

RETAIL INVESTMENT OPPORTUNITY

BOULEVARD 26 RETAIL CENTER

6601 BOULEVARD 26, NORTH RICHLAND HILLS, TX 76180

\$3,453,000

28,775 SF BUILDING | 2.20 ACRES

\$120/SF

ASKING PRICE

INVESTMENT / OWNER-USER OPPORTUNITY



PRIME BOULEVARD 26
FRONTAGE



EXCELLENT VISIBILITY
& ACCESS



AMPLE PARKING
2.20 ACRES



FLEXIBLE RETAIL
CONFIGURATION

INVESTMENT HIGHLIGHTS



Income-Producing Asset

Well-established retail center with in-place tenancy.



High-Traffic Location

Located on Boulevard 26 with excellent visibility and strong daily traffic counts.



Diverse Tenant Mix

National and local tenants driving steady foot traffic.



Value-Add Potential

Below replacement cost with upside through lease-up and rental growth.



Strong Demographics

Surrounded by a dense, growing trade area.

IN-PLACE TENANT OVERVIEW

TENANT	SF	% OF GLA	LEASE TYPE	LEASE EXPIRATION
WHOLESALE FURNITURE	16,000 SF	55.6%	NNN	07/31/2028
RETAIL TO THE PUBLIC	6,375 SF	22.2%	NNN	06/30/2027
KIDS DAY CARE	3,200 SF	11.1%	NNN	05/31/2026
AVAILABLE	3,200 SF	11.1%	—	—
TOTAL / WEIGHTED AVERAGE	28,775 SF	100%		



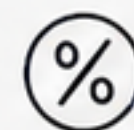
CURRENT OCCUPANCY

88.9%



IN-PLACE NOI (EST.)

\$226,800



EST. CAP RATE

6.57%

* Financial information is based on current leases and provided by sources deemed reliable. Buyer to verify all information.

OFFERING SUMMARY

Sale Price:	\$3,453,000
Price / SF:	\$120.00
Building Size:	28,775 SF
Lot Size:	2.20 Acres
Year Built:	1975
Zoning:	Commercial
Parking:	Ample Surface Parking

FOR MORE INFORMATION CONTACT:

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