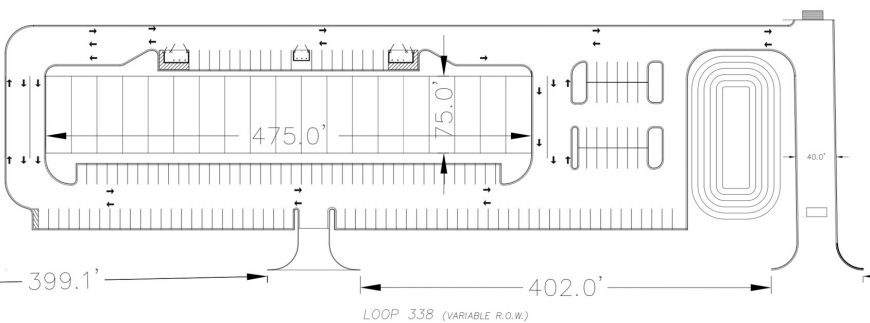


PERMIAN OASIS PLAZA | 5000 NE Loop 338

35,625 SF of Space Available in Odessa, TX



DEMOGRAPHICS

POPULATION :	1 MILE	3 MILES	6 MILES
	1,954	43,472	118,326
AVERAGE INCOME :	\$115,664	\$98,999	\$83,747
AADT:	16,219 on Loop 338	53,635 on HWY 191	

New and prominent retail location situated in a high volume traffic area close to two major new community developments

Offered by JPM INVESTMENTS INC

Contact: Shara Ward **Email:** jpminc@yahoo.com

Cell: 432-638-4587 **Office:** 432-362-3313

SPACE AVAILABILITY

Space	Size	Term	Rate	Type
End Cap Unit	3,750 SF +	5-10 years	\$25/SF/YR	Triple NNN
Units 3-16	1,875 SF	5 years	\$22-\$25/SF/YR	Triple NNN
End Cap Unit	5,625 SF ±	5-10 years	\$25/SF/YR	Triple NNN

PROPERTY DETAILS

- Total Leasable: 35,625 SF
- Project Completion: August 2022
- Property Type: Retail Storefront
- Rental Rate: \$22-\$25/SF/YR
- Two end cap suites with drive thru \$25/SF/YR
- Minimum Divisible: ± 1,875 SF
- Space delivered in gray box condition
- Tenant Improvement: \$20 per SF
- 4.8 Parking Spaces per 1,000 SF
- Approximately 824 ft of Loop 338 frontage
- In 2019 the AADT (Annualized Average Daily Traffic) count for this location was 16,219 reflecting an 89% increase over prior year
- Neighboring the Ponderosa Estates & Betenbough community of 288+ single family homes (currently under construction)
- Lease rate does not include utilities, property expenses, or building services (CAM)

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