

FOR SALE

Esplanada Village and 6,300 SF Development



6415 & 6417 AIRPORT ROAD

PORTFOLIO: 6415 & 6417 AIRPORT ROAD

PORTFOLIO FOR SALE DATA

6417 Airport Road
Total Size: **8,250 SF**

6415 Airport Road
Total Size: **6,300 SF**

SALES CONTACTS

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ESPLANADA VILLAGE - RENT ROLL

SUITE	TENANT	S/F	RENT (NNN)	\$/SF	ANNUAL INCREASE	START DATE	END DATE	OPTIONS
100	Chapin Mex	1,750.	\$2,916.67	\$20.00	\$1,752.00 5%	Jun-19	Jan-25 (Initial Term)	2-5 yr
101	Grandy Insurance	1,400	\$2,275.00	\$19.50	\$696.00 2.5%	May-12	Sept-25 (Initial Term)	
102	Universal Cuts	1,400	\$ 2,333.33	\$20.00	\$696.00 2.5%	May-18 Oct-23	Sept-23 (Initial Term) Sept-26	
103	T-Mobile	1,400	\$ 2,496.67	\$21.40	\$600.00 2.0%	Dec-16 Mar-22	Feb-22 (Initial Term) Feb-27	1-5 yr
104 & 105	Pandeira Del Valle	<u>2,300</u> 8,250	\$ 3,640.00	\$19.00	\$1,284.00 3.0%	May-18 Oct-23	Sept-23 (Initial Term). Sept-28	1-5yr
TOTAL MONTHLY RENT			<u>\$13,661.67</u>					
ANNUAL RENT (NOI)			\$163,940.04					

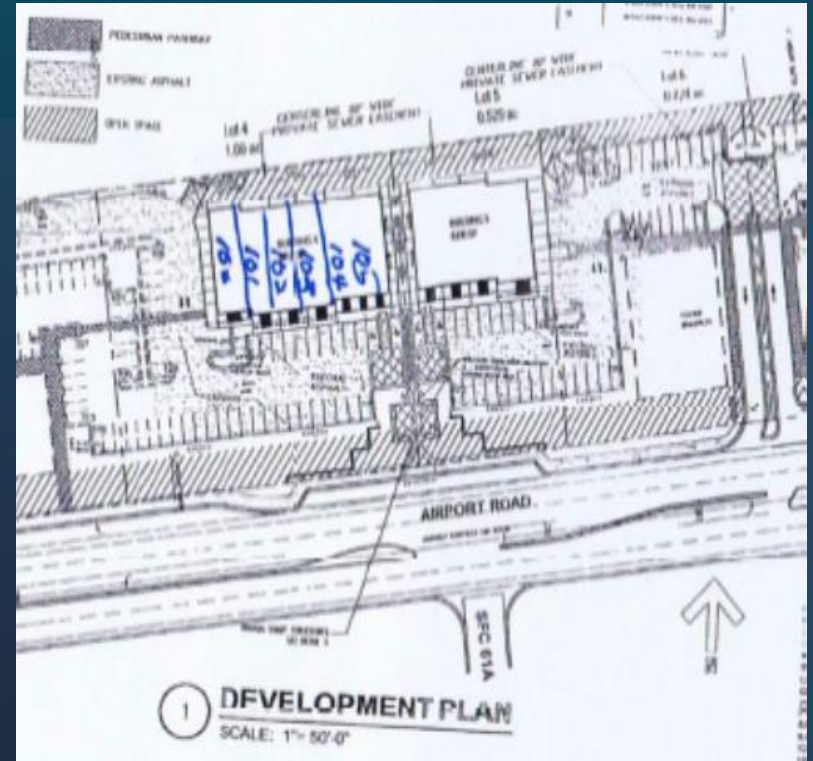
6417 Airport Rd - Esplanade Village

Available: \$10,116/58

Lot 5 4.521 Acres



FOR SALE

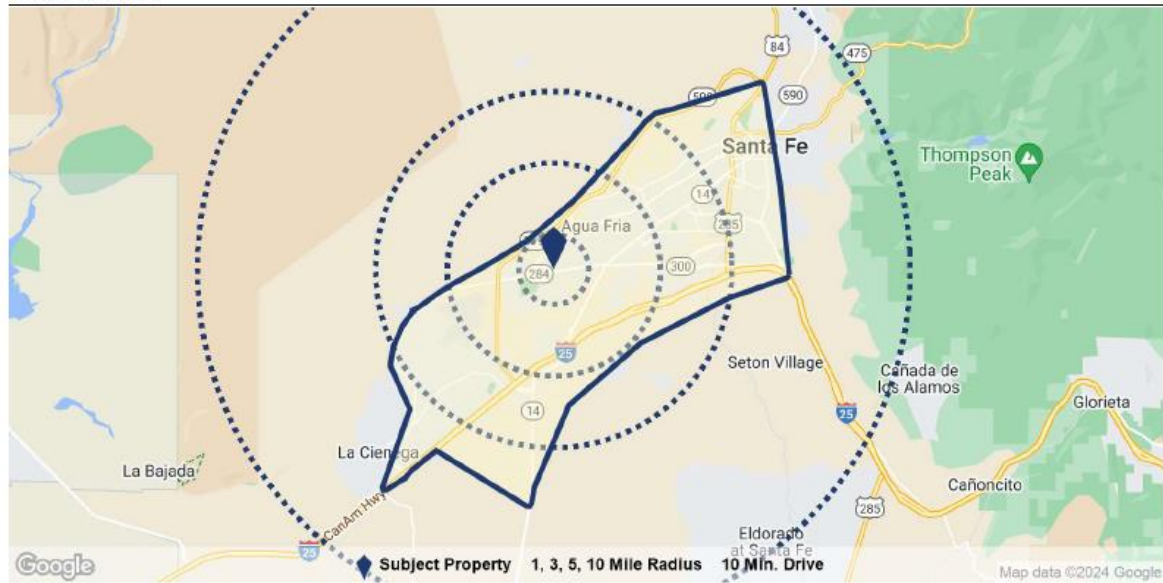




PORTFOLIO: 6415 & 6417 AIRPORT ROAD



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,359	39,892	74,978	120,524	99,644
5 Yr Growth	2.7%	2.7%	2.3%	2.4%	5.6%
Median Age	35	38	42	48	45
5 Yr Forecast	37	40	43	48	45
White / Black / Hispanic	92% / 1% / 83%	91% / 1% / 74%	91% / 1% / 68%	92% / 1% / 52%	91% / 1% / 59%
5 Yr Forecast	91% / 2% / 83%	90% / 2% / 74%	90% / 2% / 65%	91% / 1% / 51%	91% / 1% / 59%
Employment	1,889	15,081	34,171	85,954	49,580
Buying Power	\$278.8M	\$883.6M	\$1.9B	\$3.8B	\$2.7B
5 Yr Growth	4.0%	4.3%	4.0%	4.5%	7.3%
College Graduates	14.0%	22.8%	30.3%	41.6%	34.5%
Household					
Households	5,025	14,907	29,973	53,428	43,199
5 Yr Growth	2.6%	2.7%	2.2%	2.4%	5.9%
Median Household Income	\$55,488	\$59,275	\$63,773	\$70,421	\$62,146
5 Yr Forecast	\$58,226	\$60,181	\$64,888	\$71,858	\$62,992
Average Household Income	\$69,549	\$76,689	\$85,421	\$99,377	\$84,651
5 Yr Forecast	\$70,785	\$78,132	\$87,212	\$101,474	\$85,958
% High Income (>\$75K)	32%	36%	41%	47%	40%
Housing					
Median Home Value	\$174,625	\$252,198	\$305,969	\$391,917	\$333,189
Median Year Built	1995	1997	1993	1990	1990
Owner / Renter Occupied	66% / 34%	65% / 35%	66% / 34%	66% / 34%	57% / 43%