

INVESTMENT OFFERING

# NET LEASED - AVRIDE/UBER J.V. IOS MEETS AI

*±18,552 SF building on a ±2.02 AC land located in Irving, TX  
leased to Avride (In Partnership with Uber Technologies)*

1125 N WALTON WALKER BLVD, IRVING, TX 75061

6.25%

YR 1 CAP RATE (6.0% YR 2)

\$7,100,000

LIST PRICE

4.0%

ANNUAL RENT INCREASES



KIDDER.COM

**km** Kidder  
Mathews

# 18K SF ON 2.02 AC NNN LEASED TO AVRIDE, INC.

## PROPERTY FEATURES

- Built in 1982
- Heavy Power, 3,000 Amps, 3 Phase
- Newly installed EV Superchargers
- Zoned ML20, Irving
- ±20' Clear Height
- Central DFW location
- Fully Refurbished Office
- Vehicle Wash Bay
- Drive Ins-14 tot. | 10' w x 14' h
- 100% Concrete Yard 8" / 4,000 PSI



# OFFERING SUMMARY

ADDRESS	1125 N Walton Walker Blvd Irving, TX 75061
BUILDING SIZE	±18,552 SF
LOT SIZE	±2.02 ac
YEAR BUILT/RENOVATED	1982
PROPERTY TYPE	Industrial outside storage (IOS), 20% coverage
ZONING	ML20, city of Irving, Texas

**5+ YRS**

TERM REMAINING -  
AVRIDE, INC.

**4.0%**

RENTAL INCREASES -  
AVRIDE, INC.

**NNN**

LEASE TYPE

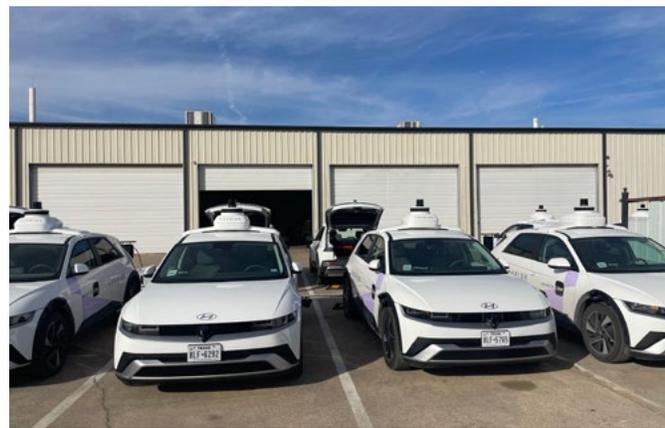
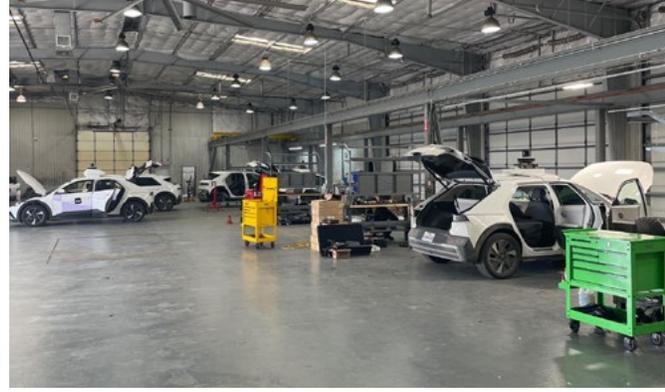
**\$444,000**

INCLUDES AVRIDE RENT

## RENT SCHEDULE

PERIOD	MONTHLY BASE RENT	ANNUAL
MAR 1, 2026 THROUGH FEB 28, 2027	\$37,000.00	\$444,000.00
MAR 1, 2027 THROUGH FEB 29, 2028	\$38,480.00	\$461,760.00
MAR 1, 2028 THROUGH FEB 28, 2029	\$40,019.20	\$480,230.40
MAR 1, 2029 THROUGH FEB 28, 2030	\$41,619.97	\$499,439.64
MAR 1, 2030 THROUGH FEB 28, 2031	\$43,284.77	\$519,417.24

\*Tenant to pay 3% property management fee



# TENANT PROFILE

## AVRIDE

*Avride is a global leader in autonomous vehicle and delivery robotics technology.*

Founded in 2017 by a team of engineers, the company focuses on developing safe, scalable solutions for the future of autonomous transportation.

Avride employs several hundred engineers with deep expertise in autonomous driving systems and operates autonomous vehicles in markets worldwide. The company played a key role in launching Europe's first fully driverless autonomous taxi service, establishing itself as an early innovator in real-world autonomous mobility.

Beyond passenger transportation, Avride is advancing autonomous delivery through the development of delivery robots that support partners across international markets, including the United States and South Korea. These solutions help increase delivery capacity and operational efficiency while maintaining high service standards.

Avride rigorously tests its technology across diverse geographies and conditions to ensure reliability and adaptability. The company is committed to improving safety, accessibility, and sustainability through cutting-edge autonomous technologies.

Reference: <https://www.avride.ai>



### *Uber and AVRide Partnership*

Uber Technologies, Inc. (NYSE: UBER) and Avride announced a multiyear strategic partnership to bring Avride's delivery robots and autonomous vehicles to Uber and Uber Eats.

The delivery partnership will launch first with sidewalk robots on Uber Eats in Austin in the coming weeks, before expanding to Dallas and Jersey City, New Jersey, later this year. The mobility partnership is expected to launch for riders in Dallas later next year.

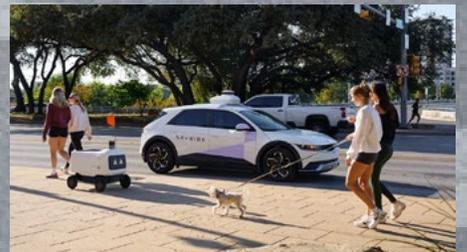
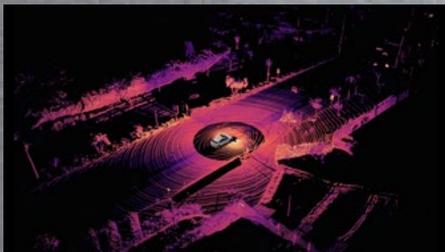
After launch, when a consumer requests a qualifying delivery or ride on the Uber Eats or Uber apps, they may be presented with the option to have that trip fulfilled by an Avride delivery robot or autonomous vehicle.

Avride has a unique advantage from developing and operating both autonomous cars and delivery robots that leverage mutually enhancing technologies. The company's delivery robots are already making commercial deliveries in the U.S. and South Korea, while its autonomous cars are currently being tested on public roads.

Dmitry Polishchuk, CEO of Avride said: "We are excited to partner with Uber as we scale our operations and work together to further improve the delivery experience for both consumers and merchants. We plan to expand the total fleet of Avride robots operating within Uber Eats to hundreds in 2025, followed by the launch of our robotaxi service."

Dara Khosrowshahi, CEO of Uber said: "Autonomous mobility and delivery hold a ton of promise for consumers and communities. We're excited to partner with Avride to bring their technology to more people in more places, as they continue to scale."

Reference: <https://www.investor.uber.com/news-events>



# IRVING, TX

*The city is known for its vibrant & rich culture, warm greetings, and hospitality.*

## IRVING DEMOGRAPHICS

	2025 Estimated	2030 Projected
POPULATION	256,142	238,855
AVERAGE HH INCOME	\$121,882	\$122,546
HOUSEHOLDS	94,593	88,825

Located in the heart of North Texas, Irving, Texas is a vibrant and strategically positioned city within the Dallas-Fort Worth Metroplex – one of the fastest-growing and most economically dynamic regions in the United States.

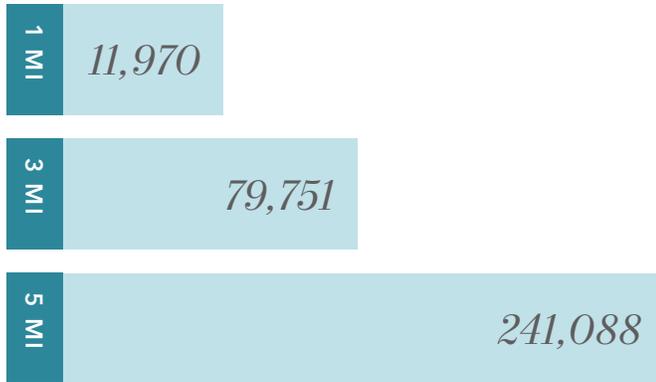
Irving is a major economic engine with more than 8,500 businesses operating locally, including a significant number of Fortune 500 and Fortune 1000 headquarters. The city's Las Colinas area is often referred to as the "Headquarters of Headquarters" due to its concentration of corporate headquarters and regional offices.

The City of Irving maintains one of the highest credit ratings possible – Aaa/AAA from both Moody's and S&P Global – reflecting a strong fiscal foundation and long-term financial stability.

Irving is not just a place to work, but a community where people live, play, and invest. Its strategic location, strong economy, rich cultural diversity, and robust infrastructure make it a compelling choice for businesses and residents alike – adding tangible value to commercial and investment properties throughout the city.

# DEMOGRAPHICS

## TOTAL POPULATION



## AVERAGE HOUSEHOLD INCOME



## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	11,970	79,751	241,088
2030 PROJECTION	10,740	74,233	224,779
2020 CENSUS	13,717	85,061	250,037
PROJECTED GROWTH 2025 - 2030	-2.1%	-1.4%	-1.4%
AVERAGE AGE	31.2	32.0	31.7

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$63,236	\$81,547	\$75,416
2025 PER CAPITA INCOME	\$25,687	\$37,606	\$35,897
TOTAL BUSINESSES	569	6,394	18,386
TOTAL EMPLOYEES	8,789	92,941	244,745

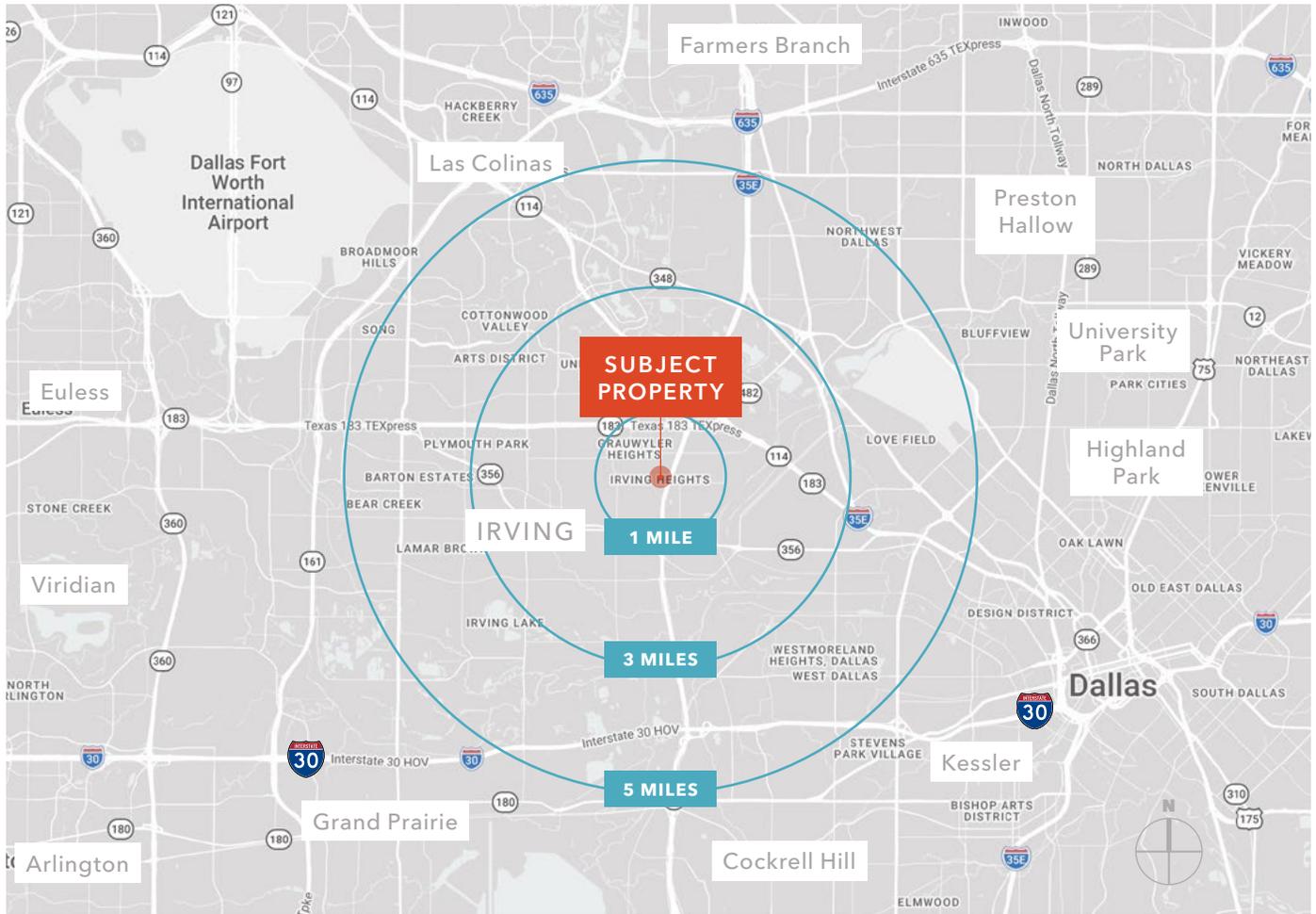
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,835	27,194	85,448
2030 PROJECTED	3,465	25,647	80,924
2020 CENSUS	4,126	27,686	84,911
GROWTH 2025 - 2030	-1.9%	-1.1%	-1.1%
OWNER-OCCUPIED	39.8%	44.7%	37.5%
RENTER-OCCUPIED	60.2%	55.3%	62.5%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	12.3%	9.6%	9.4%
HIGH SCHOOL DIPLOMA	33.4%	24.1%	23.5%
SOME COLLEGE	12.0%	14.5%	14.1%
ASSOCIATE	3.3%	5.0%	5.3%
BACHELOR'S	12.9%	19.2%	18.3%
GRADUATE	5.7%	9.2%	11.2%

Data Source: ©2025, Sites USA



## AREA HIGHLIGHTS



IRVING ART CENTER



REUNION TOWER



DALLAS WORLD AQUARIUM



MUSTANGS OF LAS COLINAS



TOYOTA MUSIC FACTORY



MANDALY CANAL



DALLAS ARBORETUM & BOTANICAL GARDENS



DALLAS ZOO



DALLAS-FORT WORTH AIRPORT



**DALLAS FORT WORTH AIRPORT**  
9.6 Miles | 17 Minutes



**FORT WORTH**



41 Min | 28.1 Miles

**DALLAS**



30 Min | 12.1 Miles

### *Strategic Location*

The subject property's central location between Dallas and Fort Worth, along with its immediate proximity to Dallas/Fort Worth International Airport (DFW) – one of the world's busiest airports – makes it a highly desirable hub for business, travel, and logistics.

*204 MI*

AUSTIN

*28 MI*

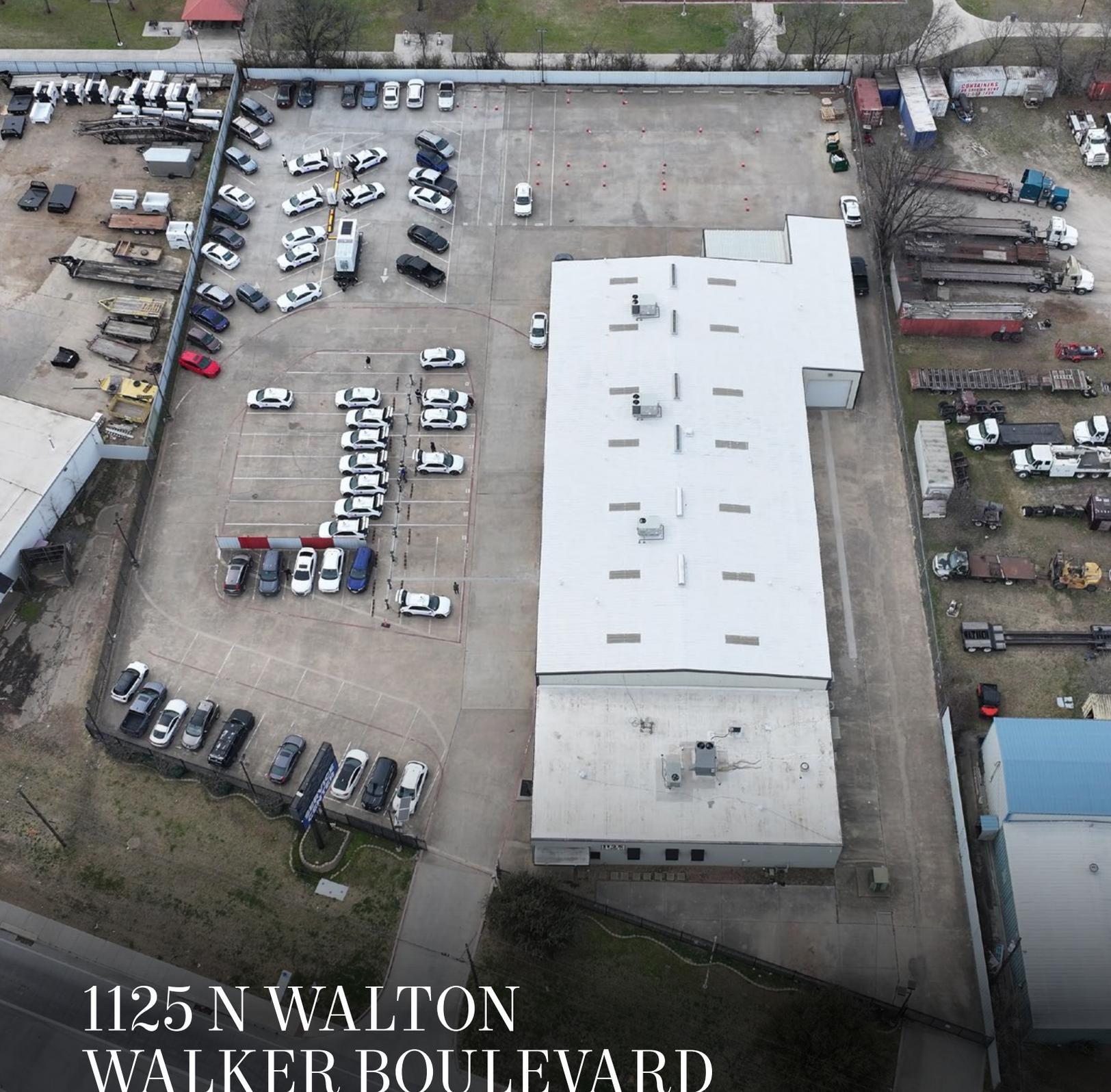
FORT WORTH

*12 MI*

DALLAS

*10 MI*

DFW AIRPORT



# 1125 N WALTON WALKER BOULEVARD

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