



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

RETAIL FOR LEASE: GREENWAYS VILLAGE ON HILLSIDE

7669 Hillside, Amarillo, TX 79119

JOSH LANGHAM

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DAVID VELASQUEZ

806.881.4321
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**RETAIL PROPERTY
FOR LEASE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Amarillo's premier lifestyle center on Hillside. Class A center built in 2018 - Great visibility and parking

PROPERTY HIGHLIGHTS

- > Tenant Improvement from landlord available
- > Rooftop mechanical units maintained by landlord
- > Solid glass store front very visible from Hillside
- > Restaurant within Strip - increased foot traffic
- > 25,000 car count
- > Highest 1 - 3 - 5 mile median income in Amarillo

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,657 - 3,245 SF
Lot Size:	1.72 Acres
Building Size:	15,083 SF
NOI:	\$361,569.35
Cap Rate:	6.75%

SPACES	LEASE RATE	SPACE SIZE
7669 Hillside Suite 200	\$22.00 SF/yr	1,657 SF
7669 Hillside suite 600	\$22.00 SF/yr	3,245 SF

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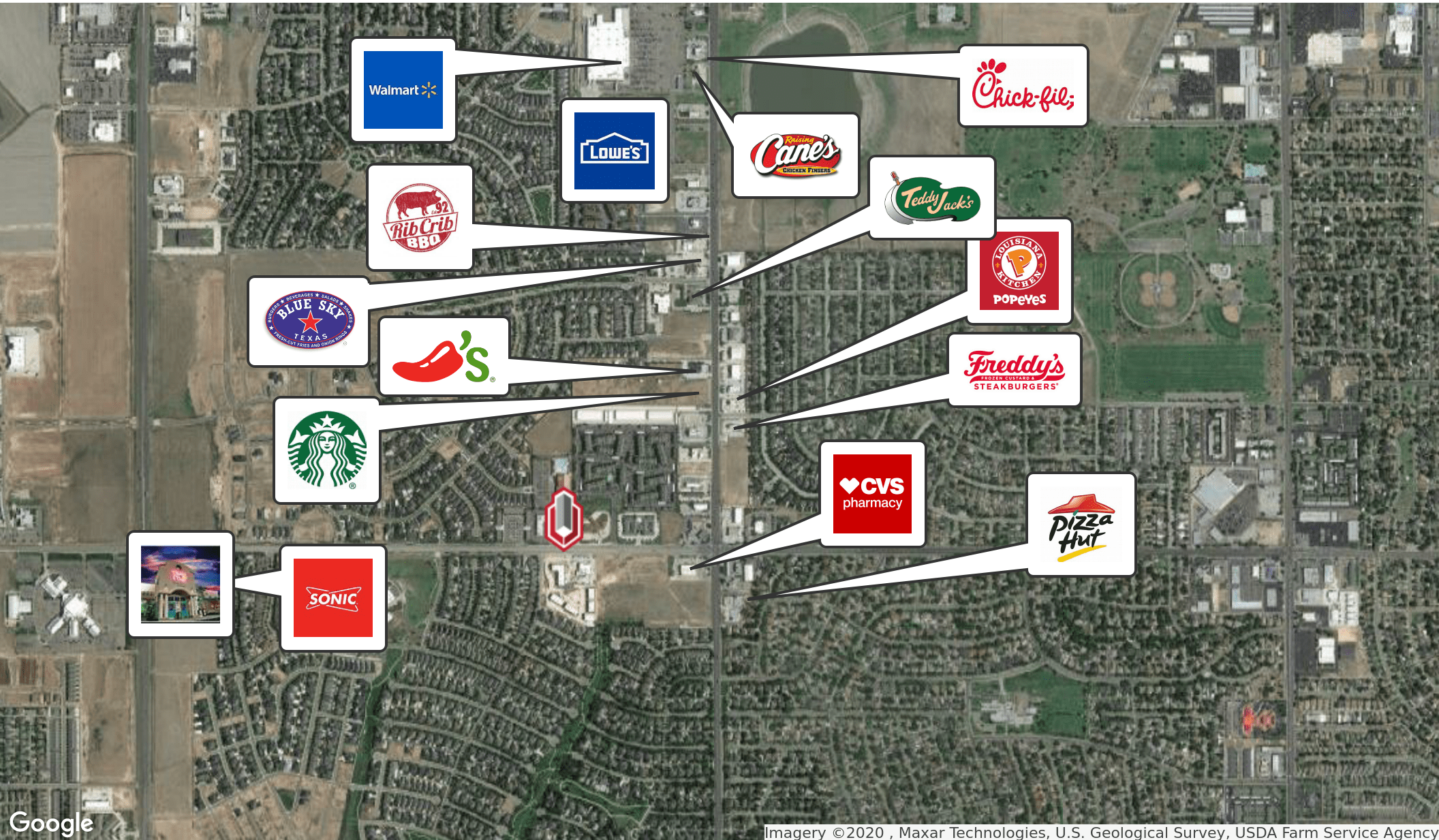
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RETAILER MAP



Google

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,657 - 3,245 SF

Lease Term:	120 months
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7669 Hillside suite 100	Tune Up " Manly Salon "	2,043 SF	NNN	\$22.00 SF/yr	-
7669 Hillside Suite 200	Available	1,657 SF	NNN	\$22.00 SF/yr	-
7669 Hillside Suite 300	Panache	3,751 SF	NNN	\$22.00 SF/yr	-
7669 Hillside suite 400	Perfect Peach	2,005 SF	NNN	\$22.00 SF/yr	-
7669 Hillside suite 500	Crave Cycle Studio	2,209 SF	NNN	\$22.00 SF/yr	-
7669 Hillside suite 600	Available	3,245 SF	NNN	\$22.00 SF/yr	-

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,642	55,902	106,402
Average age	39.0	40.3	37.7
Average age (Male)	37.3	38.6	36.1
Average age (Female)	41.5	41.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,230	23,347	44,059
# of persons per HH	2.5	2.4	2.4
Average HH income	\$113,416	\$83,023	\$70,965
Average house value	\$322,640	\$198,946	\$166,096

TRAFFIC COUNTS

25,000/day

** Demographic data derived from 2010 US Census*



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ADVISOR BIO 1



JOSH LANGHAM

Development - Acquisitions - Dispositions

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TX #664099

PROFESSIONAL BACKGROUND

Josh has built several hundred homes over the past 22 years and startup of other business. At the age of 35 selling his interest in other companies he acquired his real estate license and partnered with his childhood friend creating Llano Construction – Development. Since they have built several community office projects, retail centers, and single tenant locations. Now creating Llano Brokerage his main role is acquiring, estimating construction cost for development, lease up of these developments, and disposition negotiations. Working with municipalities and studying their market to create developments that fill the needs of the community. Venturing now into Hospitality by developing Studio 6 at Research and past projects which he developed and Brokered 30,000 square feet on Hillside Road 2017-2018 which is 100% occupancy. Developed and Brokered 53,000 square feet on Hillside Road 2018-2020 which is 100% Occupancy Developed and Brokered 15,000 square feet in Abilene Texas shadow anchored by Petco, Academy, & Burlington. Adjacent to a Panera Bread which is under construction and 60% leased up 2020

Developed and Brokered Large Land Tracts in Amarillo medical district. Brokered tracts to medical providers and Hotel developers 2018-2019 and Structured multiple Sale – Leaseback's for single tenant medical specialist with Reit's and 1031 exchange. Currently representing other land owners of 40 acres prime commercial land inventory.

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**RETAIL PROPERTY
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ADVISOR BIO 2

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