

PARKVIEW EAST

Pasadena, Texas 77504



INVESTMENT SALES

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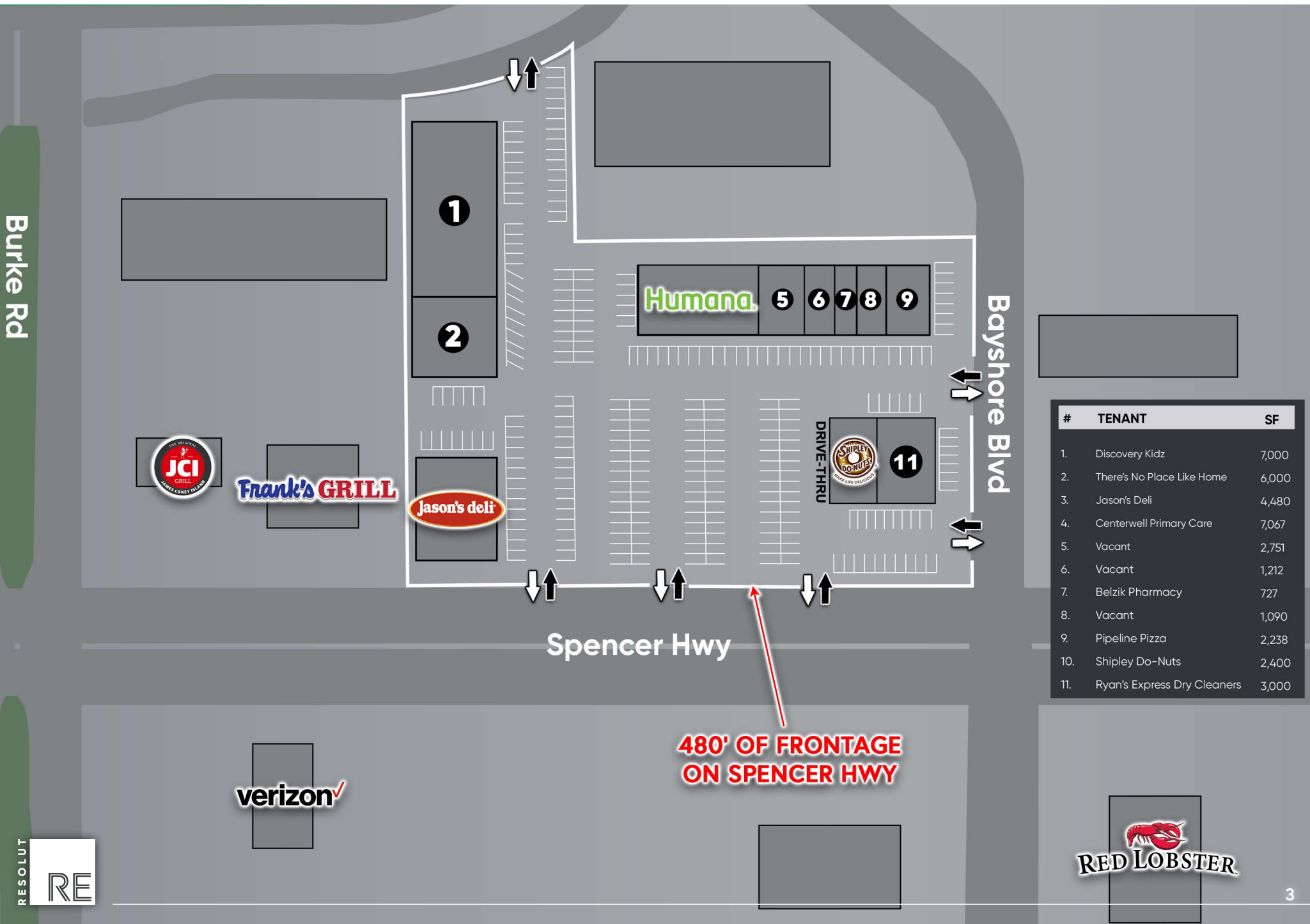
PROPERTY SUMMARY

ADDRESS	3901-3937 Spencer Hwy Pasadena, Texas 77504
IN PLACE NOI	\$468,234
LAND AREA	3.7 Acres
# OF BUILDINGS	Four (4)
BUILT	1966 & 1977
OCCUPANCY	87%
LEASABLE AREA	37,965 SF
LEASE TYPE	NNN
PARKING	6.7 per 1,000 SF (255 Spaces)



*Source: Kalibrate Technologies traffic counts

SITE PLAN



#	TENANT	SF
1.	Discovery Kidz	7,000
2.	There's No Place Like Home	6,000
3.	Jason's Deli	4,480
4.	Centerwell Primary Care	7,067
5.	Vacant	2,751
6.	Vacant	1,212
7.	Belzik Pharmacy	727
8.	Vacant	1,090
9.	Pipeline Pizza	2,238
10.	Shipley Do-Nuts	2,400
11.	Ryan's Express Dry Cleaners	3,000

INVESTMENT HIGHLIGHTS

SUPERIOR RETAIL INTERSECTION

The Property is located on the northeast corner of Spencer Hwy and Burke Rd which has a combined total traffic count of 48,857 VPD. Parkview East shares an intersection with anchor and traffic producing retailers such as Kroger, Petco, Burke's Outlet, Chipotle, and Chick Fil A.

FUNDAMENTAL VALUE DRIVERS

Investors will drive value through market rent increases and lease up of vacant space. Long average tenant tenure creates a sizeable gap between in-place rents and market rents. Vacancy is headlined by a large block of contiguous space (already subdivided for flexibility), with heightened visibility through a raised façade and direct drive-aisle access from Spencer Hwy, making it perfect for anchor tenancy.

TENURED TENANCY, LOW VACANCY

Parkview East is 87% leased to a diversified national and local retailer base. The tenant base has enjoyed a longstanding and successful tenure, a testament to the strong retail demand in Pasadena.

MEDICAL SERVICES HUB

Parkview East is only a quarter mile (1/4th) away from HCA Houston Healthcare, a 345-bed facility which employs 1,500 staff and 250 board-certified physicians. The hospital is surrounded by a variety of medical practices (such as Davita Dialysis) and specialty surgical centers, making this area a medical services hub with a significant density of high pay, recession resistant healthcare jobs.



INVESTMENT HIGHLIGHTS (cont.)



- Property is located on NEC of Spencer Hwy and Burke Rd with a combined traffic count of 48,857 VPD
- Strong Demand Drivers: Within a three mile radius, the population is ~142k and avg. HH income is ~\$73k
- The Beltway 8 / Pasadena trade area features a variety of national retail anchors spurring commerce in the area

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INVESTMENT HIGHLIGHTS (cont.)

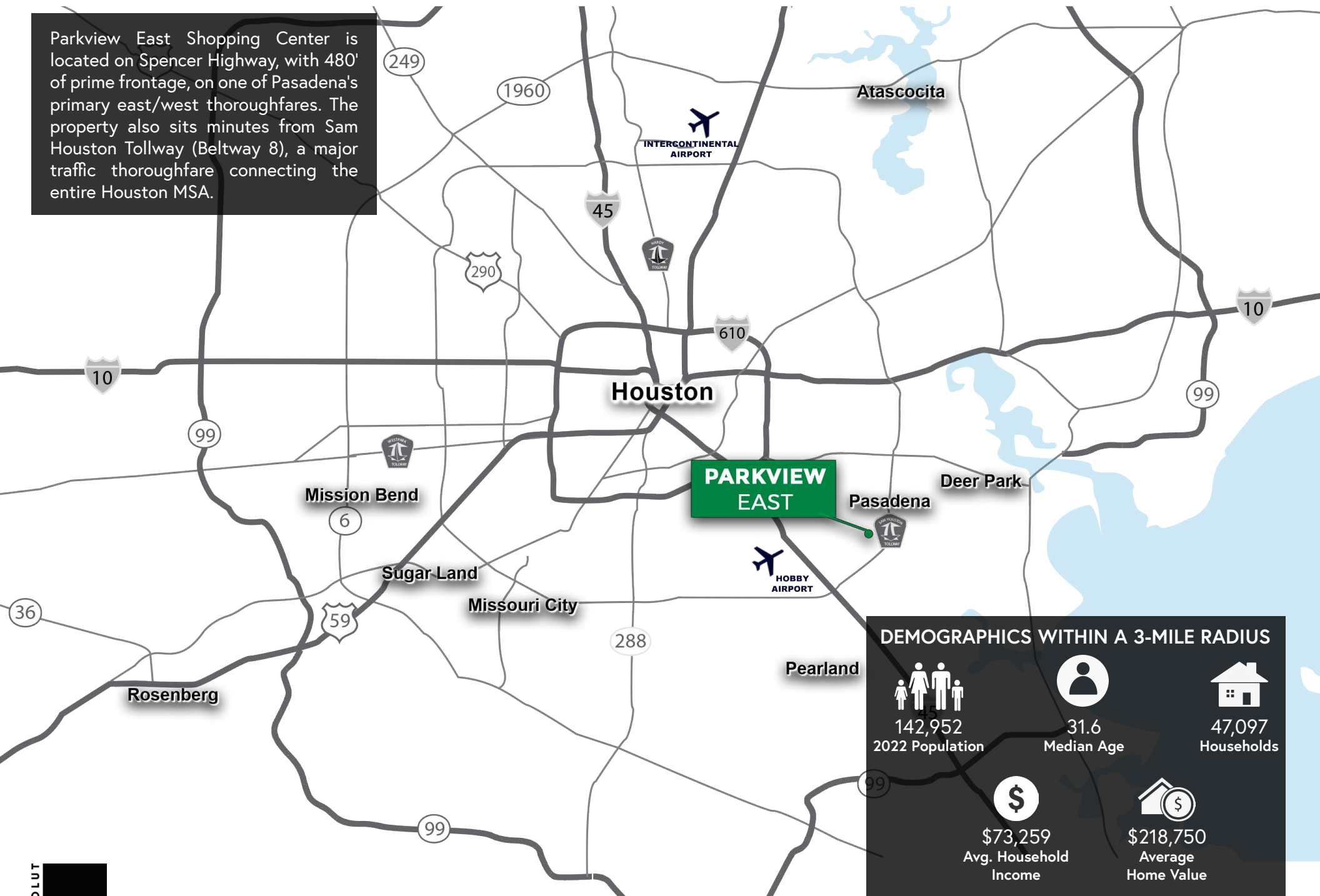


INVESTMENT HIGHLIGHTS (cont.)








PASADENA POSITIONING

Parkview East Shopping Center is located on Spencer Highway, with 480' of prime frontage, on one of Pasadena's primary east/west thoroughfares. The property also sits minutes from Sam Houston Tollway (Beltway 8), a major traffic thoroughfare connecting the entire Houston MSA.



DEMOGRAPHICS WITHIN A 3-MILE RADIUS

 142,952 2022 Population	 31.6 Median Age	 47,097 Households
 \$73,259 Avg. Household Income	 \$218,750 Average Home Value	

ABOUT HOUSTON



CITY OF OPPORTUNITY

3.1 million jobs in the Houston MSA



RAPID GROWTH

2nd fastest growing MSA by population & population percentage since 2010



GLOBAL COMMERCE HUB

27th largest economy globally compared to other nations



HOME FOR INNOVATION

Houston ranks #3 among U.S. metro areas in Fortune 500 headquarters



FAVORABLE ECONOMIC CLIMATE

0% state income tax, low cost of living, and strong wages



LARGEST MEDICAL CENTER WORLDWIDE

Texas Medical Center employs 106,000 workers with \$3 billion in construction projects underway

HOUSTON MAJOR EMPLOYERS

Apache

BAKER HUGHES

CenterPoint Energy

FRONTIER

HALLIBURTON

KINDER MORGAN

KBR

Marathon Oil Corporation

ConocoPhillips

Sysco

WMA WASTE MANAGEMENT INC.

MEMORIAL HERMANN

Administrative

COMPAQ

Continental Airlines

Southwestern Bell

noble energy

Academy Goya SPORTS & OUTDOORS

Source: Houston.org

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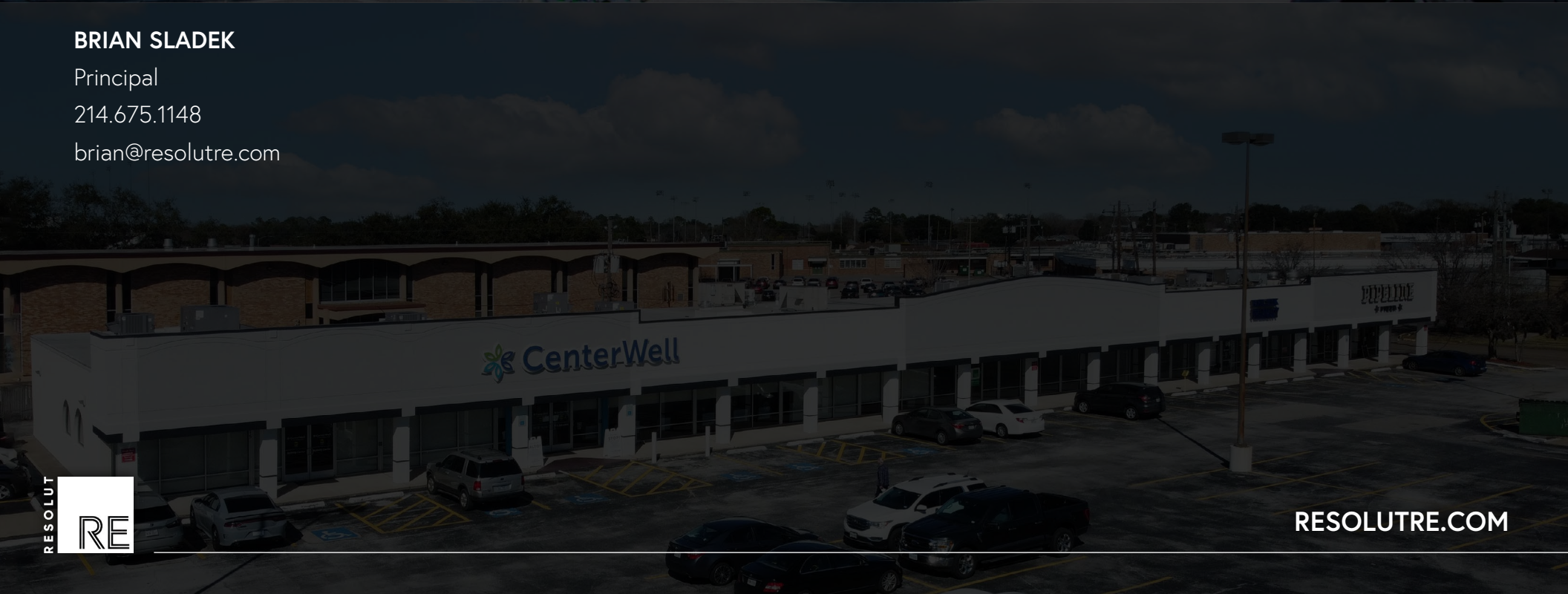
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____