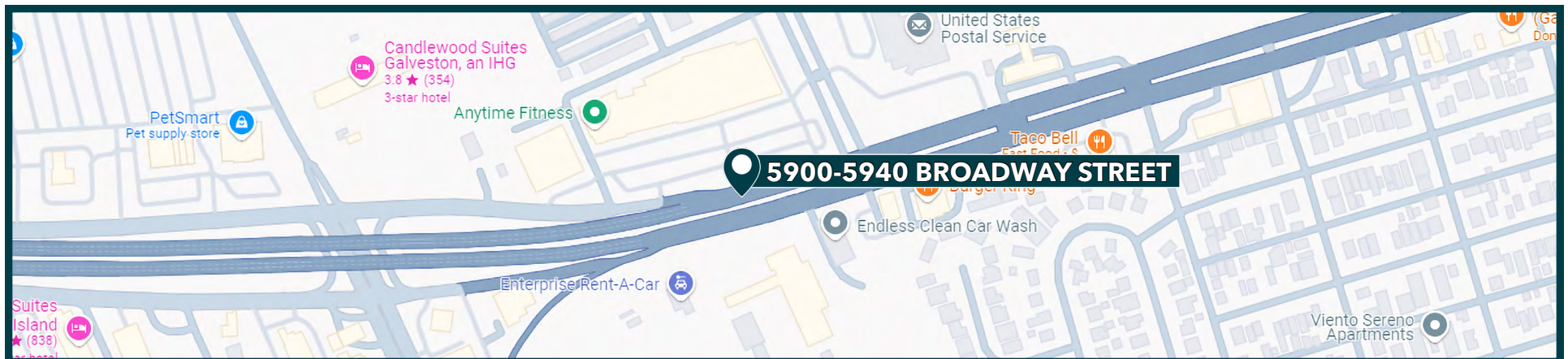




Property Highlights

- 4.94 Acres
- 42,901 VPD
- Immediate Access To I-45
- Gulf Freeway Visibility And Frontage
- Situated On The Hard Corner And Signalized Intersection Of Broadway Avenue J And 59th Street
- Dedicated Turn Lane On Gulf Freeway
- Mix Of National Medical And Retail Tenants Including Big Lots, Davita, And Subway
- Adjacent To Galveston's Primary Route With One Of The Highest VPD's In Galveston
- Surrounded By National Retailers Including: Target, Home Depot, PetSmart, Mattress Firm, And Other Reputable Retailers



For Lease



- Total Space Available - 11,394 SF
- 8,400 SF - \$12.00/SF
- 9,896 SF - \$13.00/SF
- Max Contiguous – 8,400 SF

SUITE 5902

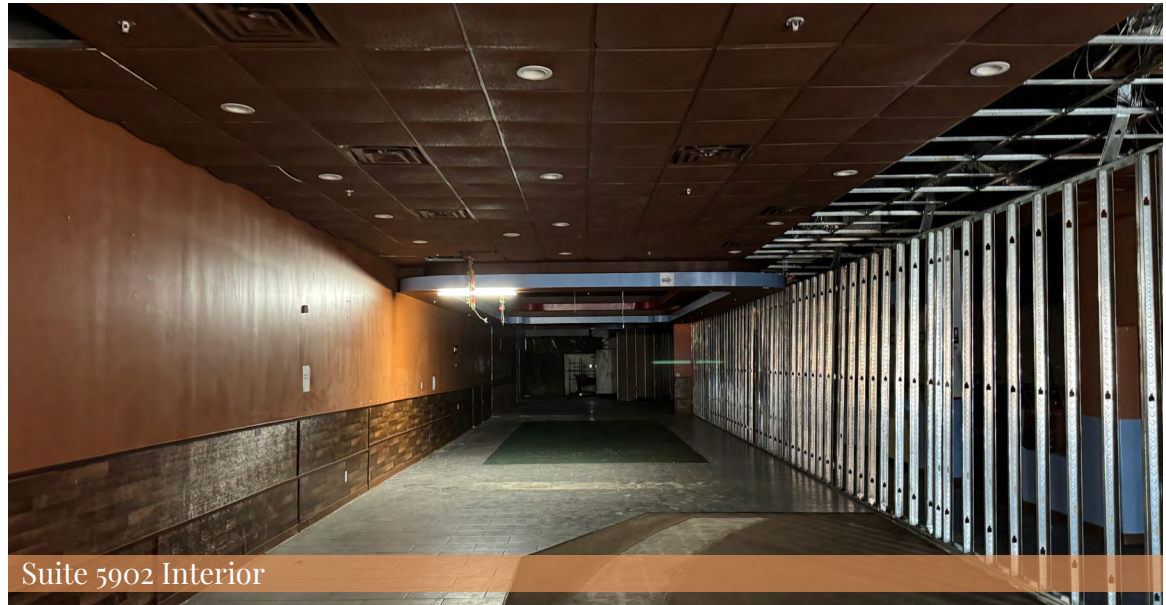
- 8,400 SF
- \$12.00/SF Base
- \$5.84/SF NNN
- Second Generation Restaurant Space

SUITE 5940

- 2,994 SF
- \$20.00/SF Base
- Former Office Space
- Full Build-Out



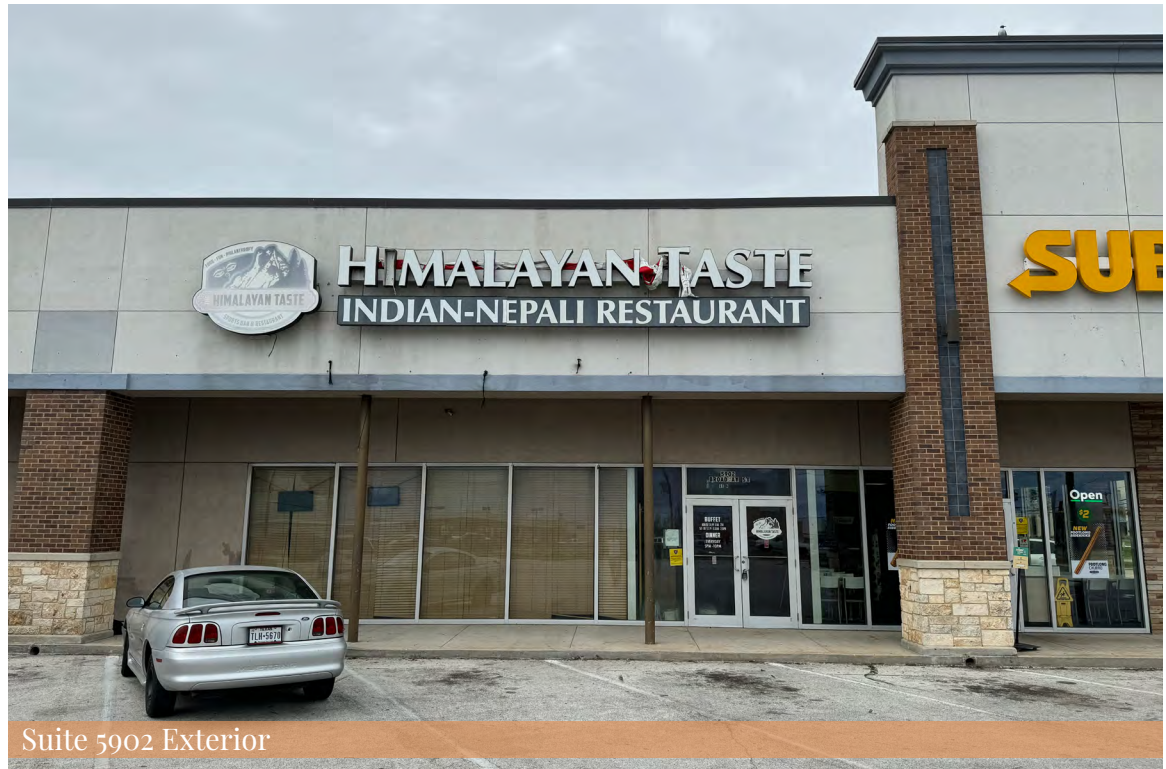
Suite 5902 Interior



Suite 5902 Interior

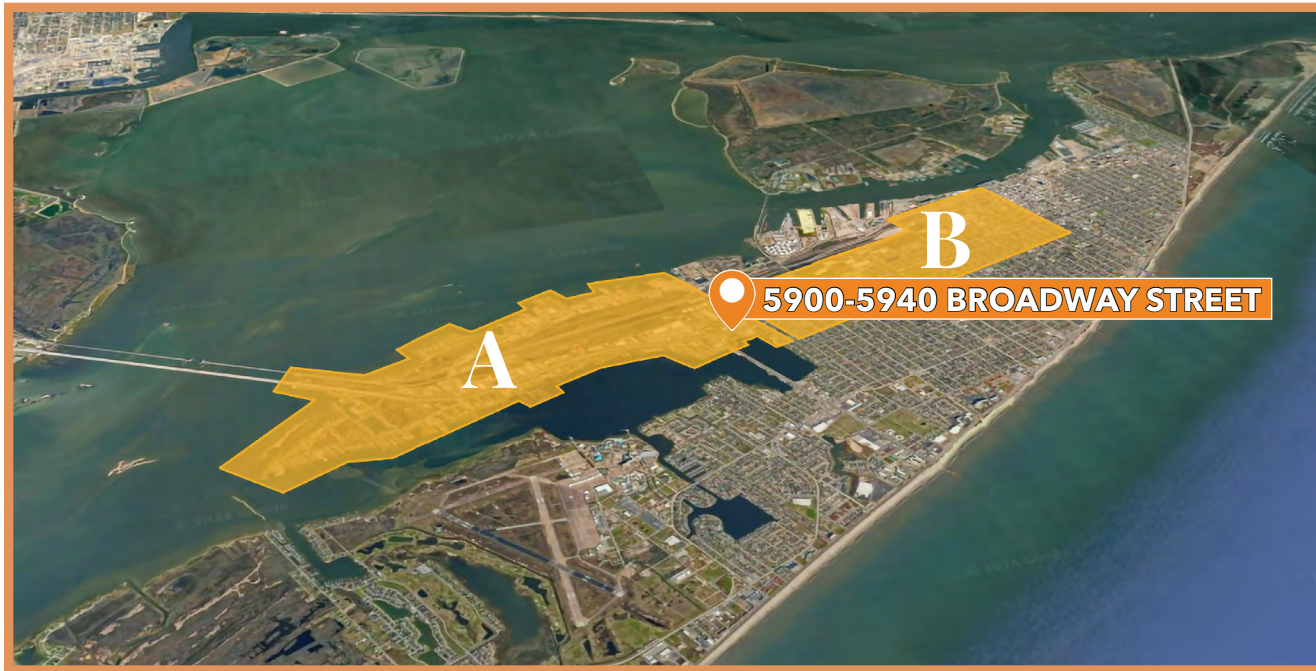


Suite 5902 Interior



Suite 5902 Exterior

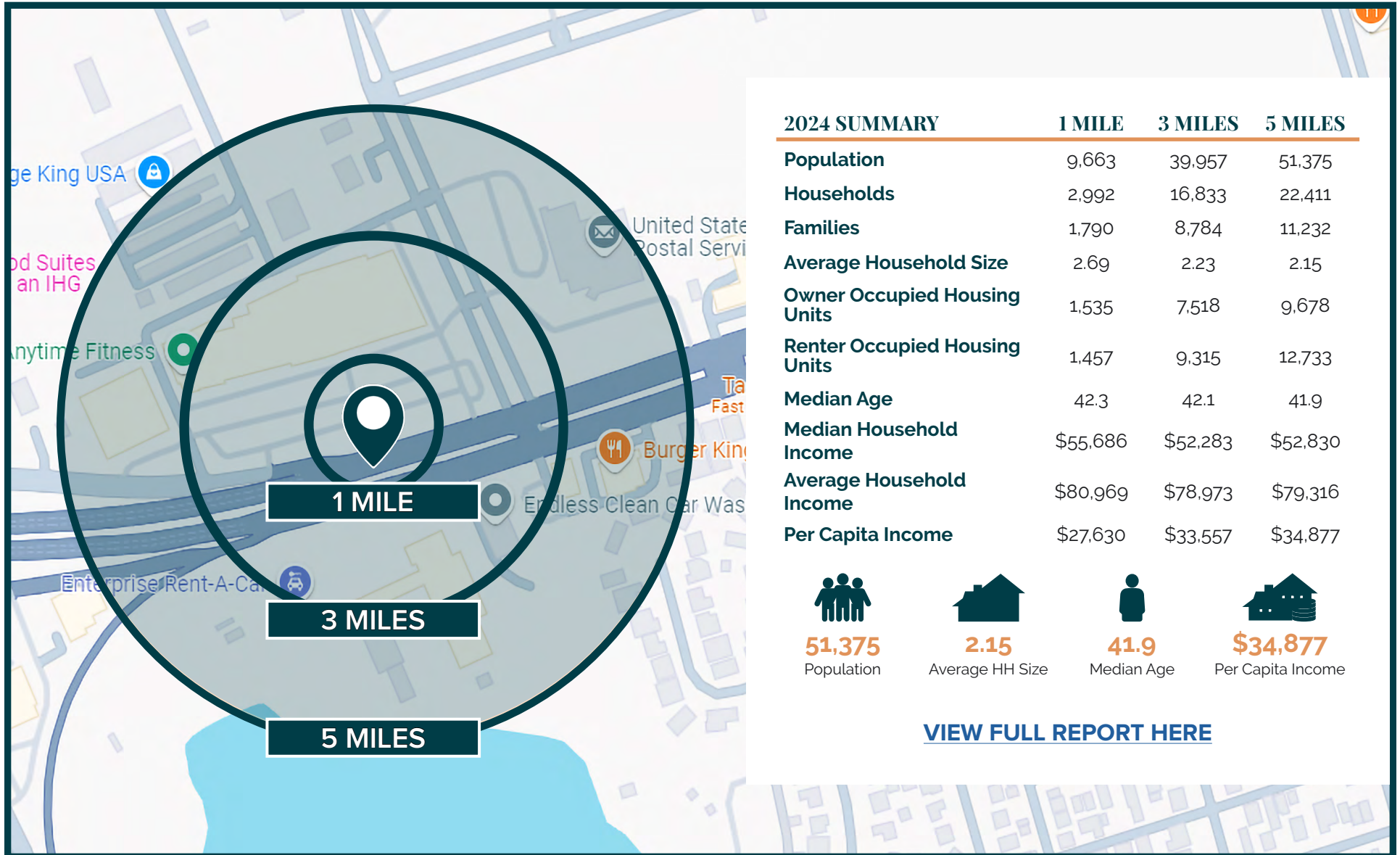
Nearby Amenities



- A**
- Anytime Fitness
 - Bay Area Auto Parts
 - Big Lots - Discount store
 - BoneVoyage Pet Resort
 - Burger King
 - Cutter Style Custom Homes
 - Dollar Tree - Dollar store
 - Exxon
 - Galveston Bait & Tackle
 - Galveston Inn & Suites
 - Galveston Shrimp Company
 - Galvez Shopping Center - Shopping mall
 - LOS 3 FLORES MEXICAN
 - Mattress Firm Clearance Center Broadway Street - Mattress store
 - Number 13 Prime Steak & Seafood
 - PetSmart - Pet supply store
 - Subway
 - The Home Depot
 - Target
 - U-Haul Neighborhood Dealer
 - + Many More

- B**
- 7-Eleven - Convenience store
 - A & M Grocery Store
 - Aceituno's - Mexican
 - Allen's
 - AutoZone Auto Parts - Auto parts store
 - Brcnco Burritos
 - Broadway Quick Stop - Convenience store
 - China Sea
 - Cordray Drug Store - Ice Cream
 - Corduroy Coffee and Clay
 - Daiquiris To Go On Broadway
 - Dj's Kitchen Galveston
 - El Gusto Del Pueblo - Mexican
 - EL Jefe Mexican Food
 - EL Nopalito Grill
 - El Sabor Del Taco
 - El Sazon Katracho - Honduran
 - EZPAWN - Pawn shop
 - Exxon
 - Farbs Liquors - Liquor store
 - Galveston Food & Gas
 - Henry's Mexican
 - Honduras Food
 - iQ Coffee Co
 - Jack in the Box
 - Joe's Seafood
 - KFC
 - Knapp Flower Shop - Florist
 - Koop's BBQ Kitchen
 - La Michoacana Meat Market - Butcher shop
 - Leo's Cajun Corner
 - Leon's World Finest Bar-B-Que
 - Los Patrones Fresh Mexican Cuisine
 - Maceo Spice & Import Company
 - Mercadito Y Taqueria - Mexican
 - McDonald's
 - Ophelia's - Soul
 - O'Reilly Auto Parts - Auto parts store
 - Our Drive Gym
 - Pho Tai - Vietnamese
 - Red Light Coffee Roasters
 - Restaurant El Nopalito
 - Sandy's Best Food - Latin American
 - Shipley Do-Nuts (Galveston)
 - Shrimp N Stuff
 - Shop-N-Drive - Convenience store
 - Solid Gold Beauty Supply
 - Sonic Drive-In
 - Soul 2 Soul
 - Subway
 - Taco Bell
 - Tacos Gabriel
 - Tacos el Faraon
 - Taqueria EL Jardin Tropical
 - Taqueria Flores - Mexican
 - Top Gear Apparel - Custom t-shirt store
 - Tortilleria Y Pupasas
 - Vida Agave
 - Willow Coffee
 - + Many More

Demographics



About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Leasing Team



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COMMERCIAL



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.

Aspire Commercial, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9013435 <small>License No.</small>	info@aspirecre.com <small>Email</small>	713-933-2001 <small>Phone</small>
Brandon Avedikian <small>Designated Broker of Firm</small>	669686 <small>License No.</small>	brandona@aspirecre.com <small>Email</small>	713-347-2904 <small>Phone</small>
N/A <small>Licensed Supervisor of Sales Agent/ Associate</small>	N/A <small>License No.</small>	N/A <small>Email</small>	N/A <small>Phone</small>
Luke Stavinoha <small>Sales Agent/Associate's Name</small>	769178 <small>License No.</small>	lukes@aspirecre.com <small>Email</small>	713-392-2716 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date