



Family-Focused Retail Strip Along I-45 with Strong Tenant Mix in Dense Houston Neighborhood





## LEAD BROKERS

### Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761 | NV RED# 10011411

### Scott Reid

Broker, ParaSell, Inc.

scott@parasellinc.com

(949) 942-6585 | TX LIC# 739436

### Matt Nega

(925) 430-5787

matt@monarchcommercial.com

CA DRE# 02176879

In Association with ParaSell, Inc.

(949) 942-6585

A licensed Texas Broker # 9009637



**MONARCH**

COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Family-focused retail strip along Interstate-45 in a dense area of southeast Houston. Just 3 miles from William P. Hobby Airport and at the center of Houston's growing energy industry.

<b>Price</b>	<b>\$5,205,000</b>
<b>Cap Rate</b>	<b>7.25%</b>
<b>NOI</b>	<b>\$377,286</b>
<b>Price/SF</b>	<b>\$330.20</b>
<b>Leasable Area</b>	<b>15,763 SF</b>
<b>Land Area</b>	<b>1.35 AC</b>
<b>Year Built</b>	<b>2016</b>

10404 GULF FWY, HOUSTON, TX 



## WHY INVEST

**Strategic Location with Exceptional Connectivity** The subject property is ideally positioned along Clearwood and Edgebrook Drive, one of Southeast Houston's busiest retail corridors. Located directly off Interstate 45, the primary north-south interstate connecting Houston to Dallas, the center benefits from heavy daily traffic and excellent accessibility via frontage roads on either side. William P. Hobby Airport lies just 3.2 miles away, meaning travelers, including many from Houston's vital oil, gas, and energy sectors, pass the property as they head south from the airport, further boosting visibility and demand.

**Quality Tenants with Proven Success** The property features a healthy mix of corporate-backed and regional tenants, ensuring stability and long-term performance. Kids Empire, owned by a European private equity firm, is expanding rapidly across the U.S. with a profitable, scalable model. La Monarca, a family-owned regional ice cream brand with 13 locations, is known for its delicious treats and inviting finishes. Little Caesars has maintained strong sales for nearly a decade at this site and benefits from a drive-thru window, enhancing convenience and repeat visits. This blend of established operators provides investors with durable cash flow and reduced risk of turnover.

**Family-Focused Tenant Synergy** This retail strip has been thoughtfully curated to appeal to families, with tenants that naturally complement each other and drive repeat visits. Kids Empire serves as the anchor draw, while families frequently pair their visits with pizza from Little Caesars, ice cream from La Monarca, or essential services from World Finance. The "play–pizza–treat" tenant mix creates a family-first experience that fosters loyalty and regular traffic from the community.

**Supported by High-Profile Co-Tenants** The subject property further benefits from sharing the center with household names like Academy Sports + Outdoors, McDonald's, and Mambo Seafood. Academy, a Houston-based brand with deep local loyalty, attracts consistent foot traffic from parents shopping for sports equipment. McDonald's is a daily-use anchor that funnels traffic deeper into the center. Meanwhile, Mambo Seafood, a Houston favorite, has become a community staple for family dining, cementing the property's role as a neighborhood destination.

**Durable Construction & Low Management Burden** Constructed in 2016, the center boasts modern design, attractive signage, and well-maintained landscaping. Its concrete parking lot provides long-term durability, outperforming traditional asphalt in both cost and upkeep. All leases are structured as NNN, passing through nearly all expenses to tenants and minimizing landlord responsibilities. World Finance recently renewed its lease, while Little Caesars and La Monarca have operated here since opening, demonstrating long-term tenant commitment.

**Part of Houston's Thriving Metroplex** Houston is one of the strongest job markets in the U.S., anchored by the energy sector, the Port of Houston, and a diverse mix of healthcare, aerospace, and logistics industries. The city continues to see robust population growth, supported by affordable housing and high employment opportunities. The subject property is surrounded by dense, established single-family neighborhoods that drive consistent daily-use traffic, ensuring steady demand for the family-focused services offered within the center.



Little  
Caesars®

## TOP PERFORMING LOCATION

The Little Caesars occupying the end cap suite of the subject property ranks among the highest-producing stores in both Texas and the United States. With a convenient drive-thru and interior seating, this location is positioned for continued success.

# \$1.9 MILLION

ESTIMATED SALES FROM JANUARY 2024 THROUGH DECEMBER 2024

# 91ST PERCENTILE

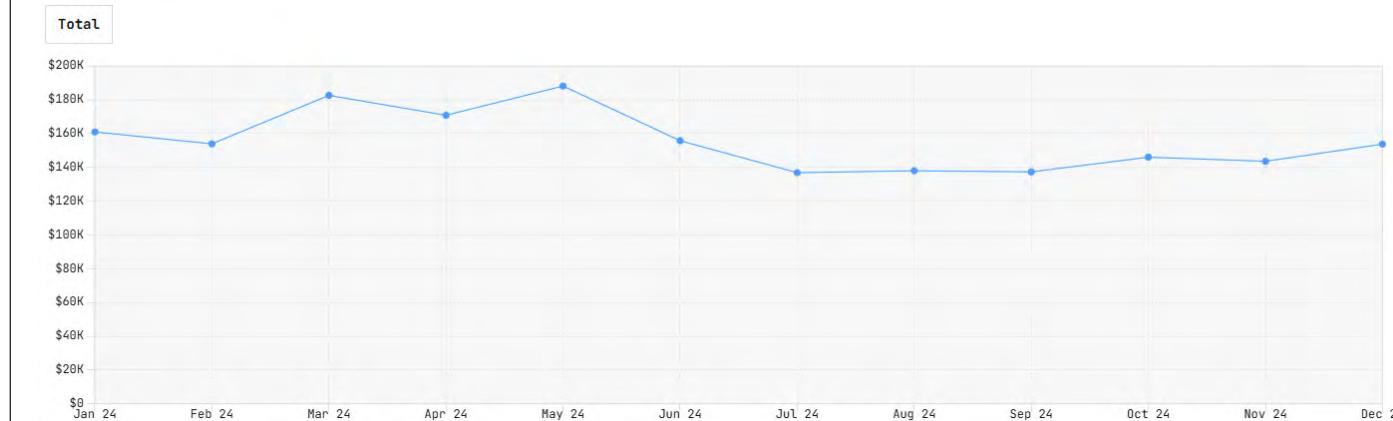
THIS LOCATION RANKS #277 OUT OF 3,214 LOCATIONS NATIONWIDE BASED ON ANNUAL SALES

# 123.3K

TOTAL TRANSACTIONS FROM JANUARY 2024 THROUGH DECEMBER 2024

### Sales Performance

(January 2024-December 2024 | Unit: Total)



### Industry Average - Customers

(January 2024-December 2024 | Unit: Total)





<b>CURRENT</b>			<b>PROPOSED</b>	
<b>Price</b>		<b>\$5,205,000</b>	<b>Proposed Loan Amount</b>	<b>\$3,435,300</b>
<b>Capitalization Rate</b>		<b>7.25%</b>	<b>Loan To Value</b>	<b>66%</b>
<b>Price Per Square Foot</b>		<b>\$330.20</b>	<b>Interest Rate</b>	<b>6.13%</b>
Down Payment	34%	\$1,769,700	Amortization (Years)	<b>30</b>
Loan Amount	66%	\$3,435,300	Term (Years)	<b>5</b>
Total Leased (SF):	100.00%	15,763	Net Operating Income	<b>\$377,286</b>
Total Vacant (SF):	0.00%	0	Debt Service	<b>(\$250,479)</b>
Total Rentable Area (SF):	100.00%	15,763	Pre-Tax Cash Flow	<b>\$126,807</b>
<b>Income (CY 2025)</b>	<b>\$/SF</b>		Debt Coverage Ratio	<b>1.51</b>
Scheduled Rent	\$23.93	\$377,286	Cash-on-cash Return	<b>7.17%</b>
Scheduled Recoveries	\$9.23	\$145,482	Principal Pay down	<b>\$41,211</b>
<b>Effective Gross Income</b>		<b>\$522,768</b>	Total Return	<b>\$168,018</b>
<b>Adjusted Gross Income</b>		<b>\$522,768</b>	Yield	<b>9.49%</b>
<b>Expenses (YE 2024)</b>	<b>\$/SF</b>			
Property Taxes	(\$4.21)	(\$66,388)		
Insurance	(\$1.00)	(\$15,765)		
CAM/Management	(\$4.02)	(\$63,329)		
<b>Total Operating Expenses</b>	<b>(\$9.23)</b>	<b>(\$145,482)</b>		
<b>Net Operating Income</b>		<b>\$377,286</b>		

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. Monarch Commercial Advisors is not a lender or mortgage broker.



Tenant Info				Lease Terms			Rent Summary		
Tenant Name	Suite #	Sq. Ft.	% of GLA	Term		Monthly	Annual Rent	Rent/ft	Increases
<b>Little Caesars Pizza</b>	100	1,618	10.26%	03/29/17	03/31/27	\$4,530	\$54,365	\$33.60	
Corporate Guarantee (2 x 5 year Options)			Option 1	04/01/27	03/31/32	\$5,074	\$60,885	\$37.63	12.0%
La Monarca Michoacana	200	1,470	9.33%	06/10/17	06/30/27	\$3,463	\$41,557	\$28.27	
<b>World Finance</b>	300	1,134	7.19%	01/18/21	01/31/26	\$2,110	\$25,322	\$22.33	
Corporate Guarantee 2026 Option Exercised			Option 1	02/01/26	01/31/29	\$2,300	\$27,602	\$24.34	9.0%
<b>Lease Pending</b>	400	1,070	6.79%	1 Year		\$2,140	\$25,680	\$24.00	
Master Lease									
<b>Kids Empire</b>	500	10,471	66.43%	10/01/23	01/31/29	\$19,197	\$230,362	\$22.00	
Corporate Guarantee (2 x 5 year Options)			Increase	02/01/29	01/31/34	\$21,117	\$253,398	\$24.20	10.0%
			Option 1	02/01/34	01/31/39	\$23,647	\$283,764	\$27.10	12.0%
			Option 2	02/01/39	01/31/44	\$26,483	\$317,795	\$30.35	12.0%
<b>OCCUPIED</b>		15,763	100.00%	<b>TOTAL CURRENT</b>		\$31,440	\$377,286	\$23.93	
<b>VACANT</b>			0.00%						
<b>TOTAL</b>		15,763							

Buyer must verify all information and bears all risk for any inaccuracies.



## TENANT SYNERGY & FUTURE UPSIDE

The center maintains high occupancy with just one available suite. It is **designed with families in mind, featuring a selection of tenants that work together to encourage repeat visits.**

Kids Empire anchors the center, with families often adding stops for pizza at Little Caesars, ice cream at La Monarca, or financial services at World Finance.

Ownership has received **significant tenant interest but remains selective to preserve the family-oriented synergy that defines the property.** This vacancy provides an opportunity to add a tenant aligned with the existing lineup, further strengthening the center's identity and increasing long-term value.



### KIDS EMPIRE

Kids Empire is an indoor children's recreation center featuring playgrounds, interactive play structures, party rooms, and a café or snack bar. The chain has 100+ locations nationwide.

It offers safe, clean spaces for kids to climb, play, and explore, and is designed for families, school group outings, and birthday parties. Its hours and layout encourage casual visits as well as planned gatherings.



### World Finance

#### WORLD FINANCE

World Finance is a well-established consumer finance company offering personal installment loans, emergency financing, credit-building options, debt consolidation, and tax preparation services.

They operate more than 1,200 community-based branches across 16 states in the U.S. World Finance is known for being accessible and has built loyalty by being embedded in local communities.



### Little Caesars

#### LITTLE CAESARS

Little Caesars is a fast serve pizza chain known for its "Hot-N-Ready" value pizzas, Crazy Bread, and dipping sauces. It appeals to broad demographics with its convenience, low price point, and fast service model.

The chain has over 4,200 location nationwide and reported revenues of \$4.42 billion for 2024.



#### LA MONARCA

La Monarca is a family-run ice cream and dessert shop offering homemade ice cream, popsicles, and fruit-infused waters, often made from scratch in small batches using quality ingredients.

The shop leans into authentic "Michoacana" style treats, which typically include rich, flavorful combinations and fresh fruit based snacks. It was established in 2009 and has 13 locations.



### ACADEMY SPORTS & OUTDOORS

Academy Sports + Outdoors is a leading sporting goods retailer founded in 1938 in San Antonio, Texas. Headquartered in Katy, Texas, the company operates over 300 stores across 21 states. In fiscal year 2024, Academy reported net sales of \$5.93 billion.

The retailer is known for its commitment to customer satisfaction and community involvement. In response to economic challenges, Academy has focused on expanding its store count, enhancing omni-channel capabilities, and growing its loyalty program.

The company's dedication to providing quality products and services has solidified its position as a trusted retailer in the sporting goods industry.



### MCDONALD'S

McDonald's Corporation, founded in 1940 and headquartered in Chicago, Illinois, is one of the world's most iconic fast-food chains. With over 41,800 locations globally, McDonald's serves more than 68 million customers daily. In 2024, the company reported annual revenues of \$25.9 billion. The restaurant offers a family-friendly environment with quick service, featuring a menu of burgers, fries, breakfast items, and beverages.

McDonald's has built a strong brand identity centered around consistency, convenience, and community engagement. The company continues to innovate with digital ordering, delivery services, and sustainability initiatives, ensuring its place as a leader in the global fast-food industry.



### MAMBO SEAFOOD

Mambo Seafood is a Houston-based restaurant chain founded in 1996, specializing in Latin-inspired seafood dishes. The Edgebrook location is one of over 15 establishments across Texas, including Houston, San Antonio, and McAllen. The company is estimated to generate approximately \$58.2 million annually.

The Edgebrook location features a seafood market where customers can select fresh fish or seafood by the pound and have it cooked.

Mambo Seafood has cultivated a loyal customer base through its consistent quality and community engagement. The company is committed to enhancing operational efficiency and improving both guest and employee experiences.

## A REGIONAL SHOPPING DESTINATION

Clearwood Crossing's carefully curated tenant mix creates a true family-oriented destination that draws consistent traffic from the surrounding dense single-family neighborhoods, which include **over 322,000 residents within a five-mile radius**. Anchored by Academy Sports + Outdoors, the center provides a strong combination of everyday essentials, recreational opportunities, and casual dining.

The result is a seamless **"play, shop, eat" experience** where an entire family can spend time together in one convenient location. This synergy drives **more than one million annual visits**, creating a vibrant, community-focused retail hub that meets the needs of modern suburban families while maximizing exposure and sales for every tenant.



# PROPERTY DATA

**15,763**

## Rentable SF

1.35

## Acres

86

## LEGEND

## Property Boundary



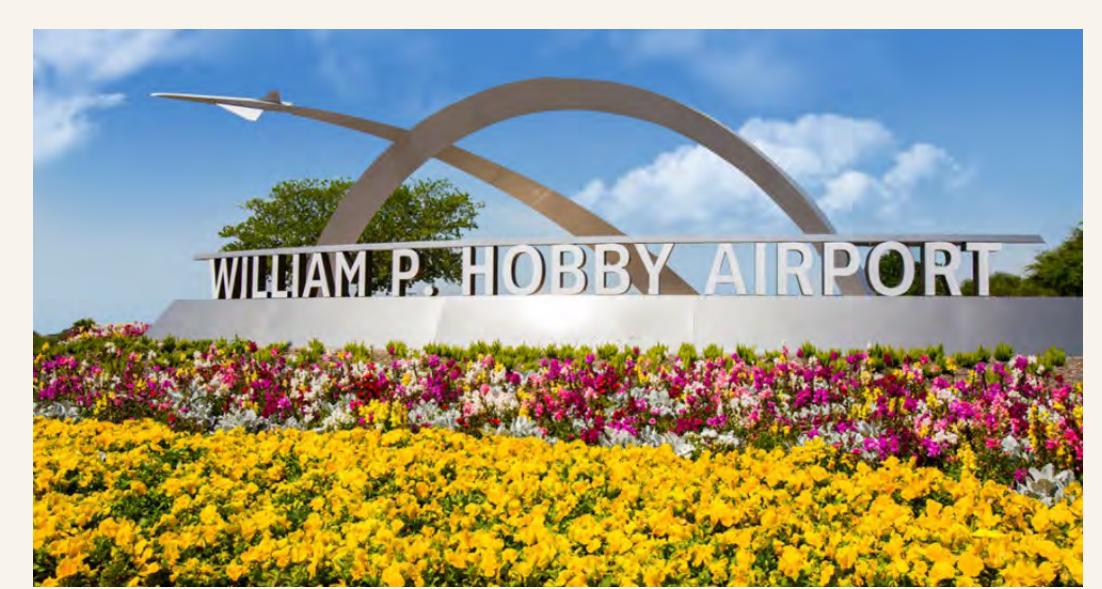
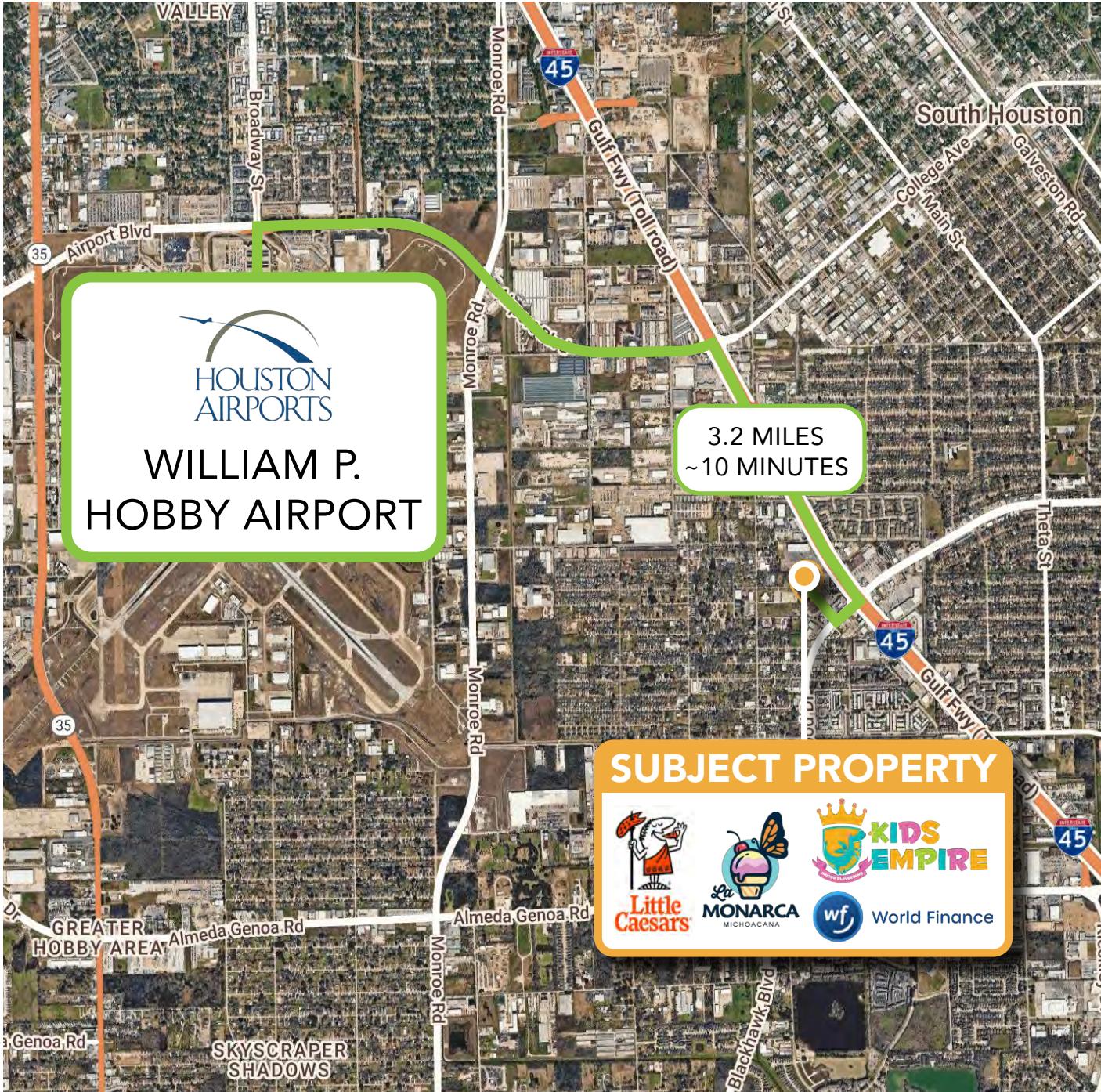


## ATTRACTIVE, RESILIENT INVESTMENT OPPORTUNITY

With a strong location along **Interstate 45**, an irreplaceable **tenant synergy** built around family needs, and **durable construction** with **landlord-favored lease structures**, this property provides investors with both **stability and upside potential**. Supported by Houston's thriving economy and bolstered by a lineup of **corporate and regional tenants with long operating histories**, the center represents a rare opportunity to acquire a family-first, service-driven retail strip in one of the most dynamic metros in the country.







# WILLIAM P. HOBBY AIRPORT

William P. Hobby Airport is Houston's second-busiest commercial airport, located about seven miles southeast of downtown Houston. **Southwest Airlines is the primary carrier**, with other service from airlines like Delta, American, Frontier, and Allegiant operating domestic and some international routes.

In 2024, the airport served about **14.6 million passengers**. It acts as a key **hub for regional travel, private and corporate aviation, and increasingly international flights** to destinations across Mexico, the Caribbean, and Central America.

The airport is **undergoing substantial investment including a multi-hundred million dollar expansion** of its West Concourse and improvements to its baggage systems to handle increased demand and improve the passenger experience.

# 15 NEARBY RETAILERS



"

The subject property is surrounded by many popular national tenants and incredibly dense single family homes.

## SUBJECT PROPERTY



U-HAUL

Academy  
SPORTS+OUTDOORS



O'Reilly  
AUTO PARTS

DOLLAR GENERAL

Fwy HOV (Toll road)  
Gulf Fwy  
Gulf Fwy (Toll road)

CAVENDER'S



Gulf Fwy (Toll road)

20,293 VPD

Gulf Fwy

172,223 VPD

45

WHATABURGER

Pizza Hut

boost  
mobile

metro  
by T-Mobile



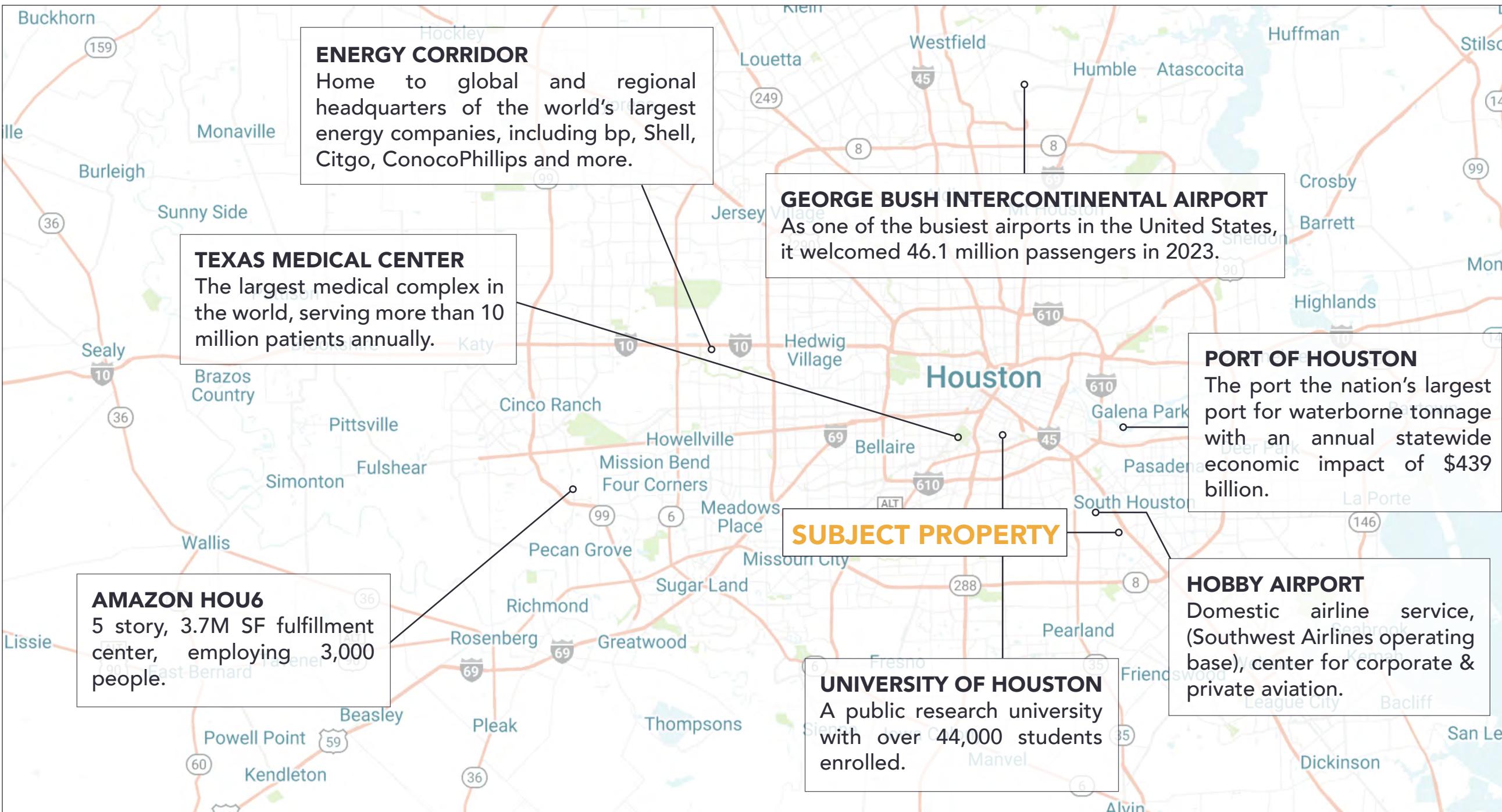
metro  
by T-Mobile

Kentucky Fried Chicken



BASKIN  
BR  
ROBBINS

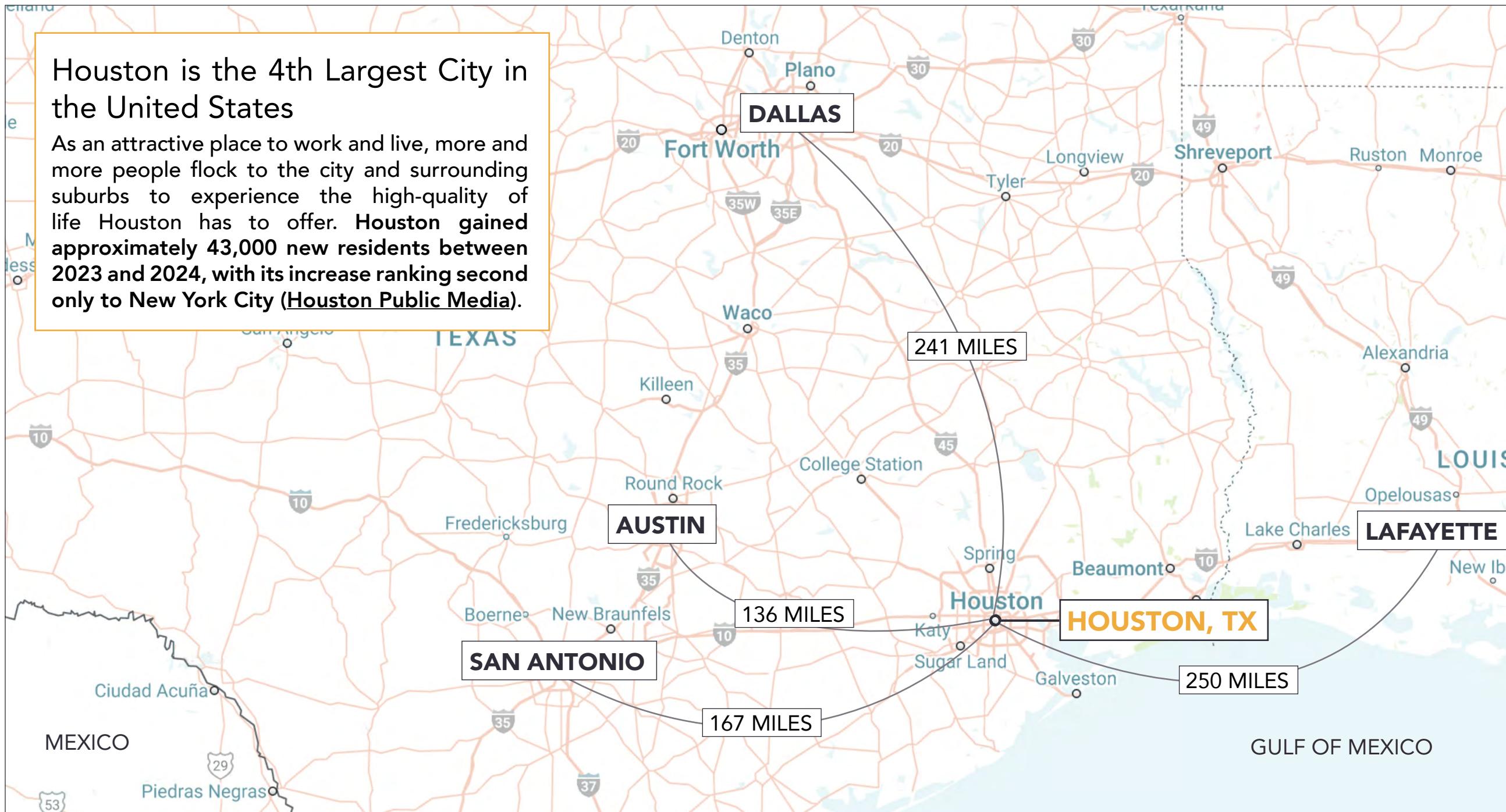
Edgebrook  
Theta St





Houston is the 4th Largest City in the United States

As an attractive place to work and live, more and more people flock to the city and surrounding suburbs to experience the high-quality of life Houston has to offer. Houston gained approximately 43,000 new residents between 2023 and 2024, with its increase ranking second only to New York City ([Houston Public Media](#)).





## VISITATION DATA

The entire Clearwood Crossing shopping center draws from a large trade area, receiving **over 1M visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the entire Clearwood Crossing shopping center store based on cellular data from Kid's Empire, Academy Sports, Mambo Seafood, McDonald's, and DriveTown.

## DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	19,009	133,283	322,124	972,576
Average HH Income	\$68,782	\$76,642	\$83,585	\$95,527
Median HH Income	\$60,090	\$62,101	\$67,671	\$75,159
Estimated Households	6,321	44,299	105,686	43,211
Daytime Employees	8,936	43,717	92,148	356,911

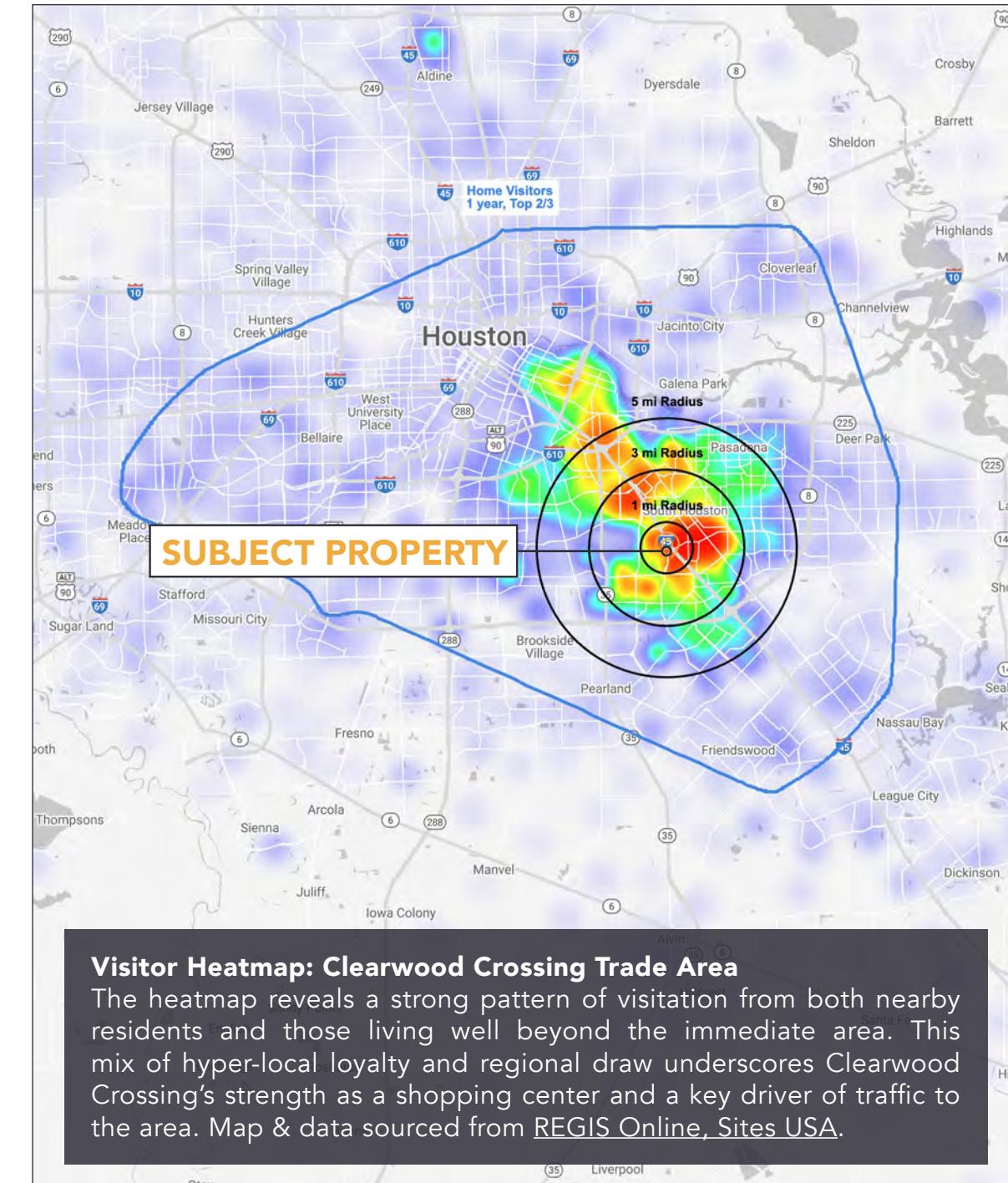
## HIGHLIGHTS

**1M**

ANNUAL VISITS TO THE  
ENTIRE CLEARWOOD  
CROSSING CENTER

**322K**

POPULATION WITHIN  
A 5-MILE RADIUS





# HOUSTON, TX, IN FOCUS

A THRIVING ECONOMY, INNOVATION AND ENERGY DRIVE GROWTH



## A VIBRANT, DENSE CITY

Houston is the most populous city in Texas, the **most populous city in the Southern United States**, the fifth-most populous city in the United States, and the sixth-most populous city in North America, with a population of **2,390,105 residents**.

Houston offers a **thriving job market, affordable housing, low cost of living, no state income tax, diverse culture, a vibrant food scene, and melting-pot neighborhoods** — the list of good things about Houston goes on.

Nick-named “Space City”, Houston is home to the **Lyndon B. Johnson Space Center** (JSC), NASA’s center for human spaceflight in Texas, where human spaceflight training, research, and flight control are conducted. The center draws in over 1.25 million visitors each year.

**The University of Houston, which has an enrollment of 44,000 students, is a nationally recognized tier one research university**, and the flagship institution of the University of Houston System.

Houston is a **haven for sports fans**, with several professional sports teams calling the city home, including the Houston Astros (MLB), Houston Rockets (NBA), and Houston Texans (NFL).



## THE HOUSTON MSA

**7.7M**

ESTIMATED HOUSTON  
MSA POPULATION

**4TH**

MOST POPULOUS CITY  
IN THE UNITED STATES

**\$697B**

HOUSTON MSA GDP  
FOR 2023

**#1**

LARGEST CITY IN  
TEXAS

## THE ENERGY CAPITAL OF THE WORLD

Greater Houston is **the fifth-most populous metropolitan statistical area in the United States** and has historically been among the fastest-growing metropolitan areas in the country. The city's **dynamic and rich culture, thriving economy, and growing population** make it an ideal market to live, work, and invest in.

Houston is **recognized worldwide for its economy**: particularly for oil and natural gas, and increasingly for biomedical research and aeronautics, being home to NASA's Manned Spacecraft Center. If Houston were a country, it would rank as the 25th largest economy in the world, exceeding Thailand and Ireland.

Metro Houston has the **third largest concentration of Fortune 500 companies in nation** and is home to more than 9,100 tech-related firms including more than 1,000 venture backed startups.

Anchored by the Port of Houston, the Houston MSA has **the highest trade export value of all metropolitan areas**, at over \$132 billion in 2023, accounting for 42% of the total exports of Texas.

Houston has four state universities and several private institutions of higher learning within the MSA: The University of Houston, The University of Houston–Clear Lake, University of Houston–Downtown, Texas Southern University, Rice University, Houston Christian University, and more.

Houston is **home to the Texas Medical Center—the largest medical center in the world**. Encompassing over 2 square miles of land, the Texas Medical Center employs over 106,000 people, hosts 10 million patient encounters annually, and has a gross domestic product of US\$25 billion.

# CONTACT

---

**Dave Lucas**

(925) 744-5217

[dave@monarchcommercial.com](mailto:dave@monarchcommercial.com)

CA DRE# 01389761

NV RED# 10011411

**Scott Reid**

Broker, ParaSell, Inc.

[scott@parasellinc.com](mailto:scott@parasellinc.com)

(949) 942-6585

TX LIC# 739436

**Matt Nega**

(925) 430-5787

[matt@monarchcommercial.com](mailto:matt@monarchcommercial.com)

CA DRE# 02176879

In Association with  
ParaSell, Inc.

(949) 942-6585

A licensed Texas Broker  
# 9009637

**Interested in discovering more listings?**

**Subscribe to our email list or follow us on LinkedIn.**



This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# 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.*

11-2-2015



## 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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
Designated Broker of Firm	License No.	Email	Phone
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