

FOR SALE

# Esplanada Village and 6,300 SF Development



6415 & 6417 AIRPORT ROAD

## PORTFOLIO: 6415 & 6417 AIRPORT ROAD

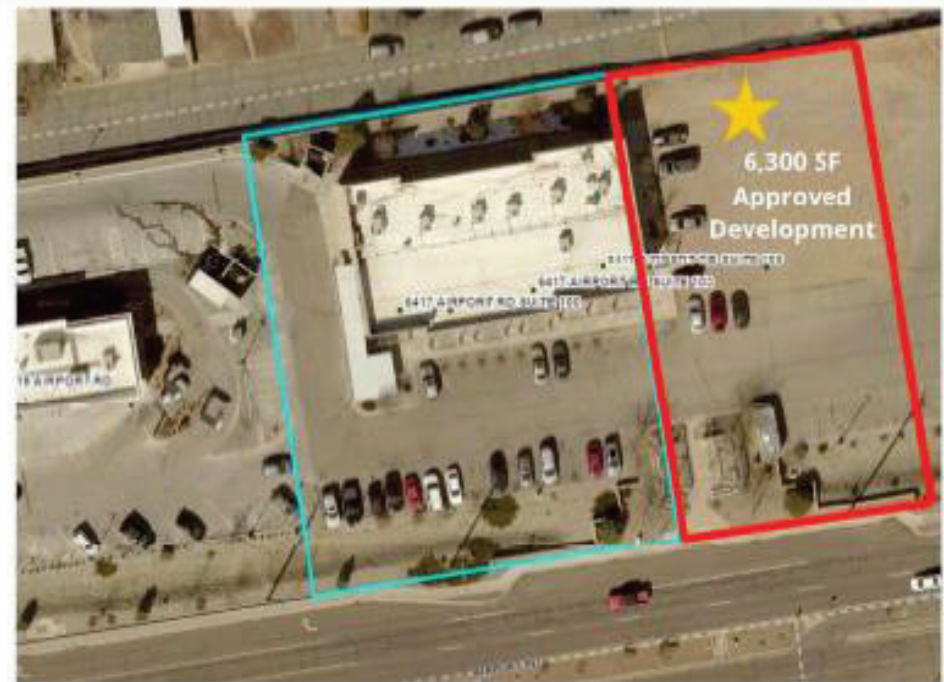
### PORTFOLIO FOR SALE DATA

6417 Airport Road  
Total Size: **8,250 SF**

6415 Airport Road  
Total Size: **6,300 SF**

### SALES CONTACTS

**Dan Cornelius**, Broker  
**Channel Venture LLC**  
Austin, TX 78735  
(512) 800-3373  
(650) 799-6595



## ESPLANADA VILLAGE - RENT ROLL

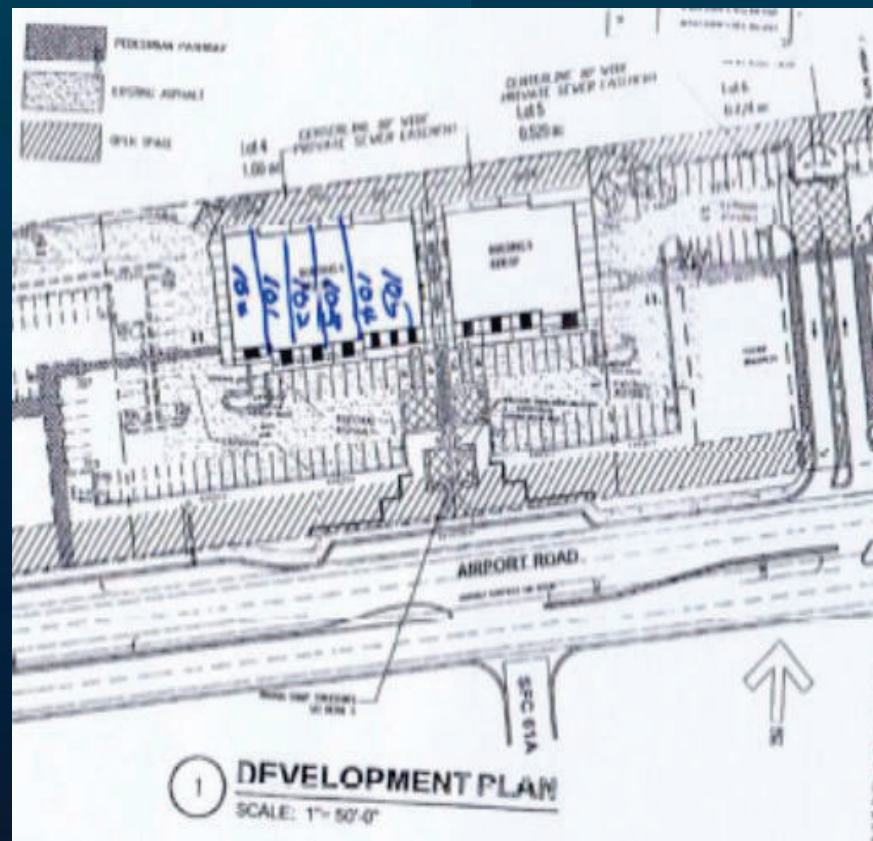
SUITE	TENANT	S/F	RENT (NNN)	\$/SF	ANNUAL * INCREASE	START DATE	END DATE	OPTIONS
100	Chapin Mex	1,750.	\$2,916.67	\$20.00	3%	Jun-19	Dec-26	2-5 yr
101	Grandy Insurance	1,400	\$2,391.67	\$20.50	2.5%	May-12	Dec-26	
102	Universal Cuts	1,400	\$ 2,450.00	\$21.00	2.5%	Oct-23	Dec-26	
103	T-Mobile	1,400	\$ 2,590.00	\$22.20	2.0%	Mar-22	Feb-27	1-5 yr
104 & 105	Pandeira Del Valle	2,300	\$ 3,720.08	\$19.40	CPI (2.2%)	Oct-23	Dec-26	1-5yr
TOTAL SQUARE FOOTAGE		8,250						
TOTAL MONTHLY RENT			\$14,068.42					
ANNUAL RENT (NOI)			\$168,821.04					

- Annual Rent Increases are January 1 of each year

6417 Airport Rd - Esplanade Village

Available \$10 - \$16/18

Lot 5 4.521 Acres

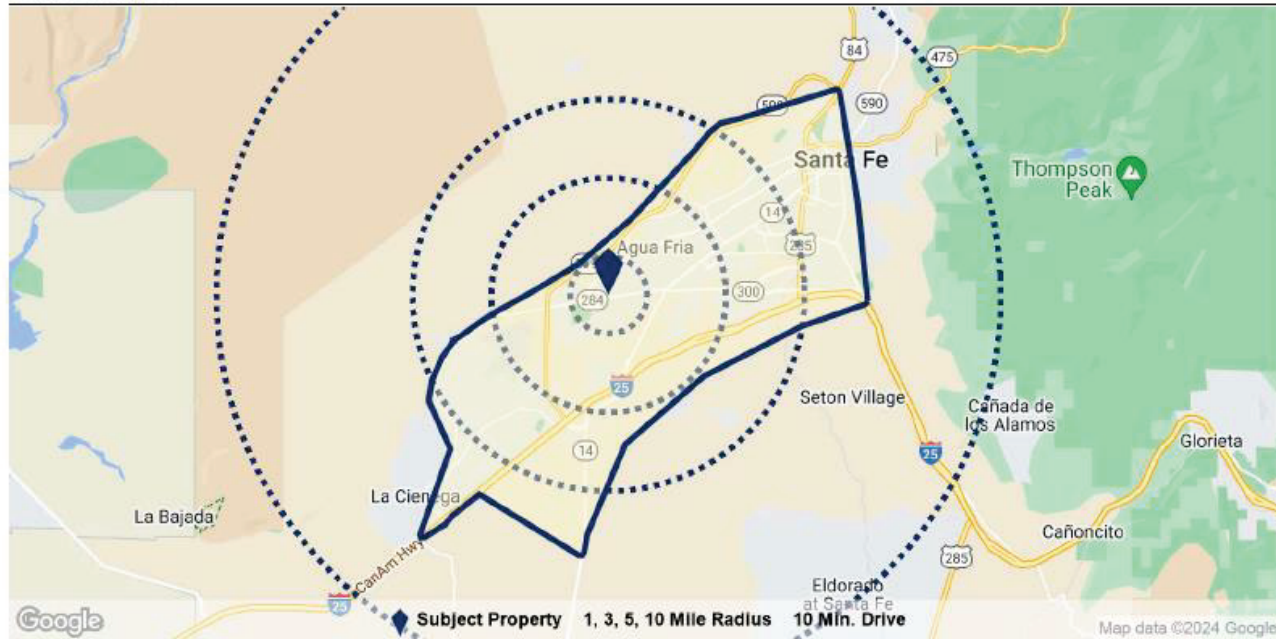




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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,359	39,892	74,976	120,524	99,644
5 Yr Growth	2.7%	2.7%	2.3%	2.4%	5.6%
Median Age	35	38	42	48	45
5 Yr Forecast	37	40	43	48	45
White / Black / Hispanic	92% / 1% / 83%	91% / 1% / 74%	91% / 1% / 66%	92% / 1% / 52%	91% / 1% / 59%
5 Yr Forecast	91% / 2% / 83%	90% / 2% / 74%	90% / 2% / 65%	91% / 1% / 51%	91% / 1% / 59%
Employment	1,889	15,061	34,171	85,954	49,580
Buying Power	\$278.8M	\$883.6M	\$1.9B	\$3.8B	\$2.7B
5 Yr Growth	4.0%	4.3%	4.0%	4.5%	7.3%
College Graduates	14.0%	22.8%	30.3%	41.6%	34.5%
<b>Household</b>					
Households	5,025	14,907	29,973	53,426	43,199
5 Yr Growth	2.6%	2.7%	2.2%	2.4%	5.9%
Median Household Income	\$55,488	\$59,275	\$63,773	\$70,421	\$62,146
5 Yr Forecast	\$56,226	\$60,181	\$64,886	\$71,858	\$62,992
Average Household Income	\$69,549	\$76,689	\$85,421	\$99,377	\$84,651
5 Yr Forecast	\$70,785	\$78,132	\$87,212	\$101,474	\$85,958
% High Income (>\$75K)	32%	36%	41%	47%	40%
<b>Housing</b>					
Median Home Value	\$174,625	\$252,196	\$305,969	\$391,917	\$333,189
Median Year Built	1995	1997	1993	1990	1990
Owner / Renter Occupied	66% / 34%	65% / 35%	66% / 34%	66% / 34%	57% / 43%