



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

NORTHGATE SHOPPING CENTER

515 N 25 Mile Ave, Hereford, TX 79045

JOSH LANGHAM

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**RETAIL PROPERTY
FOR LEASE**

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located at 515 North 25 Mile in Hereford, the location is centered in the majority of retail in town. The property boasts an upcoming Golden Chick restaurant, adding to the dynamic mix of offerings, with Stevens Five Star as its neighbor. Just a stone's throw away, Walmart provides a major retail anchor, while Tractor Supply within the center's parking lot enhances the area's appeal. With these key attractions and amenities, the property presents a prime opportunity for retail and street retail investors or tenants seeking to capitalize on the area's growth and convenience.

SPACES	LEASE RATE	SPACE SIZE
Suite 523	\$7.00 SF/yr	1,856 - 3,744 SF
Suite 522	\$7.00 SF/yr	1,888 - 3,744 SF
Suite 521	\$7.00 SF/yr	2,531 - 5,063 SF
Suite 529 - Previously Cargil	\$10.00 SF/yr	4,400 - 4,401 SF

OFFERING SUMMARY

Lease Rate:	\$7.00 - 10.00 SF/yr (NNN Estimate \$2.25)
Number of Units:	11
Available SF:	1,856 - 5,063 SF
Lot Size:	175,865 SF
Building Size:	50,835 SF
NOI:	\$248,108.00
Cap Rate:	10.56%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,662	5,615	6,083
Total Population	6,594	15,084	16,265

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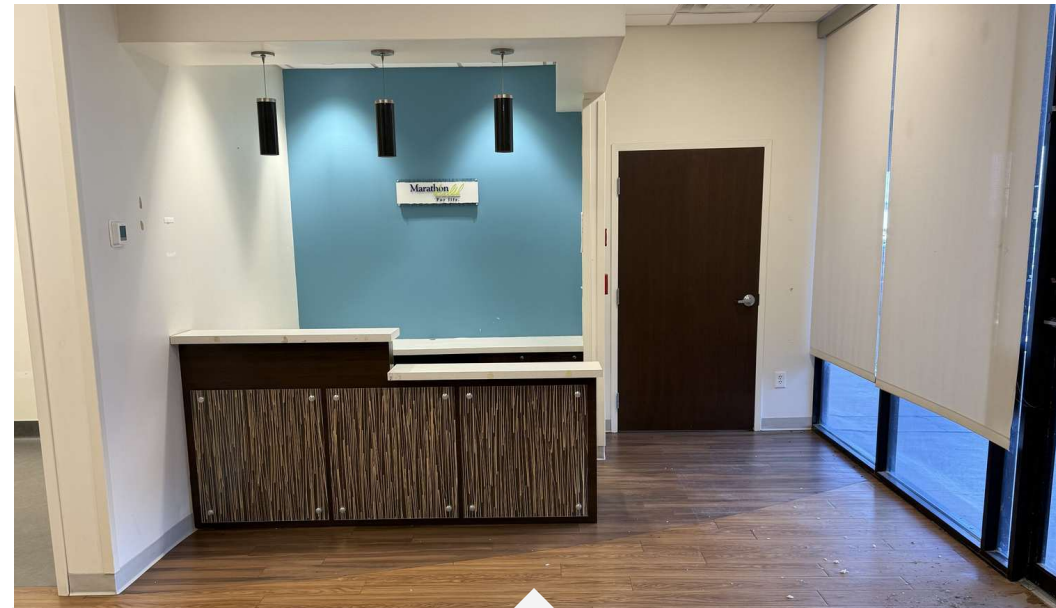
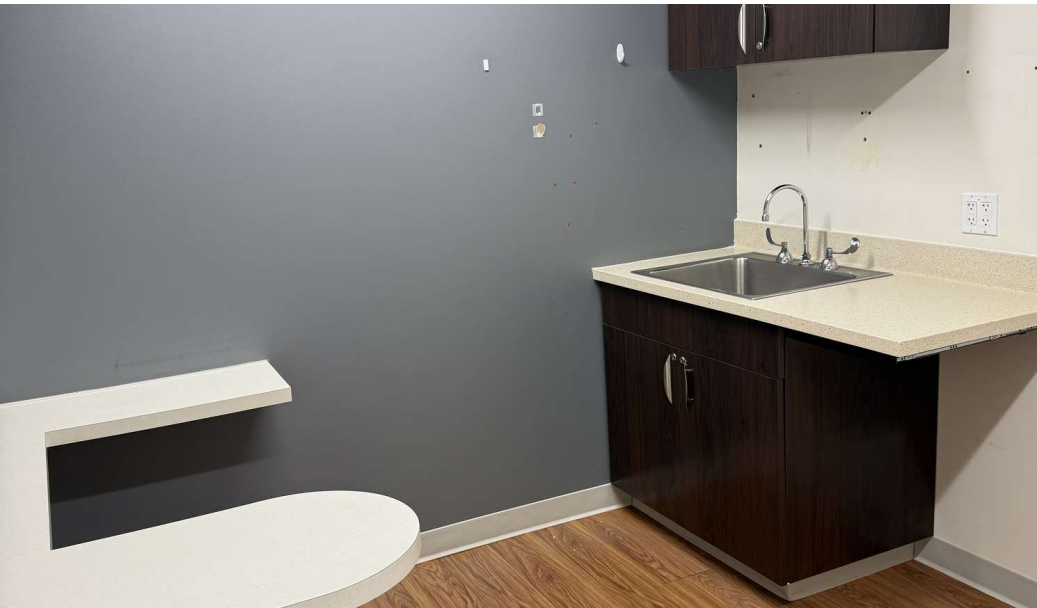
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PROPERTY DETAILS & HIGHLIGHTS



Building Name	Northgate Shopping Center
Property Type	Retail
Property Subtype	Street Retail
APN	11165
Building Size	50,835 SF
Lot Size	175,865 SF
Number of Floors	1

- - 50,835 SF building with customizable space
- - Flexible lease terms
- - Zoned for Retail use
- - High foot and vehicle traffic
- - Ample parking for tenants and customers
- - Professional property management
- - Diverse tenant mix opportunity
- - High visibility from main road
- - Competitive lease rates
- - Easily accessible location

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN Estimate \$2.25	Lease Term:	36 months
Total Space:	1,856 - 5,063 SF	Lease Rate:	\$7.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 523	Available	1,856 - 3,744 SF	NNN Estimate \$2.25	\$7.00 SF/yr	-
Suite 522	Available	1,888 - 3,744 SF	NNN Estimate \$2.25	\$7.00 SF/yr	-
Suite 521	Available	2,531 - 5,063 SF	NNN Estimate \$2.25	\$7.00 SF/yr	-
Suite 529 - Previously Cargil	Available	4,400 - 4,401 SF	NNN Estimate \$2.25	\$10.00 SF/yr	-

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ADDITIONAL PHOTOS



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LOCATION MAP



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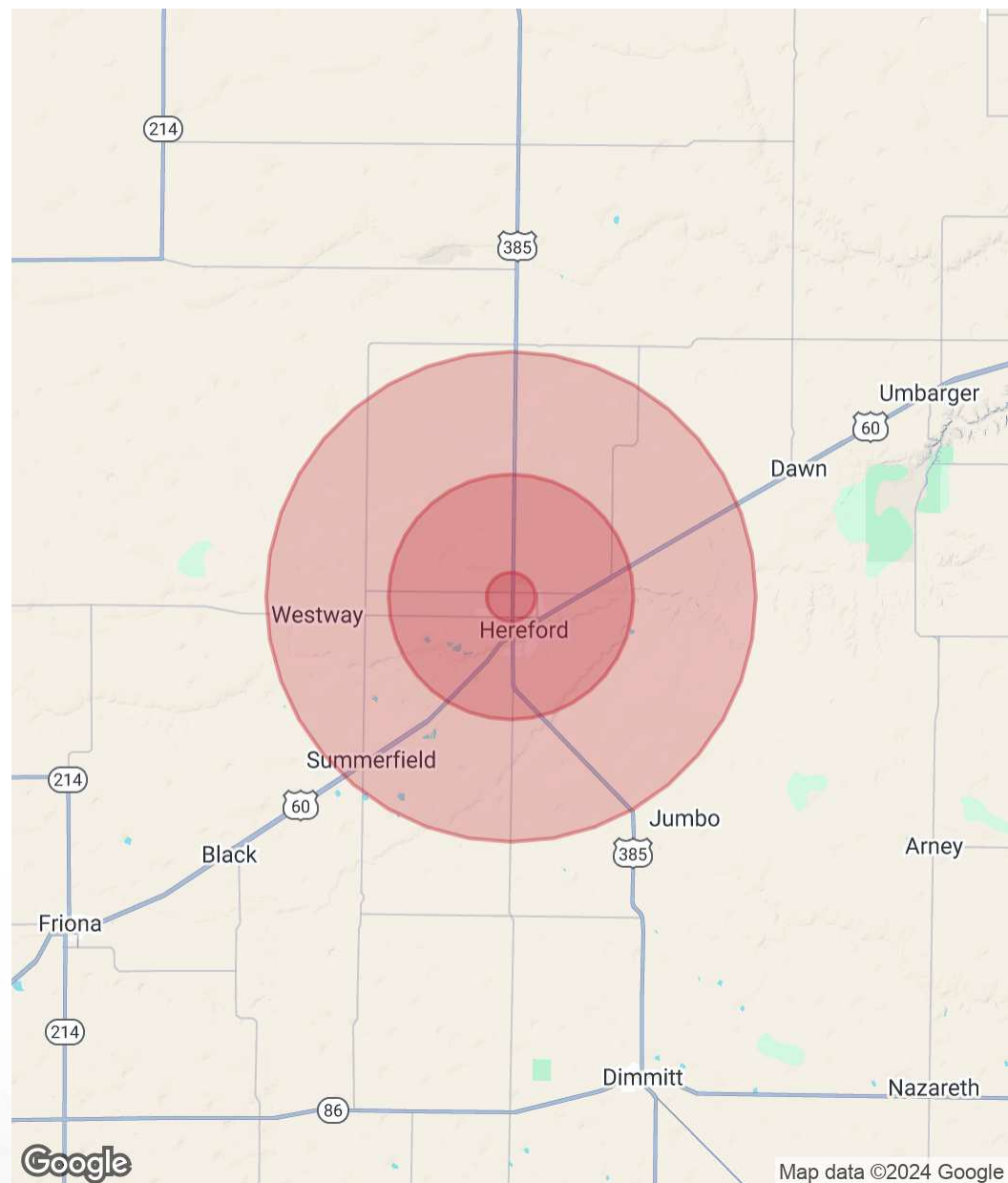
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,594	15,084	16,265
Average Age	34.9	31.7	32.2
Average Age (Male)	32.9	31.6	32.1
Average Age (Female)	38.5	32.9	33.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,662	5,615	6,083
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$53,921	\$52,272	\$53,397
Average House Value	\$88,470	\$82,928	\$85,912

2020 American Community Survey (ACS)



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