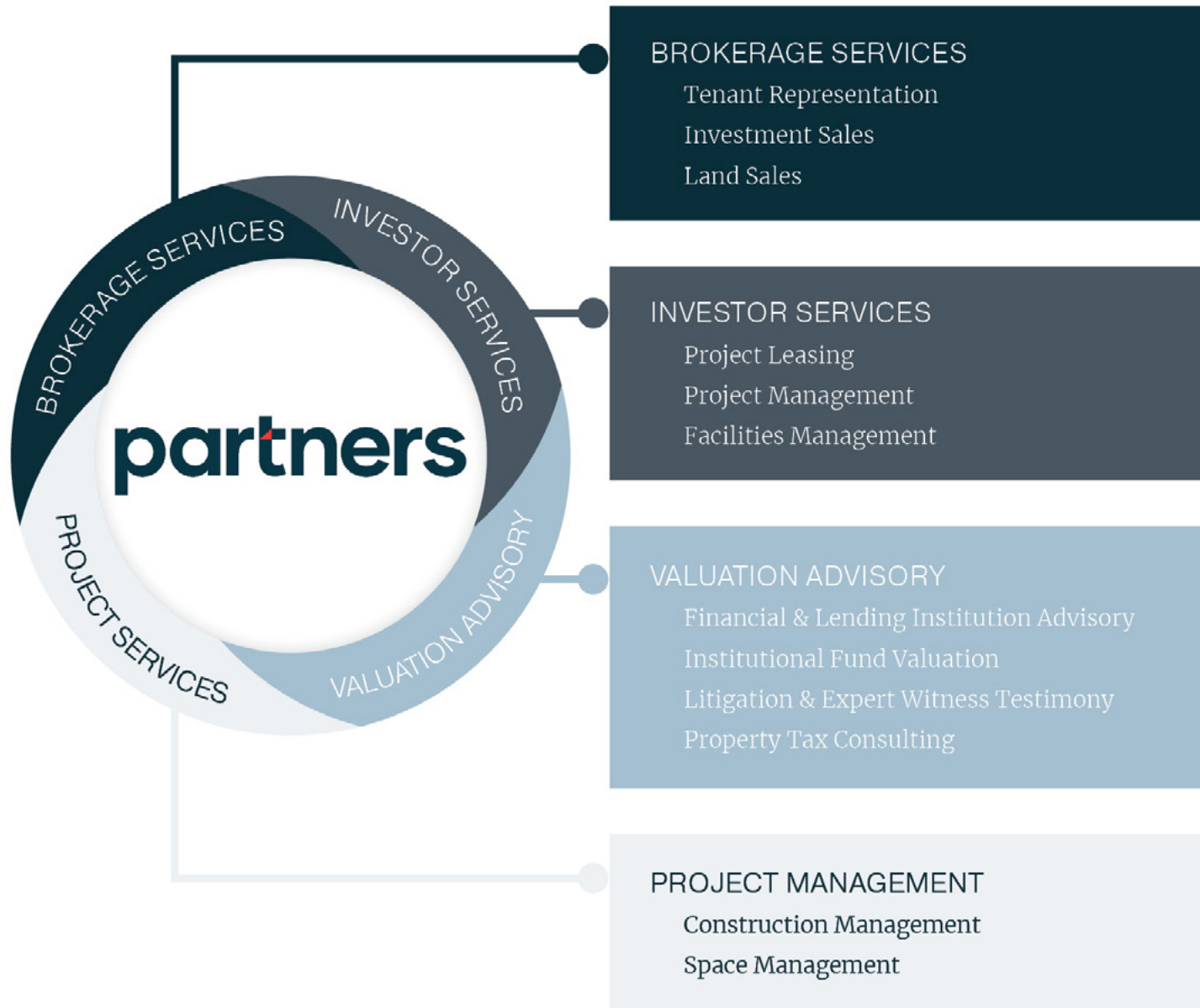
- WFAA, April '23

Ranked #4 on “Large Southern Cities Lead Nation in Population Growth”

- United States Census Bureau, May '23



OUR SERVICES





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HOUSTON

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