



THE CENTER AT ALIANA

FOR SALE



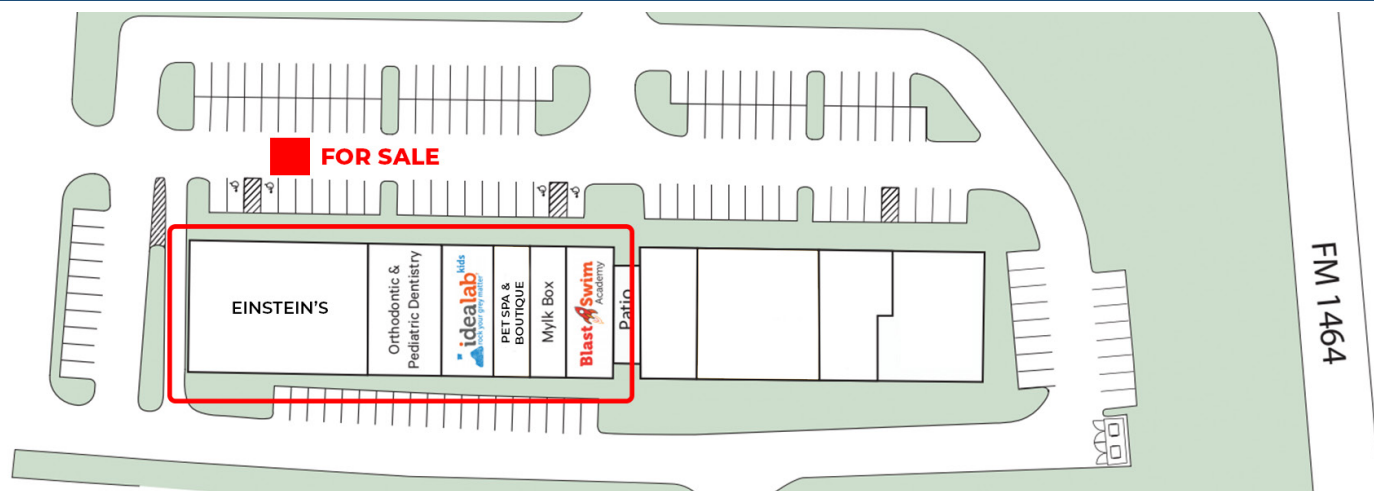
TENANTS	SIZE (SQ.FT.)	DESCRIPTION	OPERATOR
EinSteins's Pub & Arcade	6,000	High-end neighborhood bar & grill with live music, pinball, and games	Been in business for 30+ years, multi-location operator
Pet Spa & Boutique	1,200	High-end pet grooming & boutique	Developer of the property (DeisoMoss) owns Wags
Elara Orthodontics & Pediatric Dentistry	3,000	Orthodontics & pediatric dentistry	Multi-location operator
Blast Swim Academy	2,000	Swim academy for children to learn to swim	Franchisee
IdeaLab Kids	2,200	STEM-base after school activities for children	Franchisee
Mylk Box	1,350	Artisan teahouse	Family owned & operated

TOTAL: 15,750



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PROPERTY INFORMATION

Sale Price	\$7,493,695.04
Cap Rate	6.25%
Year 1 NOI	\$468,355.94
Occupancy	100%
Year Built	2019
Building Size	15,750 SQ FT

KEY FEATURES

2% Annual Rent Bumps

Experienced Operators

Class A New Construction

CONTACT INFORMATION

Andrew Deiso

Owner

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Taylor Moss

Owner

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FOR SALE





ALIANA

SWC WEST AIRPORT BLVD AND FM 1464, RICHMOND, TX 77407

Features

- Located at the hard SW Corner of the lighted intersection of FM 1464 & West Airport Blvd.
 - Excellent visibility and signage
- Strongly positioned within the heart of Aliana, one of the fastest growing suburbs in the country with 4,200 homes at build out

Traffic Counts		Demographics	YEAR: 2019	1 MILE	3 MILE	5 MILE
FM 1464	19,118 VPD	Population		11,206	83,913	273,929
W Airport (E of FM 1464)	12,672 VPD	2019-2024 Total Population Change		16.49%	13.87%	13.47%
		Avg HH Income		\$100,854	\$96,851	\$102,742
		Households		3,541	24,716	84,544

Area Retailers & Businesses

