

SHOPPING CENTER FOR LEASE

CITY VIEW SQUARE

6010 SOUTH WESTERN STREET, AMARILLO, TX 79110



FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

6010 SOUTH WESTERN STREET



OFFERING SUMMARY

AVAILABLE SF:	4,895 SF
LEASE RATE:	\$16.50 - \$17.50 SQFT/YR + NNN
LEASE TERM:	5 years
YEAR BUILT:	2015
NNN:	\$6.65 /sf/yr
ZONING:	Light Commercial

PROPERTY OVERVIEW

City View Square is a multi-tenant shopping center. Currently two spaces are available. One space is an end-cap with a drive-thru. Tenants include Party Stop, Golden Light Beer & Wine Garden, Amarillo STAT Care, Tortoise & the Hair Salon, Men's Only Haircuts and Kop Jai Thai. This center is located in SW Amarillo, less than one mile S of I-27 on S. Western. Daily traffic counts at Western and Hillside are approximately 37,894 per day. City View Square has a large monument sign with a digital board to advertise your business.



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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
6014 Ste 100	1,250	5 years	\$17.50 /sf/yr	Drive-thru	Move-in Ready	11/01/2022
6014 Ste 200	1,150	5 years	\$16.50 /sf/yr	Retail	Move-in Ready	02/01/2023

Highlights

- 6014 Ste 100 - 200 can be combined
- End cap space w/drive-thru
- Spaces are finished out
- Uses include boutique, coffee shop, professional services

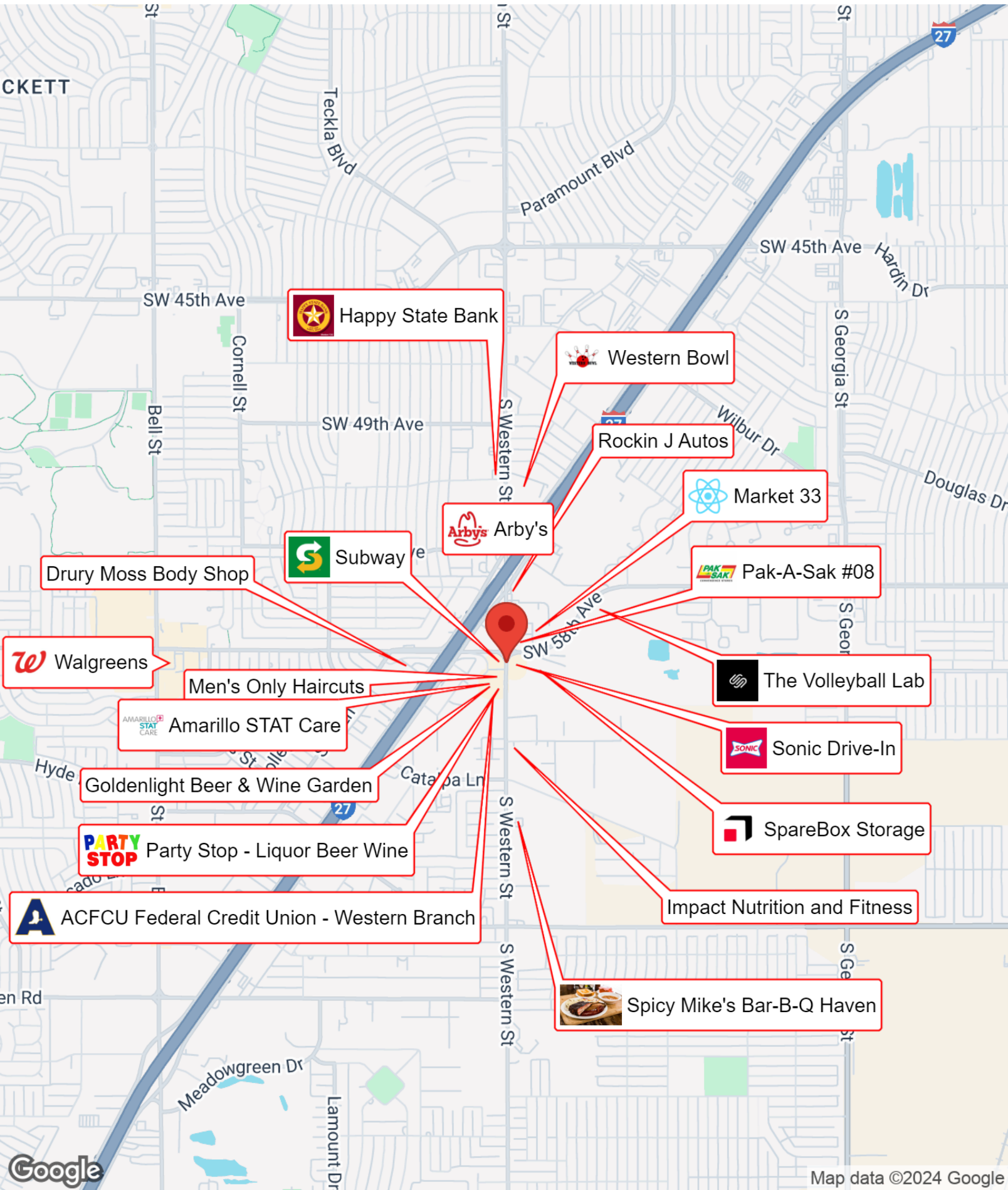



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BUSINESS MAP

6010 SOUTH WESTERN STREET



 Happy State Bank


 Western Bowl

Rockin J Autos

 Market 33

 Arby's

 Subway


 Pak-A-Sak #08

Drury Moss Body Shop

 Walgreens

Men's Only Haircuts


 Amarillo STAT Care


 The Volleyball Lab

Goldenlight Beer & Wine Garden

 Sonic Drive-In

 Party Stop - Liquor Beer Wine

 SpareBox Storage

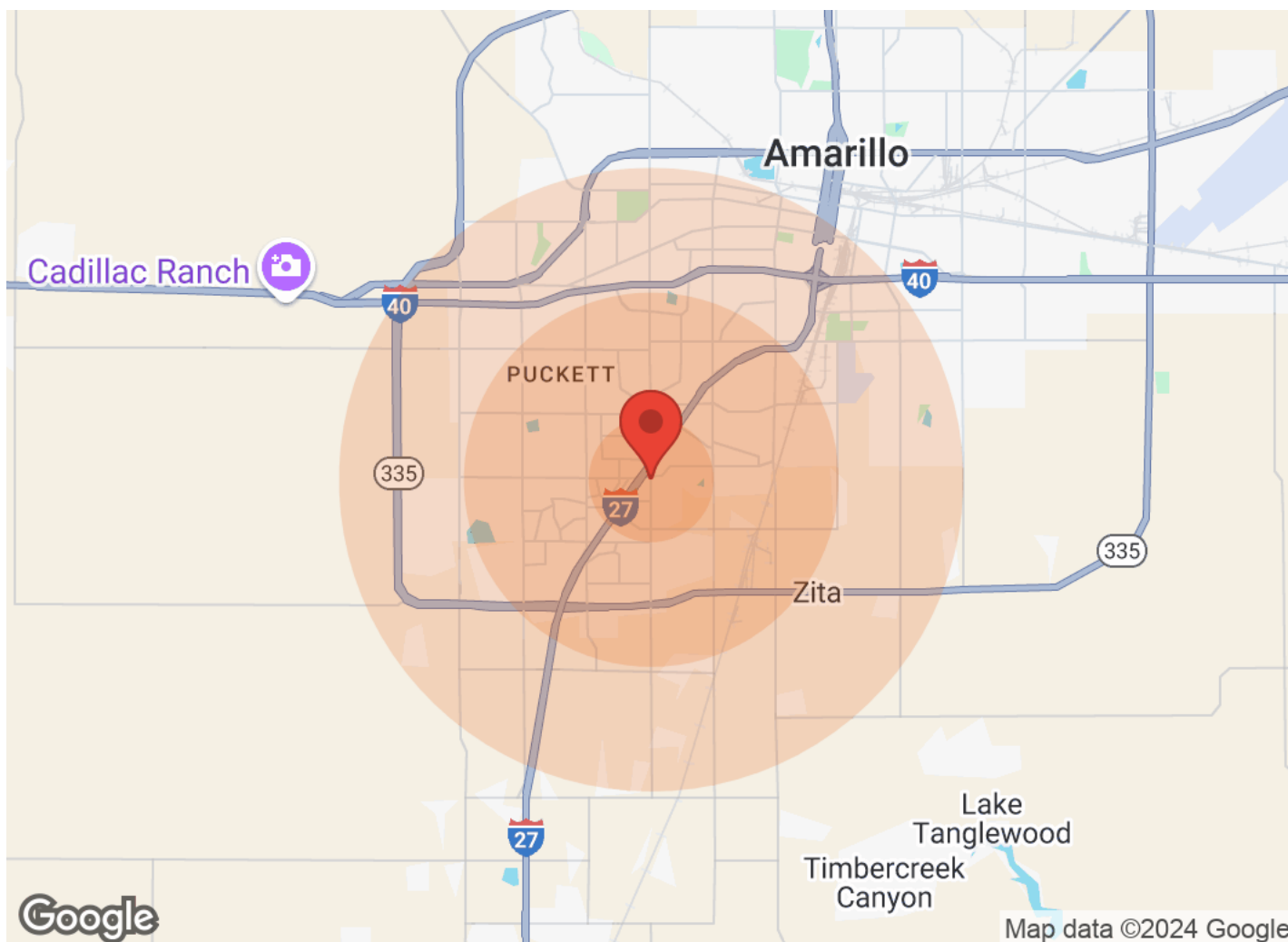
 ACFCU Federal Credit Union - Western Branch

Impact Nutrition and Fitness

 Spicy Mike's Bar-B-Q Haven

DEMOGRAPHICS

6010 SOUTH WESTERN STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,665	36,513	62,701	Median	\$52,035	\$56,843	\$50,397
Female	6,455	39,214	67,487	< \$15,000	500	2,683	6,407
Total Population	13,120	75,727	130,188	\$15,000-\$24,999	800	3,296	6,235
				\$25,000-\$34,999	545	3,077	6,020
Age				\$35,000-\$49,999	616	4,305	7,898
Ages 0-14	2,513	14,795	27,132	\$50,000-\$74,999	1,332	6,777	10,677
Ages 15-24	1,738	10,455	17,866	\$75,000-\$99,999	854	5,035	7,443
Ages 25-54	5,483	28,580	49,729	\$100,000-\$149,999	509	3,950	5,575
Ages 55-64	1,498	9,105	15,097	\$150,000-\$199,999	203	1,188	1,869
Ages 65+	1,888	12,792	20,364	> \$200,000	81	1,177	1,937
Race							
White	12,065	69,910	116,751				
Black	303	1,488	3,205				
Am In/AK Nat	15	53	120				
Hawaiian	N/A	2	3				
Hispanic	2,064	11,624	25,097				
Multi-Racial	1,350	7,678	17,246				

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Keller Williams Realty	474896	al.harris@kw.com	(806)359-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Albert Harris, Jr	526244	al.harris@kw.com	(806)359-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Holly Coats	606152	hollycoats@kwcommercial.com	(806)683-1330
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date