

# 4145

GESSNER  
HOUSTON



**\$11,175,000**  
6.15% CAP RATE

GESSNER RD ±15,334 VPD

100% Leased Retail Center | Well Established Tenants  
Prime Location Poised For Commercial Growth  
Newly Constructed w/ Modern Amenities

**Marcus & Millichap**  
NFB GROUP





Marcus & Millichap



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Activity ID: **ZAG1050504**



A 7-TENANT  
**TROPHY ASSET**  
LOCATED IN  
HOUSTON, TX

4145 GESSNER RD,  
HOUSTON, TX 77041

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Investment  
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Overview





# 01

# 4145

G E S S N E R  
H O U S T O N

## The Offering

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- Executive Summary
- Investment Summary
- Property Summary



# 6 Suite Retail Center + Freestanding Chipotle in Houston

Marcus & Millichap is pleased to present the opportunity to acquire a newly constructed, stabilized retail center located at **4145 Gessner Road in Houston, Texas**. The property comprises a **six-tenant retail building** and a **freestanding Chipotle Mexican Grill with drive-thru**, complemented by an **incoming Andy's Frozen Custard**, further enhancing the site's long-term value and tenant mix.

Built in **2023 and 2025**, the **±20,553-square-foot center** is situated on **±1.85 acres** and features a strong national and regional tenant lineup, including **Chipotle Mexican Grill, The UPS Store, Marco's Pizza, Mendoza Mexican Grill, Tom n Tom's Coffee, Logos Dental, and Monarch Behavioral Therapy**. The property offers a **weighted average lease term (WALT) of approximately 8 years** and will generate **annual rental income of \$687,253**, providing investors with stable, predictable cash flow secured by NNN leases with minimal landlord responsibilities limited to roof and structure.

Strategically positioned along **Gessner Road**, a high-traffic corridor surrounded by dense residential neighborhoods, schools, and major employers, the center benefits from excellent visibility and daily exposure. This offering represents a **rare opportunity to acquire a newly built, multi-tenant retail asset in one of Houston's most dynamic submarkets**—backed by high-quality tenants, strong lease terms, and long-term income stability.



## 100% LEASED RETAIL CENTER

Rare opportunity to acquire a fully stabilized retail asset with a diverse mix of national and regional tenants.



## STRONG TENANT LINEUP

Anchored by Chipotle and complemented by tenants such as The UPS Store and Marco's Pizza, the center benefits from strong daily traffic and consistent cross-shopping activity.



## PRIME HOUSTON LOCATION

Positioned along Gessner Road, a major north-south arterial with strong traffic counts and convenient access to neighborhoods, schools, and major employment centers.



## NEWLY CONSTRUCTED

Modern construction with attractive façade design, efficient layouts, and durable building systems designed for long-term performance and minimal maintenance.



## THRIVING HOUSTON ECONOMY

Houston remains one of the nation's most dynamic markets, supported by steady population growth, business expansion, and strong consumer spending.



## LONG-TERM STABILITY

Weighted average lease term of ±8 years with all tenants on NNN leases, providing passive income and limited landlord responsibilities (roof & structure only).





# Investment Summary

PRICE  
\$11,175,000

CAP RATE  
6.15%

ANNUAL RENT  
\$687,253

LEASE TYPE  
NNN

TOTAL SF  
20,553 SF

YEAR BUILT  
2023 & 2025

Address:	4145 Gessner Rd, Houston, TX 77041
# of Tenants:	6 Suite Retail Center + Freestanding Chipotle
Price:	\$11,175,000
WALT:	±8 Years
Cap Rate:	6.15%
Annual Rent:	\$687,253
Total Rentable SF:	±20,553 SF
Retail Building + Patio Size:	±18,228 SF
Chipotle Building Size:	±2,325 SF
Lot Size:	±1.85 AC
Landlord Responsibilities:	Roof & Structure
Retail Center Year Built:	2023
Chipotle Year Built:	2025

## RENT ROLL

Tenant	SF	Lease Start	Lease End	Term Remaining	Annual Rent*	Rent/SF/Yr	Lease Type	Extension Options
Chipotle Mexican Grill (Chipotle Mexican Grill, Inc.)	±2,325	12/9/2025	12/9/2040	±15 Years	\$163,900	\$70.49	NNN	4 x 5 Years
The UPS Store (Shahid Badar)	±1,400	8/1/2021	8/1/2031	±6 Years	\$37,800	\$27.00	NNN	1 x 5 Years
Marco's Pizza (Houston Pie, LLC)	±1,350	4/14/2024	4/14/2034	±8 Years	\$39,150	\$29.00	NNN	2 x 5 Years
Juarez Mexican Restaurant (Mendoza Mexican Grill, Inc)	±4,600	4/1/2023	3/31/2033	±7 Years	\$128,800	\$28.00	NNN	1 x 5 Years
Juarez Mexican Restaurant (Mendoza Mexican Grill, Inc)	±750	3/1/2026	3/31/2033	±7 Years	\$6,600	\$8.80	NNN	1 x 5 Years
Tom Tom Coffee (Mayblue No. 5 Inc.)	±2,902	8/24/2024	8/24/2034	±9 Years	\$82,997	\$28.60	NNN	2 x 5 Years
Logos Dental (Logos Dental, PLLC)	±2,000	1/1/2026	12/31/2035	±10 Years	\$66,000	\$33.00	NNN	2 x 5 Years
Behavioral Innovations (Monarch Behavioral Therapy Bll, LLC )	±5,226	9/1/2025	4/1/2031	±5 Years	\$162,006	\$31.00	NNN	2 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# Property Summary

GROSS LEASABLE AREA  
20,553 SF

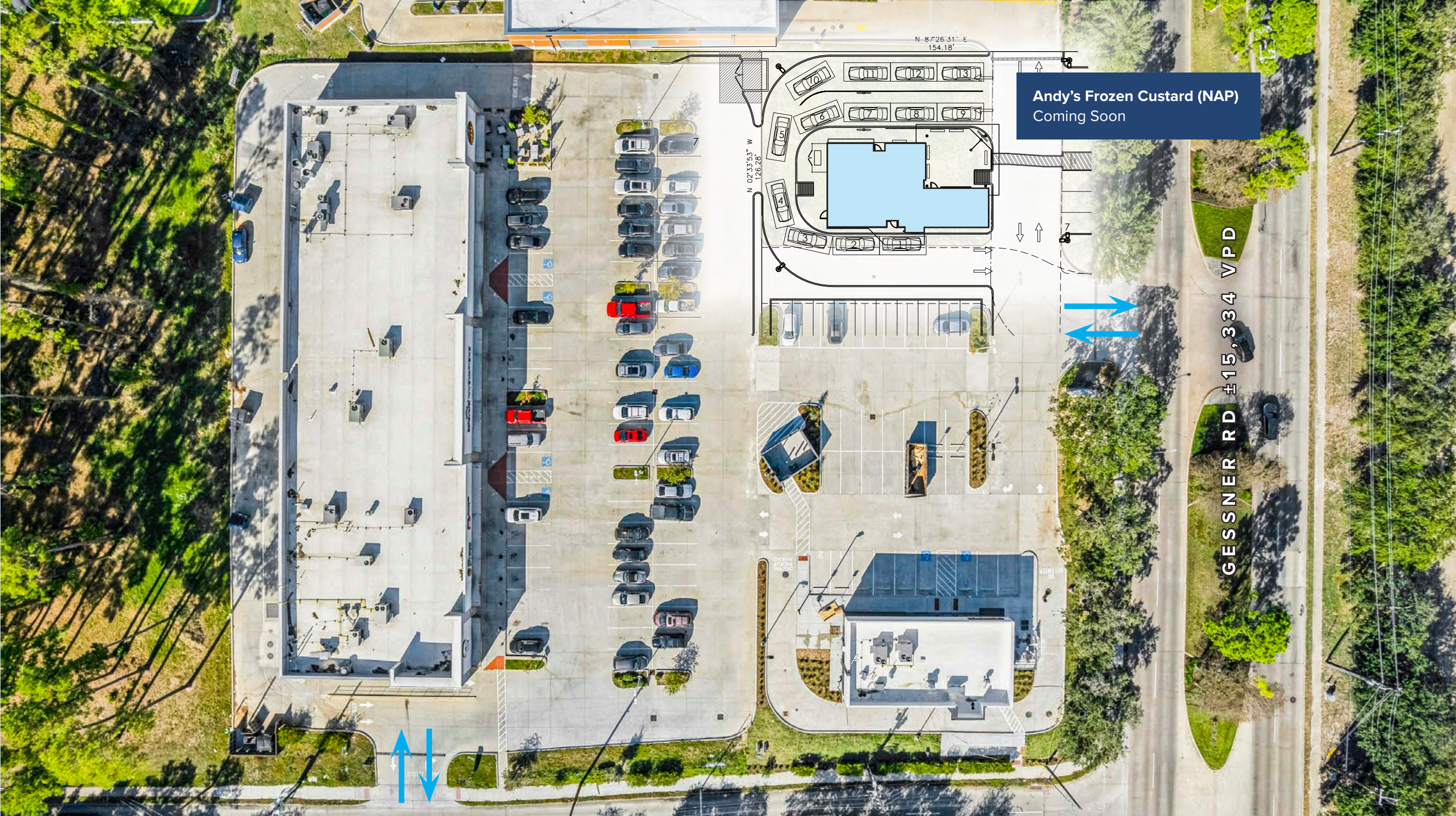
RETAIL BUILDING + PATIO  
18,228 SF

CHIPOTLE BUILDING  
2,325 SF

LOT SIZE  
1.85 AC

RETAIL CENTER YEAR BUILT  
2023

CHIPOTLE YEAR BUILT  
2025









02

4145



# Tenant Overview

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- Tom n Tom's Coffee & Eatery
- The UPS Store
- Marco's Pizza
- Behavioral Innovations
- Logos Dental
- Juarez Mexican Restaurant
- Chipotle Mexican Grill



# Tom n Tom's Coffee & Eatery

**Tom N Toms Coffee & Eatery** is a leading Korean-based coffeehouse chain recognized for blending premium coffee with a distinctive café experience that encourages community and creativity. Established in Seoul in 1999, the brand has grown into an international franchise with over **500 locations worldwide**, including a strong presence across the **United States, South Korea, and Southeast Asia**. Tom N Toms offers an extensive menu of handcrafted espresso beverages, teas, smoothies, and its signature baked-to-order pretzels and pastries, setting it apart from conventional coffee chains. Many locations also feature open spaces for study, meetings, and events, fostering a relaxed and inviting atmosphere. With its focus on quality, consistency, and cultural connection, Tom N Toms continues to expand its footprint across urban and suburban markets, appealing to both daily commuters and lifestyle-oriented consumers. The company remains committed to innovation through new store concepts and menu development, reflecting its mission to deliver a premium coffeehouse experience with a global edge.

[drinktomntoms.com](http://drinktomntoms.com)



## PROPERTY INFORMATION

Suite #:	Suite A
Concept:	Tom n Tom's Coffee & Eatery
Tenant:	Mayblue (#5 Inc. Magazine)
Suite Size (SF):	±2,902 SF

## LEASE INFORMATION

Lease Commencement:	8/24/2024
Lease Term Expiration:	8/24/2034
Term Remaining:	±9 Years
Lease Type:	NNN
Annual Rent*:	\$82,997
Rent/SF/Yr:	\$28.60
Rental Increases:	2% Annually
Renewal Options:	2 x 5 Years

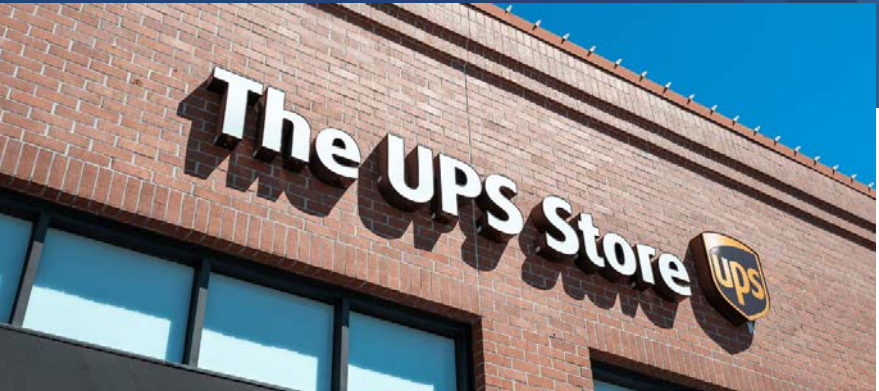
\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# The UPS Store

The **UPS Store** is a leading retail and business services brand recognized for providing reliable shipping, printing, and mailbox solutions to consumers and small businesses alike. Established in 1980 as Mail Boxes Etc. and later rebranded under the UPS umbrella in 2003, the company has evolved into one of the world’s largest retail shipping networks with more than **5,200 independently owned and operated locations** across the **United States, Puerto Rico, and Canada**. The UPS Store offers a comprehensive range of services including domestic and international shipping, packaging, document shredding, notary services, and professional printing for both personal and business needs. Each location is designed to serve as a convenient one-stop resource for entrepreneurs, remote workers, and everyday customers, combining efficiency with trusted customer service. The brand’s ongoing commitment to reliability, accessibility, and professional support underscores its role as a cornerstone in the growing small business ecosystem.

theupsstore.com



## PROPERTY INFORMATION

Suite #:	Suite B
Concept:	The UPS Store
Tenant:	Shahid Badar
Suite Size (SF):	±1,400 SF

## LEASE INFORMATION

Lease Commencement:	8/1/2021
Lease Term Expiration:	8/1/2031
Term Remaining:	±6 Years
Lease Type:	NNN
Annual Rent*:	\$37,800
Rent/SF/Yr:	\$27.00
Rental Increases:	Month 61: \$42,000 Option: FMV
Renewal Options:	1 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# Marco's Pizza

**Marco's Pizza** is a rapidly growing U.S.-based pizza franchise recognized for its commitment to authentic Italian quality and fresh, made-from-scratch ingredients. Founded in **Toledo, Ohio in 1978** by Italian native **Pasquale “Pat” Giammarco**, the brand has earned a loyal following for its signature sauce, freshly made dough, and premium cheese blend crafted daily in each store. With over **1,200 locations across the United States** and an expanding international presence, Marco's Pizza has become one of the fastest-growing pizza brands in the nation. The company offers a diverse menu that includes classic and specialty pizzas, subs, salads, and cheesy breadsticks—all emphasizing bold flavor and genuine craftsmanship. Driven by a franchise model focused on operational excellence and community engagement, Marco's continues to expand its footprint in both established and emerging markets. Headquartered in Toledo, Ohio, Marco's Pizza remains true to its founder's original vision—to **serve high-quality pizza with authentic Italian flavor in every slice.**

marcos.com



## PROPERTY INFORMATION

Suite #:	Suite C
Concept:	Marco's Pizza
Tenant:	Houston Pie, LLC
Suite Size (SF):	±1,350 SF

## LEASE INFORMATION

Lease Commencement:	4/14/2024
Lease Term Expiration:	4/14/2034
Term Remaining:	±8 Years
Lease Type:	NNN
Annual Rent*:	\$39,150
Rent/SF/Yr:	\$29.00
Rental Increases:	Month 37: \$40,500 Month 61: \$43,200 Option 1: \$47,520 Option 2: \$52,272
Renewal Options:	2 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# Behavioral Innovations

**Behavioral Innovations** is a leading provider of evidence-based therapy services for children with autism and related developmental disorders. Founded in **2000** by behavioral analysts **Dr. Carl Sheperis, Dr. Candace S. Rowland, and Dr. Ron Mandell**, the organization was built on a mission to make **Applied Behavior Analysis (ABA) therapy** accessible to every family in need. With more than **80 state-of-the-art clinics across Texas, Oklahoma, and Colorado**, Behavioral Innovations has become one of the most trusted names in autism care and early intervention. By combining clinical excellence with compassionate care, Behavioral Innovations continues to expand its network of clinics while upholding its core values of quality, integrity, and innovation. Each Behavioral Innovations center offers individualized treatment programs designed to help children build critical life, communication, and social skills in a nurturing environment. Services include one-on-one ABA therapy, parent training, and school-readiness programs—each tailored to meet the unique needs of every child.

[behavioral-innovations.com](http://behavioral-innovations.com)



## PROPERTY INFORMATION

Suite #:	Suite D
Concept:	Behavioral Innovations
Tenant:	Monarch Behavioral Therapy BII, LLC
Suite Size (SF):	±5,226 SF

## LEASE INFORMATION

Lease Commencement:	9/1/2025
Lease Term Expiration:	4/1/2031
Term Remaining:	±5 Years
Lease Type:	NNN
Annual Rent*:	\$162,006
Rent/SF/Yr:	\$31.00
Rental Increases:	\$0.50/SF Annually
Renewal Options:	2 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.





# Logos Dental

Logos Dental is a **full-service dental practice** providing comprehensive **general and preventative care** to patients throughout its surrounding trade area. Led by **Dr. Maged Shokralla, DMD**—an experienced general dentist with **over a decade of clinical expertise**—the practice offers a wide range of services including **routine cleanings, restorative dentistry, treatment planning, oral surgery, and pediatric dental care.**

Dr. Shokralla earned his **Doctor of Dental Medicine degree from Boston University’s Henry M. Goldman School of Dental Medicine** and has practiced in the Houston metropolitan area since 2017, including serving as a **General Dentist with Smile Brands, Inc. since 2018.** Dental practices are widely regarded as recession-resistant healthcare tenants due to recurring patient demand and the essential nature of in-person care. Logos Dental’s established patient base, long-term lease structure, and operator commitment provide stability and predictable cash flow for investors.



## PROPERTY INFORMATION

Suite #:	Suite E
Concept:	Logos Dental
Tenant:	Logos Dental, PLLC
Suite Size (SF):	±2,000 SF

## LEASE INFORMATION

Lease Commencement:	1/1/2026
Lease Term Expiration:	12/31/2035
Term Remaining:	±10 Years
Lease Type:	NNN
Annual Rent*:	\$66,000
Rent/SF/Yr:	\$33.00
Rental Increases:	Month 13-120: 2.5% Annually Option 1: FMV Option 2: FMV
Renewal Options:	2 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# Juarez Mexican Restaurant

**Juarez Mexican Restaurant** is a beloved Houston dining establishment recognized for serving authentic, home-style Mexican cuisine in a warm and welcoming atmosphere. Family-owned and operated since its founding, Juarez has become a local favorite by combining traditional recipes with genuine hospitality—reflecting the rich culinary heritage of Mexico. Located in the heart of Houston, the restaurant offers a diverse menu featuring time-honored classics such as enchiladas, fajitas, tacos, and sizzling parrilladas, complemented by fresh margaritas and signature cocktails. Every dish is prepared with care using high-quality ingredients and flavorful, made-from-scratch recipes that capture the essence of authentic Mexican cooking. With its inviting ambiance and attentive service, Juarez Mexican Restaurant has built a loyal customer base spanning generations of Houstonians. The restaurant continues to uphold its longstanding reputation for quality, consistency, and community connection, for those seeking an authentic taste of Mexico in Houston.

[juarezmexicanrestaurant.com](http://juarezmexicanrestaurant.com)



## PROPERTY INFORMATION

Suite #:	Suite F
Concept:	Juarez Mexican Restaurant
Tenant:	Mendoza Mexican Grill, Inc
Suite Size + Patio (SF):	±5,226 + ±750 SF

## LEASE INFORMATION

Lease Commencement:	4/1/2023
Lease Term Expiration:	3/31/2033
Term Remaining:	±7 Years
Lease Type:	NNN
Annual Rent*:	\$135,400
Rent/SF/Yr:	\$36.80
Rental Increases:	Month 49: \$133,400 Month 61: \$138,000 Option 1: \$147,200
Renewal Options:	1 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



# Chipotle Mexican Grill

**Chipotle Mexican Grill** is a leading fast-casual restaurant brand recognized for pioneering the concept of real, responsibly sourced food served with speed and convenience. Founded in **1993 in Denver, Colorado**, Chipotle has grown into one of the most influential restaurant chains in the world, with more than **3,500 locations across the United States, Canada, and Europe**. The company specializes in customizable burritos, bowls, tacos, and salads made with fresh, high-quality ingredients—free of artificial colors, flavors, or preservatives. Through its commitment to **“Food With Integrity,”** Chipotle partners with farms and suppliers that prioritize animal welfare, sustainable practices, and ethically sourced produce. Each restaurant is designed to provide an elevated fast-casual experience, blending efficiency with transparency through its open-kitchen format and customer-focused service model. Chipotle continues to lead innovation in the restaurant industry through digital ordering, delivery integration, and sustainability initiatives that support its long-term growth.

chipotle.com



## PROPERTY INFORMATION

Address:	4135 Gessner Road
Concept:	Chipotle Mexican Grill
Tenant:	Chipotle Mexican Grill, Inc
Suite Size (SF):	±2,325 SF

## LEASE INFORMATION

Lease Commencement:	12/9/2025
Lease Term Expiration:	12/9/2040
Term Remaining:	±15 Years
Lease Type:	NNN
Annual Rent*:	\$163,900
Rent/SF/Yr:	\$70.49
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

\*Annual rent reflects the scheduled rate as of 5/1/2026. Seller will credit the purchaser at closing for any difference between the current rent and the rent effective 5/1/2026.



03

4145

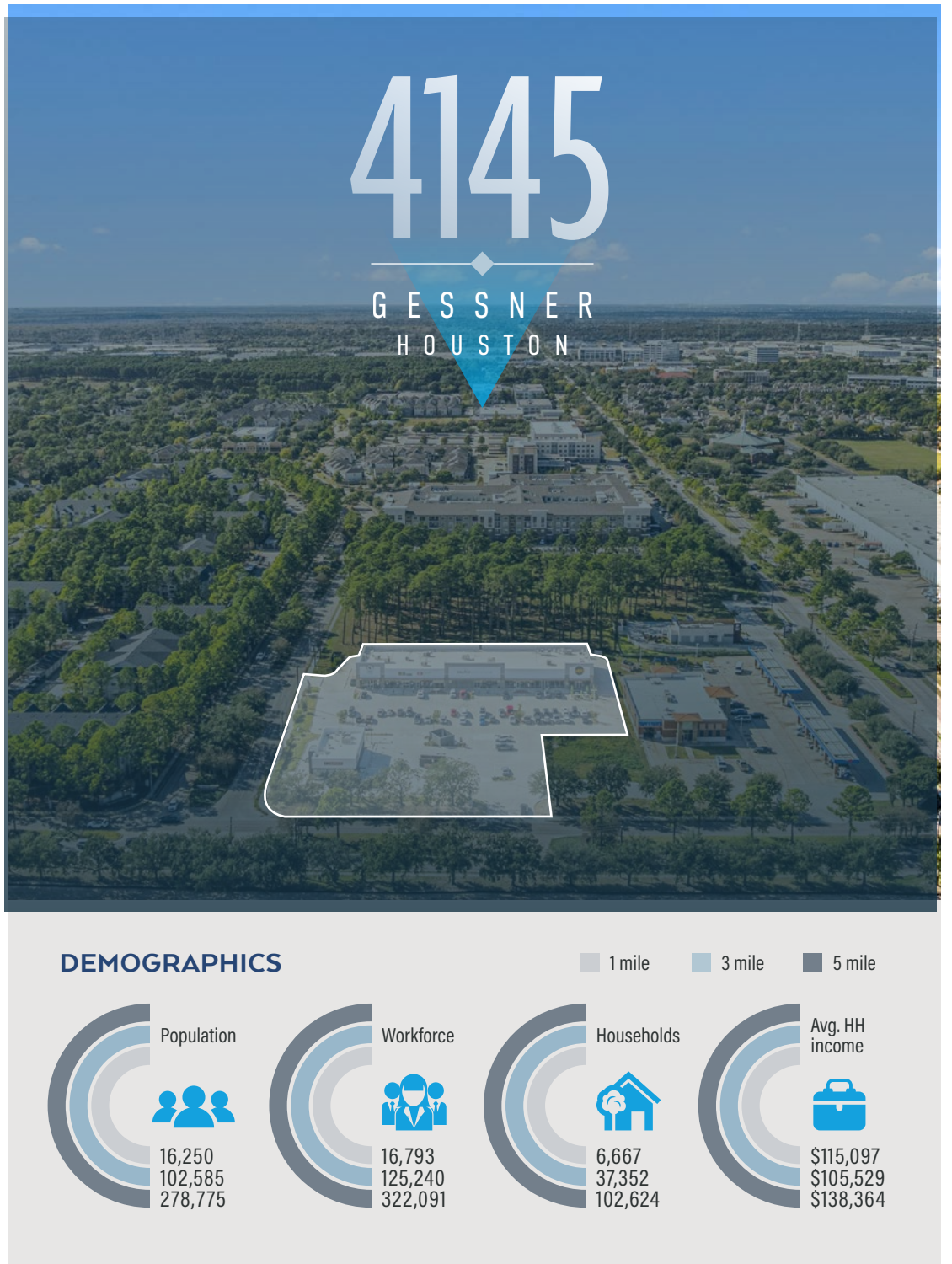


# Location Overview

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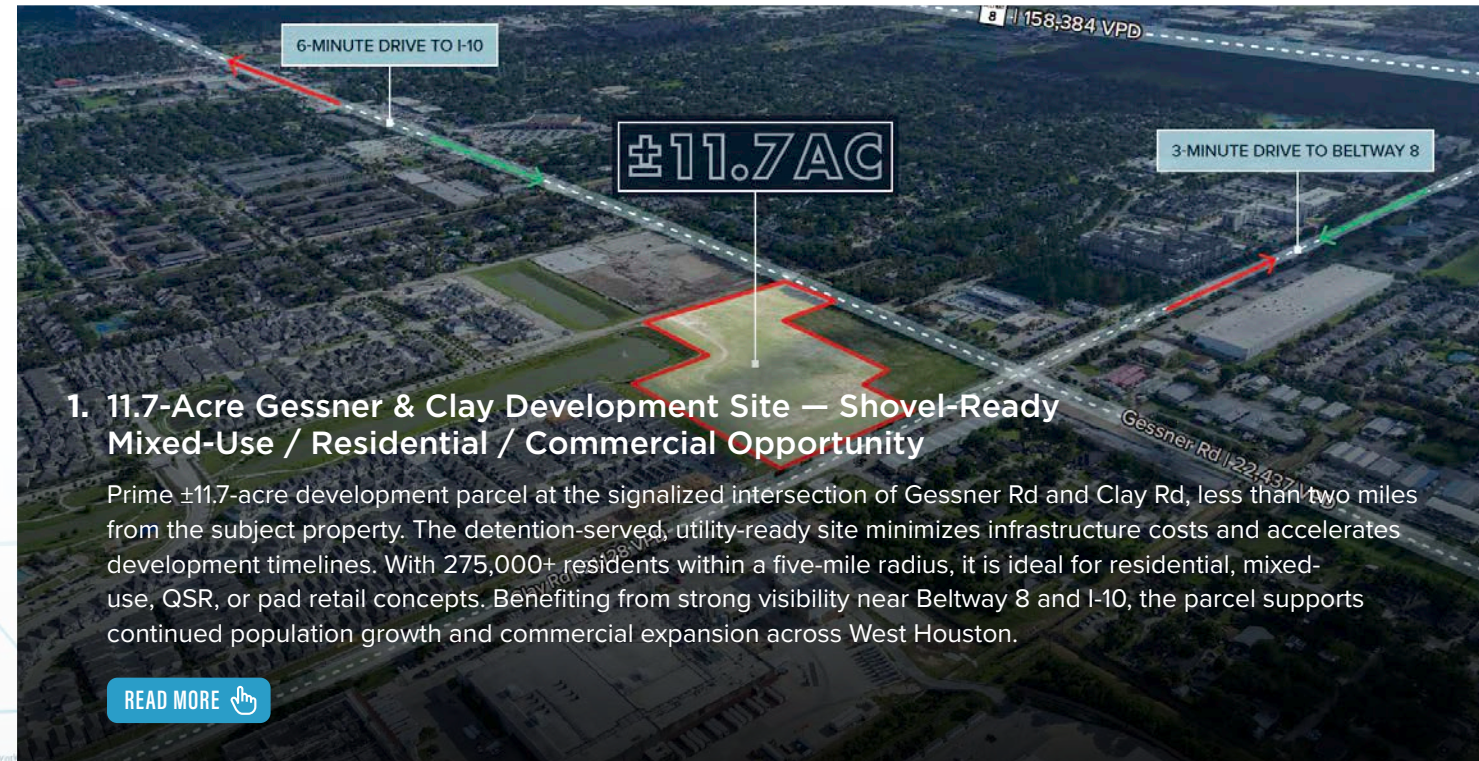
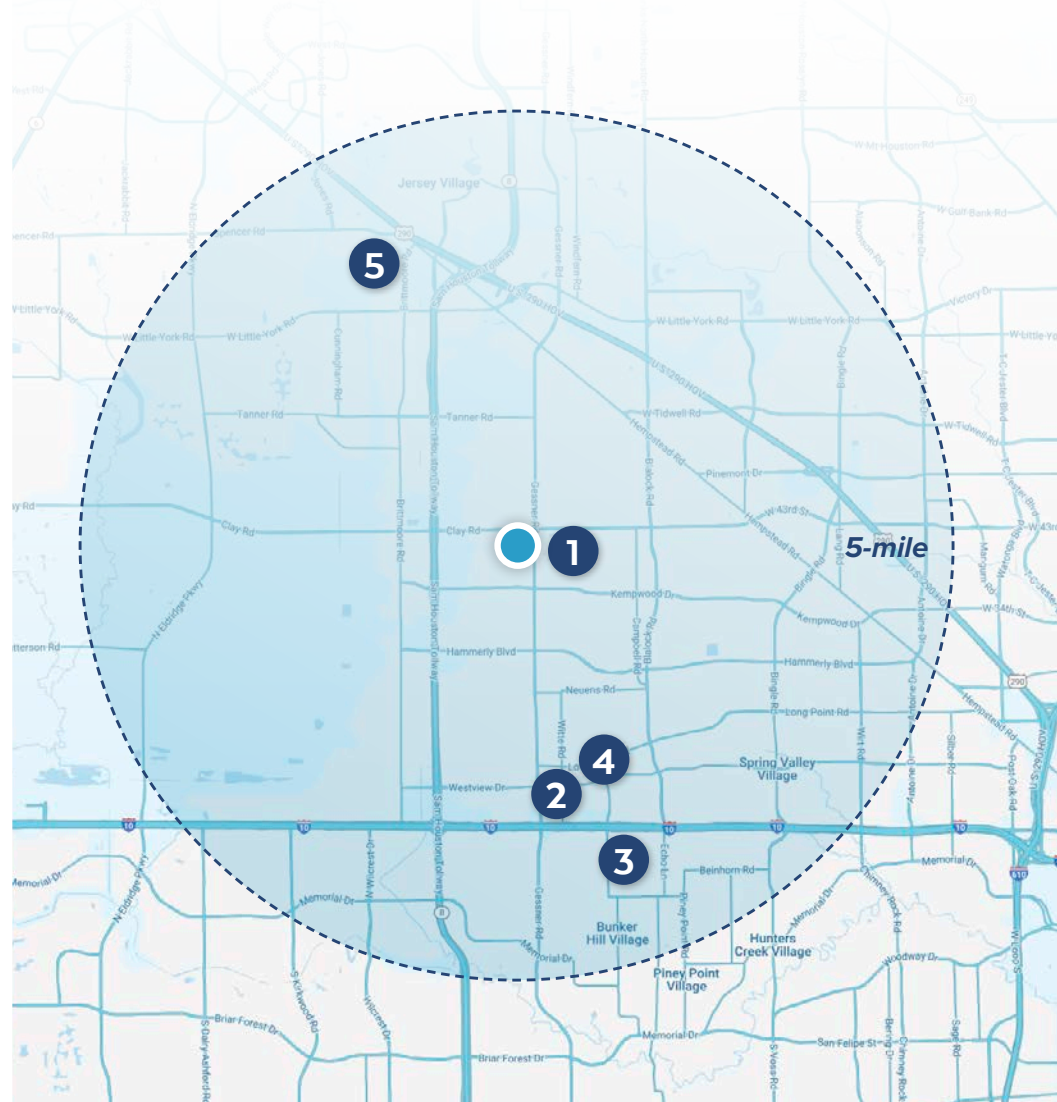
- Demographics & Aerial
- Nearby Developments
- About Houston







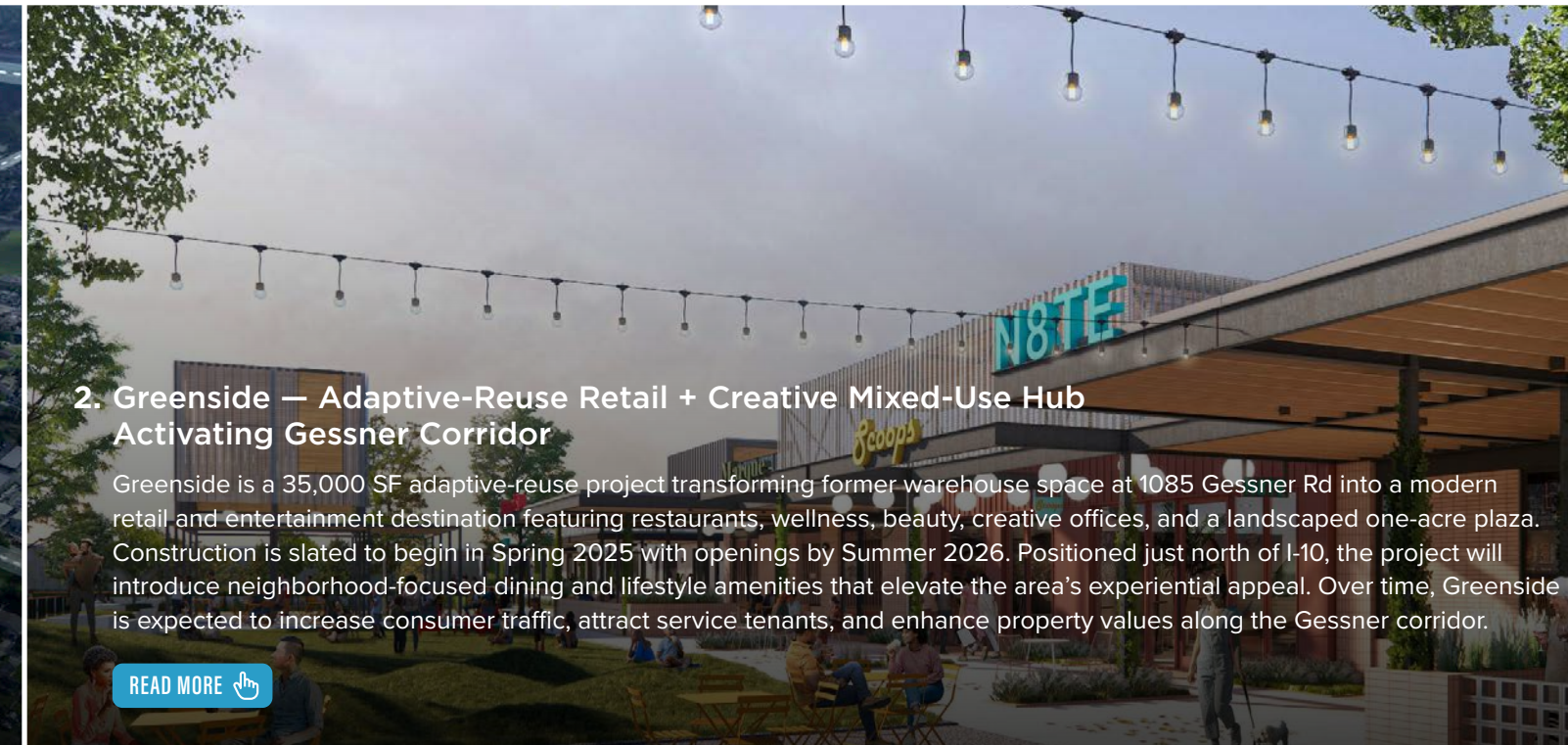
# Nearby Developments



## 1. 11.7-Acre Gessner & Clay Development Site — Shovel-Ready Mixed-Use / Residential / Commercial Opportunity

Prime ±11.7-acre development parcel at the signalized intersection of Gessner Rd and Clay Rd, less than two miles from the subject property. The detention-served, utility-ready site minimizes infrastructure costs and accelerates development timelines. With 275,000+ residents within a five-mile radius, it is ideal for residential, mixed-use, QSR, or pad retail concepts. Benefiting from strong visibility near Beltway 8 and I-10, the parcel supports continued population growth and commercial expansion across West Houston.

[READ MORE](#)



## 2. Greenside — Adaptive-Reuse Retail + Creative Mixed-Use Hub Activating Gessner Corridor

Greenside is a 35,000 SF adaptive-reuse project transforming former warehouse space at 1085 Gessner Rd into a modern retail and entertainment destination featuring restaurants, wellness, beauty, creative offices, and a landscaped one-acre plaza. Construction is slated to begin in Spring 2025 with openings by Summer 2026. Positioned just north of I-10, the project will introduce neighborhood-focused dining and lifestyle amenities that elevate the area's experiential appeal. Over time, Greenside is expected to increase consumer traffic, attract service tenants, and enhance property values along the Gessner corridor.

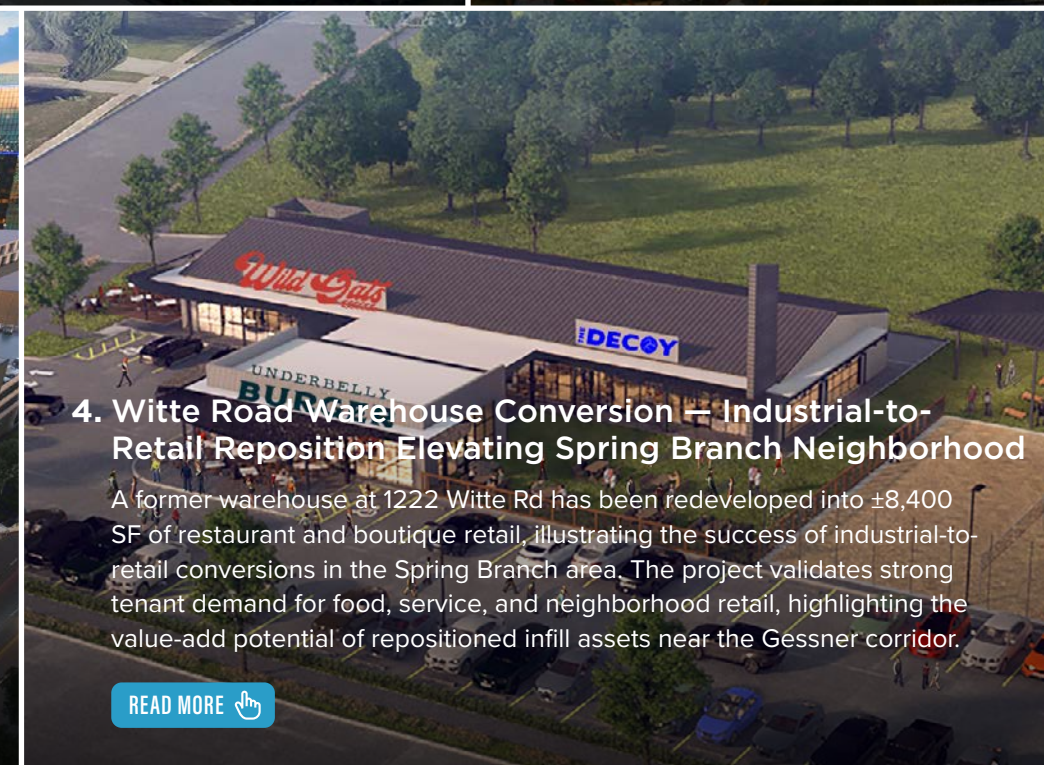
[READ MORE](#)



## 3. Memorial City Mall Redevelopment — Anchor Asset Repositioning to Support Retail Gravity + Tenant Refresh

MetroNational is launching a multi-phase redevelopment of aging mall components, including demolition, parking reconfiguration, and tenant upgrades, starting May 2026 with completion by 2027. The project will enhance Memorial City's regional appeal, driving stronger co-tenancy, foot traffic, and long-term rent growth along the Gessner corridor.

[READ MORE](#)



## 4. Witte Road Warehouse Conversion — Industrial-to-Retail Reposition Elevating Spring Branch Neighborhood

A former warehouse at 1222 Witte Rd has been redeveloped into ±8,400 SF of restaurant and boutique retail, illustrating the success of industrial-to-retail conversions in the Spring Branch area. The project validates strong tenant demand for food, service, and neighborhood retail, highlighting the value-add potential of repositioned infill assets near the Gessner corridor.

[READ MORE](#)



## 5. Industrial-Flex Upgrades — Re-Tenancy & Light Manufacturing Modernization Creating Job-Density

North Gessner is experiencing industrial reinvestment and modernization, including tenant build-outs and Stream Realty's new 164,365 SF warehouse. These upgrades are boosting job density and daytime population, driving demand for QSR, convenience, and service retail near 4145 Gessner and supporting long-term retail absorption in the corridor.

[READ MORE](#)

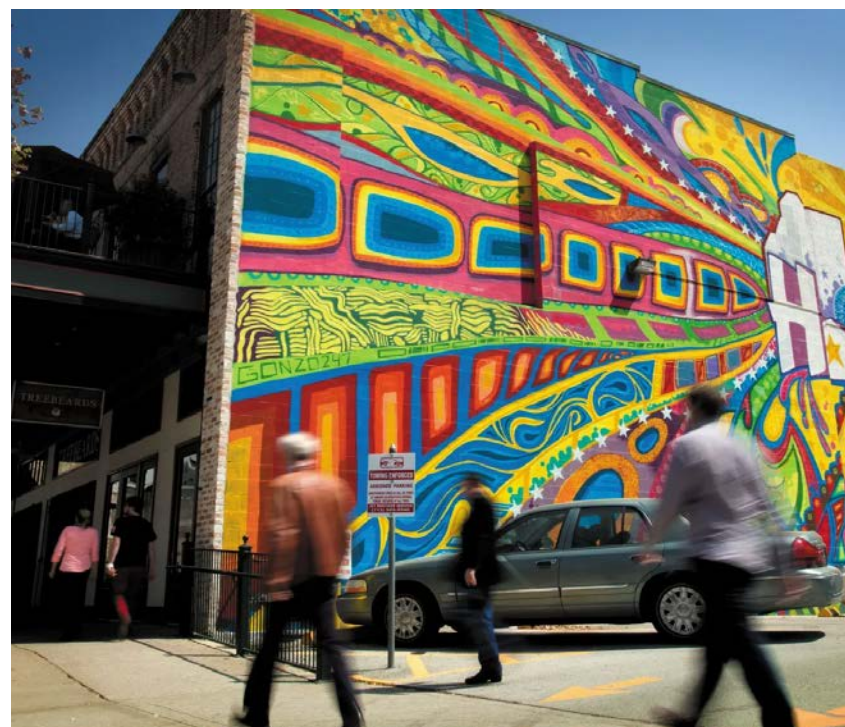


# Houston

Houston, Texas, is one of the nation's most dynamic and diverse metropolitan areas—renowned for its strong economy, cultural vibrancy, and unmatched quality of life. As the fourth-largest city in the United States, Houston serves as a global hub for energy, healthcare, aerospace, and technology, with major employers including the Texas Medical Center, NASA's Johnson Space Center, and numerous Fortune 500 companies. The city's thriving economy is supported by a favorable business climate, continuous population growth, and an expanding infrastructure network that connects industries and talent across the Gulf Coast region. Residents enjoy an exceptional mix of urban sophistication and southern hospitality, with world-class dining, professional sports, and a rapidly evolving arts and entertainment scene, offering a broad spectrum of living options and opportunities.

## ARTS & CULTURE

Houston boasts one of the strongest cultural scenes in the country. The Houston Museum District features nearly 20 institutions within walking distance, including the Museum of Fine Arts, the Contemporary Arts Museum, and the Houston Museum of Natural Science. The city's renowned Theater District is home to major performing arts organizations such as the Houston Symphony, Houston Grand Opera, and the Alley Theatre. Public art installations, music festivals, and culinary events highlight Houston's global character, while local enclaves like Montrose, EaDo, and The Heights showcase the city's creative energy. This cultural richness reflects Houston's reputation as a melting pot where international influences meet Texas authenticity.



## SPORTS & RECREATION

Houston is a premier destination for sports and recreation, offering professional teams and year-round outdoor activities. The city proudly hosts the Houston Astros (MLB), Houston Rockets (NBA), Houston Texans (NFL), and Houston Dynamo (MLS), attracting millions of fans each year. Major venues such as Minute Maid Park, NRG Stadium, and the Toyota Center are central to the city's entertainment landscape.

For outdoor enthusiasts, Houston's extensive park system—one of the largest in the nation—includes Memorial Park, Buffalo Bayou Park, and Discovery Green, offering miles of trails, golf courses, and green spaces. Proximity to Galveston Bay and the Gulf of Mexico provides access to boating, fishing, and coastal recreation. With a warm climate and a strong emphasis on active living, Houston supports a vibrant lifestyle for residents and visitors alike.



7.55M

HOUSTON METRO  
POPULATION

34.6

MEDIAN AGE

4.88M

DAYTIME POPULATION

63%

HAVE A COLLEGE  
EDUCATION OR HIGHER

\$121,278

AVERAGE HOUSEHOLD  
INCOME



## DEMOGRAPHICS

Home to more than 2.3 million residents and over 7 million in the greater metropolitan area, Houston continues to experience steady population and job growth driven by its diverse economic base. The city's workforce is among the most educated and globally connected in the country, with significant representation in energy, medical research, logistics, and technology.

Houston is also one of the most ethnically diverse cities in America, where over 145 languages are spoken, contributing to its rich cultural fabric and global appeal. Affordable housing, no state income tax, and strong employment opportunities make Houston a magnet for young professionals, families, and entrepreneurs. With its strategic Gulf Coast location, resilient economy, and ongoing development, Houston stands as one of the nation's premier centers for business, innovation, and lifestyle.





# 4145



**EXCLUSIVELY**  
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