

FAIRMONT CROSSING RETAIL PORTFOLIO FOR SALE

5005-5103 FAIRMONT PKY., PASADENA TX 77505

OFFERING MEMORANDUM



PRESENTED BY:

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FAIRMONT CROSSING

5005-5103 Fairmont Pky.
Pasadena, TX 77505

\$8,000,000

SALES PRICE

26,800 SF

TOTAL RENTABLE SF

4.54 ACRES

LAND SIZE

3

NUMBER OF BUILDINGS

1

NUMBER OF STORIES

B

BUILDING CLASS

MULTI TENANT

TENANCY

2005

YEAR BUILT

13.33/1000 SF

PARKING SPACES

3.2%

SUBMARKET VACANCY

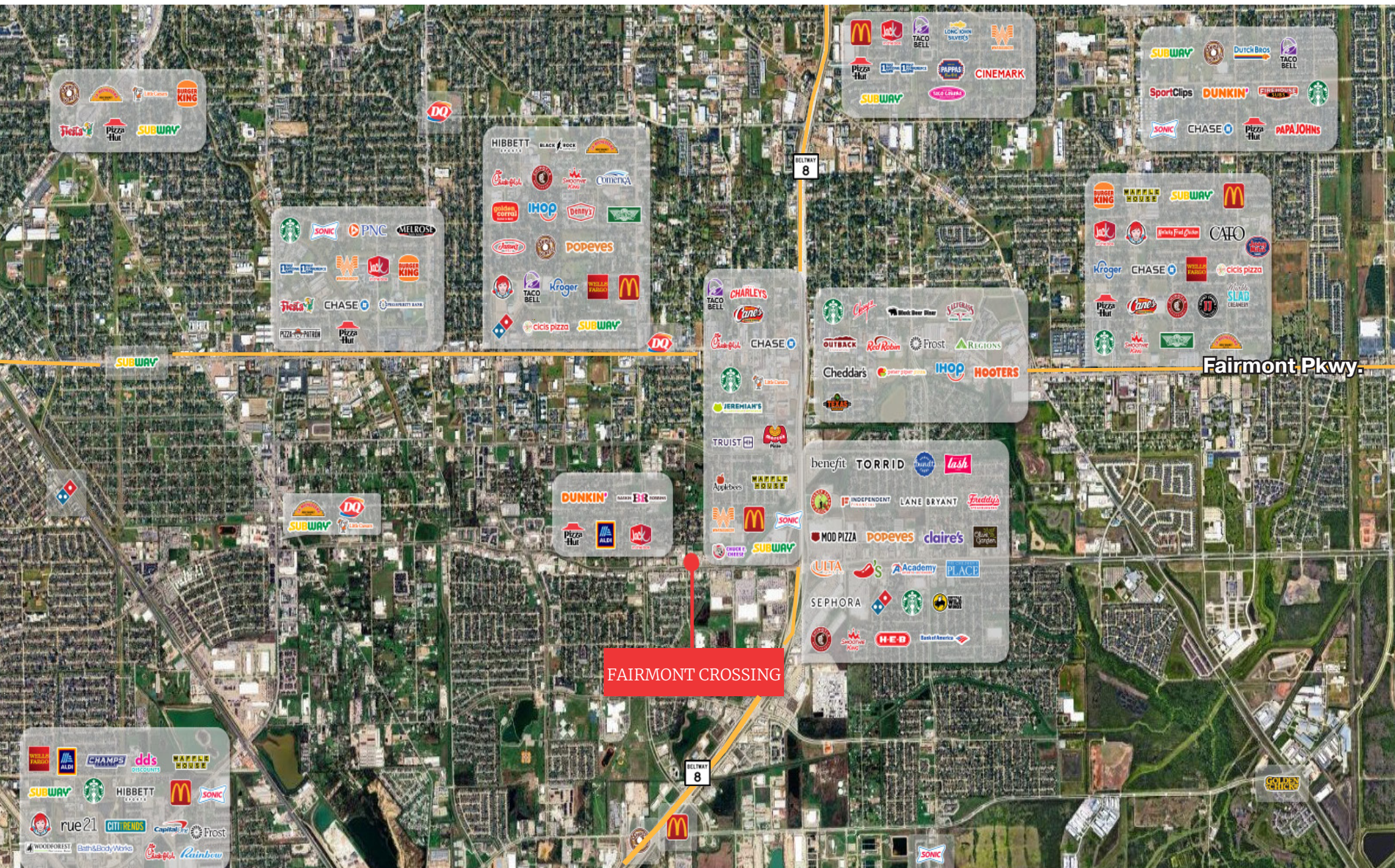
MASONRY

CONSTRUCTION

LOCATION MAP



RETAIL MAP



PORTFOLIO RENT ROLL

TENANT	SQ. FT.	LEASE DATE	EXPIRATION DATE	GROSS RENT	ANNUAL NOI	RENT	NNN	LEASE TYPE	OPTIONS
Brewingz	4,800	1/18/2007	5/31/2027	\$153,360.00	\$153,360.00	\$31.95	\$12.00	NNN	None
Antojos Locos	1,200	2/01/2026	1/31/2031	\$26,400.00	\$26,400.00	\$22.00	\$12.00	NNN	One (1) Five (5) year option at FMV
Higher Living	1,500	4/1/2025	3/31/2030	\$30,000.00	\$30,000.00	\$20.00	\$12.00	NNN	One (1) Five (5) year option at FMV
Jeremiah's Italian Ice	1,500	4/16/2024	8/31/2034	\$37,500.00	\$37,500.00	\$25.00	\$12.00	NNN	10% rent escalation for years 6-10, One (1) Five (5) year option at FMV for years 11-15
Totals	9,000	-	-	\$247,260.00	\$247,260.00	-	\$108,000.00	-	-
Chuck E Cheese	12,000	2/20/2007	2/28/2027	\$140,350.00	\$140,350.00	\$11.70	-	-	2 options to renew, 27-32 \$168,371 32-37 FMV
Applebees	5,790	12/8/2005	12/7/2025	\$96,497.00	\$96,497.00	\$16.67	-	-	Option exercised 25-30 \$106,147 2 additional options to renew 31-35 \$116,761 36-40 \$128,437
Totals	26,790			\$484,107.00	\$484,107.00	-	-	-	-



RENT ROLL – STRIP CENTER

Strip Center Rent Roll – 5005-5015 Fairmont Pkwy. Pasadena, TX 77505

Suite	Tenant	Square Feet	Lease From	Lease To	Gross Rent	Annual NOI	Rent	NNN	Lease Type
A	Brewingz	4,800	1/18/2007	5/31/2027	\$153,360.00	\$153,360.00	\$31.95	\$12.00	NNN
C	Antojos Locos	1,200	2/01/2026	1/31/2031	\$26,400.00	\$26,400.00	\$22.00	\$12.00	NNN
D	Higher Living	1,500	4/1/2025	3/31/2030	\$30,000.00	\$30,000.00	\$20.00	\$12.00	NNN
D-2	Jeremiah's Italian Ice	1,500	4/16/2024	8/31/2034	\$37,500.00	\$37,500.00	\$25.00	\$12.00	NNN
Totals		9,000			\$247,260.00	\$247,260.00		\$108,000.00	





**CHUCK E.
CHEESE'S**

Chuck E. Cheese's
www.chuckecheese.com

Chuck E. Cheese's is a family entertainment center and restaurant chain founded in 1977 by Atari co-founder Nolan Bushnell. Originally called "Chuck E. Cheese's Pizza Time Theatre," it combined dining with arcade games and animatronic stage shows, making it a pioneer in merging food service with entertainment. The concept aimed to create a fun, kid-friendly environment where children could play games, win tickets, and redeem prizes—all while families enjoyed pizza and other menu items.

Over the years, Chuck E. Cheese's expanded rapidly, becoming a staple for children's birthday parties and family outings across the United States. The chain featured a distinctive mascot, Chuck E. Cheese, an anthropomorphic mouse, along with a cast of animatronic characters that performed music and comedy skits. In the 1990s and 2000s, the company underwent various rebranding efforts and merged with competitor ShowBiz Pizza Place, eventually phasing out many of the original animatronics in favor of modern entertainment styles and digital attractions.

Despite facing financial challenges—including a Chapter 11 bankruptcy filing in 2020 due to the COVID-19 pandemic—Chuck E. Cheese continues to operate, focusing on updated entertainment options and improved dining experiences. The company has shifted toward more interactive technology, such as touch-screen games and dance floors, to stay relevant in the digital age. With a nostalgic legacy and ongoing modernization efforts, Chuck E. Cheese remains an enduring brand in children's entertainment.

470
Operating
Stores

45
US States
Covered

\$1.2B
Annual
Revenue

15,000
Employees

Chuck E Cheese's Rent Roll– 5075 Fairmont Pkwy. Pasadena, TX 77505

Sq. Ft.	Annual Per	Monthly Rent	Annual	Expiration	Lease Date
12000	\$11.38	\$11,375.00	\$140,350.00	2/28/2027	2/20/2007
12000	\$14.03	\$14,030.00	\$168,371.00	2/29/2032	3/1/2027
12000	FMV	FMV	FMV	2/28/2037	3/1/2032

* option periods to be exercised by the Tenant





Applebee's is a popular American casual dining restaurant chain founded in 1980 by Bill and T.J. Palmer in Decatur, Georgia. Known for its approachable menu of American comfort food—such as burgers, ribs, pasta, and salads—Applebee's aimed to provide a friendly, neighborhood-style atmosphere. The brand's slogan, "Eatin' Good in the Neighborhood," reflects its focus on community appeal and affordable, satisfying meals.

Throughout the 1990s and 2000s, Applebee's experienced significant growth, expanding across the United States and internationally. The restaurants became known for their consistent menu, lively bar areas, and family-friendly environment. Applebee's also capitalized on promotions like "2 for \$20" meal deals and seasonal menu items to attract budget-conscious diners. In 2007, the chain was acquired by Dine Brands Global (formerly DineEquity), which also owns IHOP, further strengthening its position in the casual dining market.

In recent years, Applebee's has adapted to changing consumer preferences by offering healthier menu options, curbside pickup, and expanded delivery services. While facing challenges from the rise of fast-casual dining and shifting customer habits, Applebee's has worked to modernize its image with updated décor, digital ordering technology, and new marketing campaigns. Despite the evolving restaurant landscape, it remains a recognizable and accessible choice for casual American dining.

1,655
Worldwide
Locations

\$2.6M
Avg. US Store
Revenue

28,800
Employees

17
Countries

Applebee's Rent Roll – 5103 Fairmont Pkwy. Pasadena, TX 77505

Sq. Ft.	Annual Per	Monthly Rent	Annual	Expiration	Lease Date
5,790	\$16.67	\$8,041.00	\$96,497.00	12/7/2025	12/8/2005
5,790	\$18.33	\$8,845.58	\$106,147.00	12/8/2025	12/31/2030
5,790	\$20.17	\$9,730.08	\$116,761.00	12/31/2035	1/1/2031
5,790	\$22.18	\$10,703.08	\$128,437.00	12/31/2040	1/1/2036

* option periods to be exercised by the Tenant



Best Offer
Price



\$481,707.00
Net Operating Income

*As of February 1, 2026



26,790
Total NRSF



12 Mo Deliveries (SF)	12 Mo Net Absorption (SF)	Vacancy Rate	Market Asking Rent Growth
10.7M	102K	7.0%	1.6%



PASADENA, TEXAS

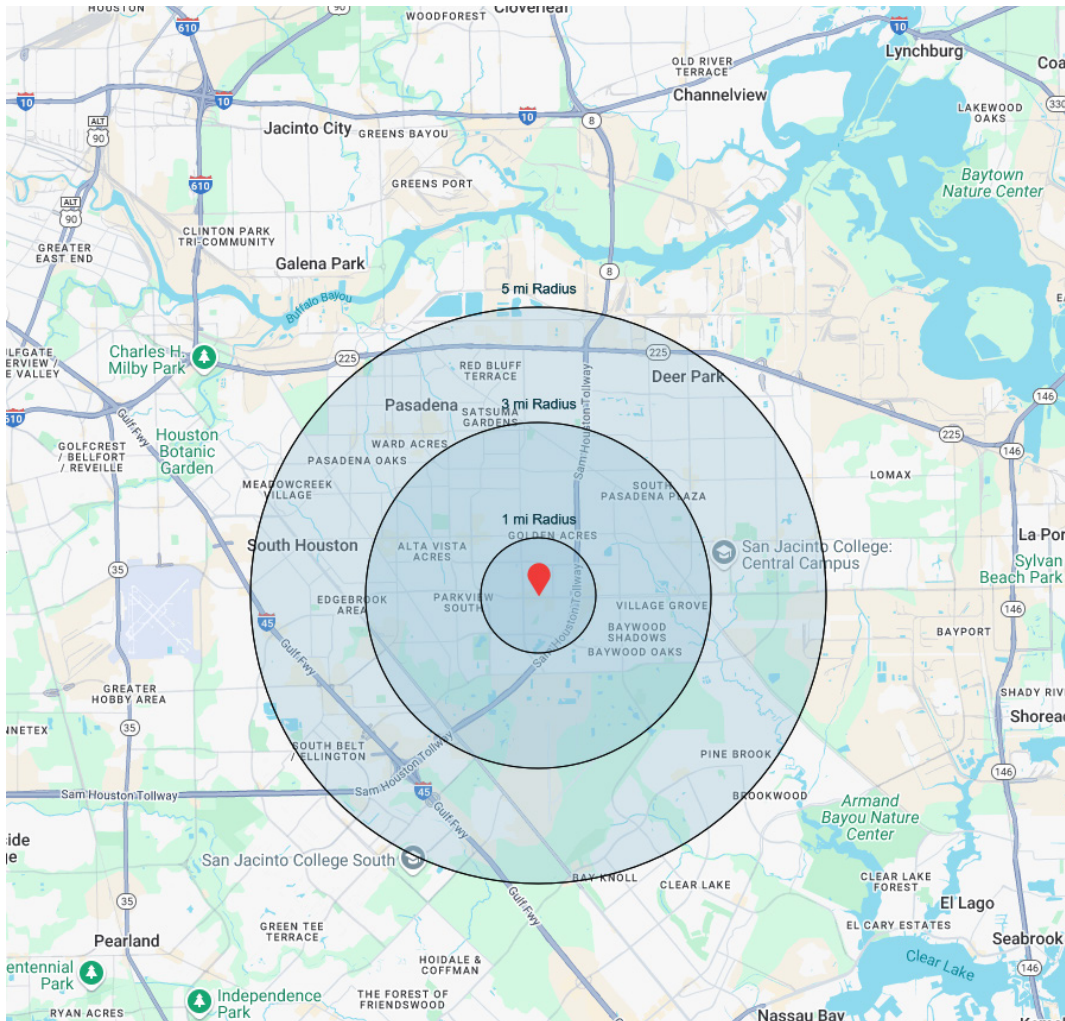
Pasadena, Texas, located in the southeastern part of the Houston metropolitan area, is a dynamic and growing city with a strong industrial base and a population of over 150,000 residents. As part of Harris County, it offers direct access to major highways, including Beltway 8, Highway 225, and I-45, making it highly connected for commerce and commuters. The city’s strategic location near the Port of Houston and petrochemical corridor contributes significantly to its economic vitality.

The economy is anchored by its proximity to one of the world’s largest petrochemical complexes, supporting a robust industrial and manufacturing workforce. In addition, the city benefits from strong healthcare, education, and logistics sectors. Large employers such as Chevron Phillips, Pasadena ISD, and San Jacinto College create stability and attract a diverse labor pool. This economic diversity makes Pasadena a reliable environment for long-term

Pasadena’s demographic profile supports a growing demand for retail services. The city features a predominantly middle-income population with a strong base of working-class families and younger residents. With an average household size above the national average and continued residential development, there is consistent demand for everyday retail goods and services. Nearby employment centers and commuter traffic further enhance daily consumer activity in key retail corridors.

The retail market in Pasadena is well-established, with strong anchors such as national grocery chains, QSRs, and service-based tenants that generate steady foot traffic. Retail centers benefit from visibility along major thoroughfares and access to a densely populated trade area. The city’s economic stability, growing population, and strategic location within Greater Houston make it an attractive submarket for national and regional retailers seeking long-term growth potential.

DEMOGRAPHICS



Population

	1 MILE	3 MILES	5 MILES
2020 Population	10,990	98,391	289,982
2025 Population	11,337	102,090	294,446
2030 Population Projection	10,788	98,254	285,691
Projected Growth 2025-2030	0.7%	1.3%	1.2%

Annual Growth 2025-2030

2020 Households	4,440	34,381	97,867
2025 Households	4,348	35,170	99,393
2030 Household Projection	4,188	34,323	97,669
Projected Growth 2025-2030	0.9%	1.4%	1.3%
Annual Growth 2010-2025	0.5%	0.8%	0.9%

Household Income

Avg Household Income	\$101,843	\$89,829	\$95,645
Median Household Income	\$68,866	\$69,915	\$76,759

Daytime Employment

Total Businesses	726	3,881	10,413
Total Employees	6,764	34,050	95,948

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