

for lease

Northbrook Shopping Center

5264 W. 34th Street | Houston, TX 77092

Freeway Infill Grocery-Anchored Center with Fantastic Regional Neighborhood Positioning



JASON GAINES

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property highlights

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- Anchored by El Rancho Supermarket and regional/neighborhood lineup including Starbucks, WSS Shoes, and DD's Discounts
- Endcap 3,500 SF former bank with 4-lane drive-thru available
- 27,000 SF pad site available on 34th Street for up to 3,700 SF building
- Inline spaces available from 1,000 - 14,077 SF
- 139,970 population in a 3-mile radius

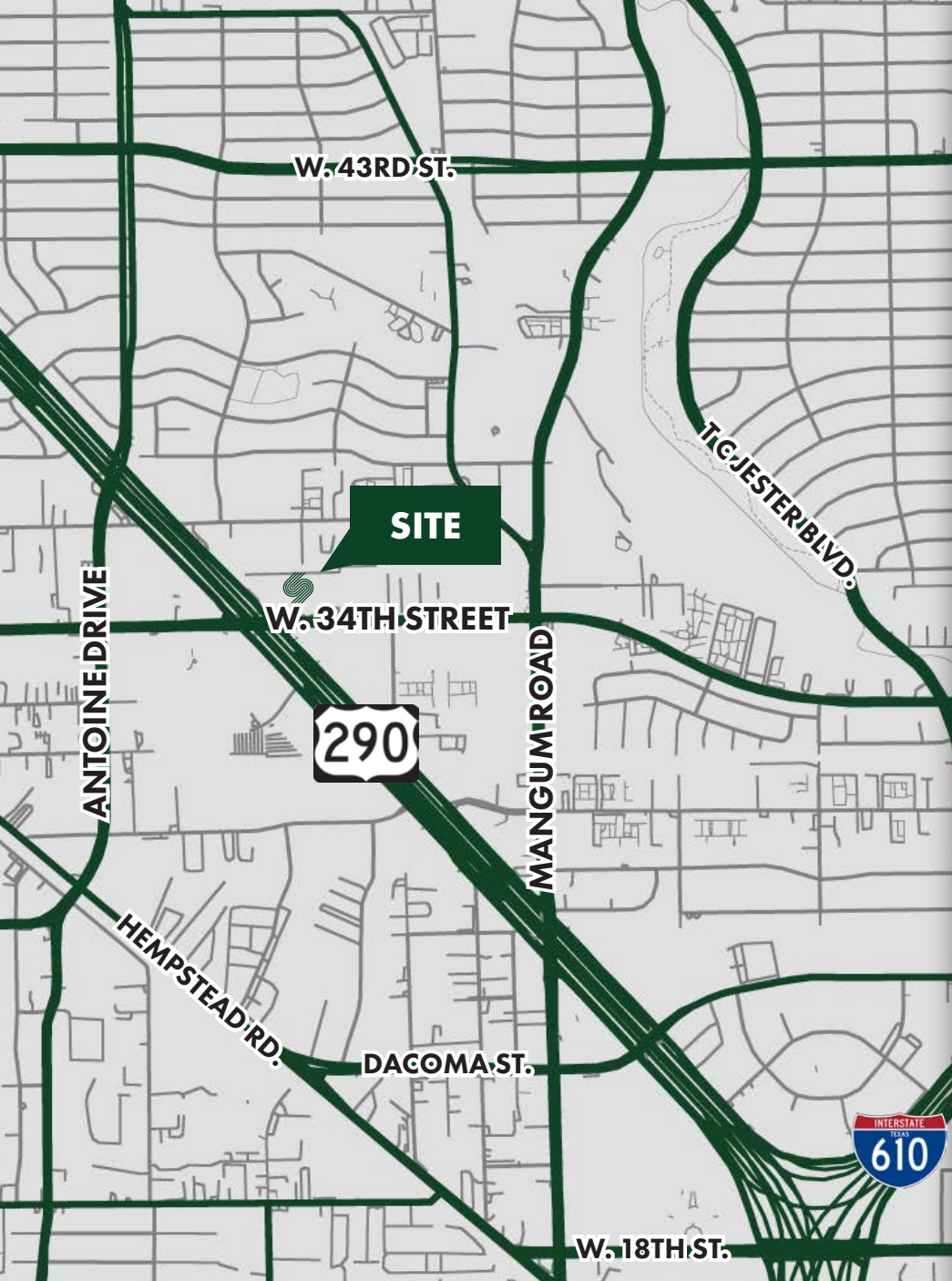
Premises

- **Total SF:** 184,471
- **SF Available:** 24,824

Pad Site Rent: Call for pricing

Inline Rent: \$20 - \$25 PSF

Inline NNN: \$6.27 PSF



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site plan

Suite	Tenant	SF	Suite	Tenant	SF
5218	Bank of America	2,698	5380	The UPS Store	2,968
5264	El Rancho Supermarket	54,243	5384	Rent-A-Center	4,070
X	Take 5	3,700	5386 AVAILABLE	1,213	
5280	Habitat for Humanity	12,567	5388	Subway	1,151
5288 AVAILABLE	14,077		5390	Computers & More	1,152
5296	Beauty Supply	2,549	5392	Medical Clinic	1,852
5306	WSS	12,667	11200A	Atomic Wings	1,618
5324	Barber	2,150	11200B	Green Stop Wellness	2,788
5326	La Monarca	1,550	11200C	Lab Test	1,400
5328 AVAILABLE	3,434		11200D	Boost Mobile	1,050
5330	DD's Discounts	25,275	11200E	Staffing	1,050
5358 AVAILABLE	1,000		11200F	PLS Check Cashing Store	2,384
5360	Dollar Tree	8,936	5240A	Milagro's	1,400
5370	Red Crab Juicy Seafood	5,889	5240B AVAILABLE	1,600	
5372	Crown Dental	3,190	5240C	Prestige Perfumes	1,200
			5240D AVAILABLE former bank	3,500	



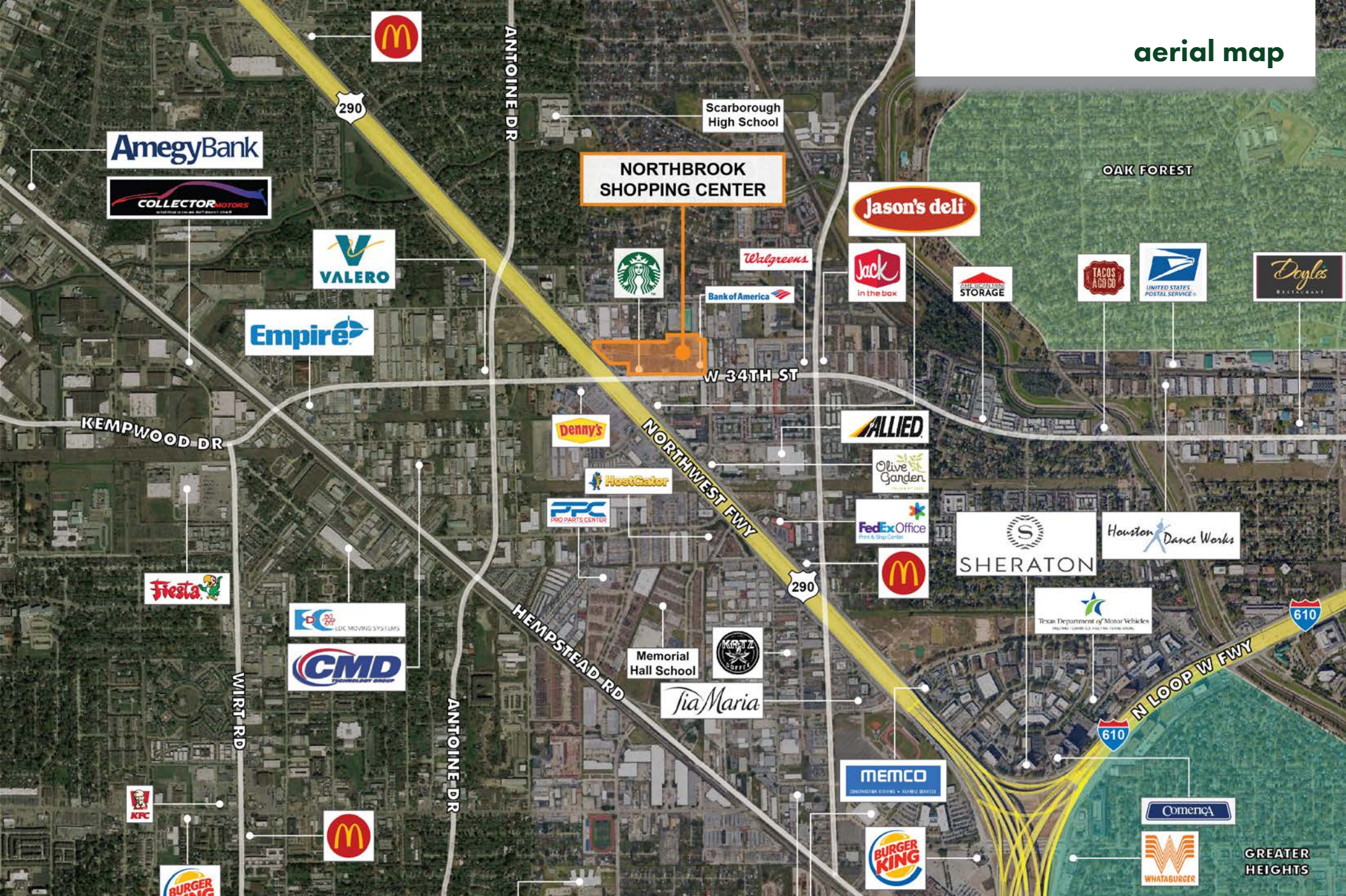
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aerial map



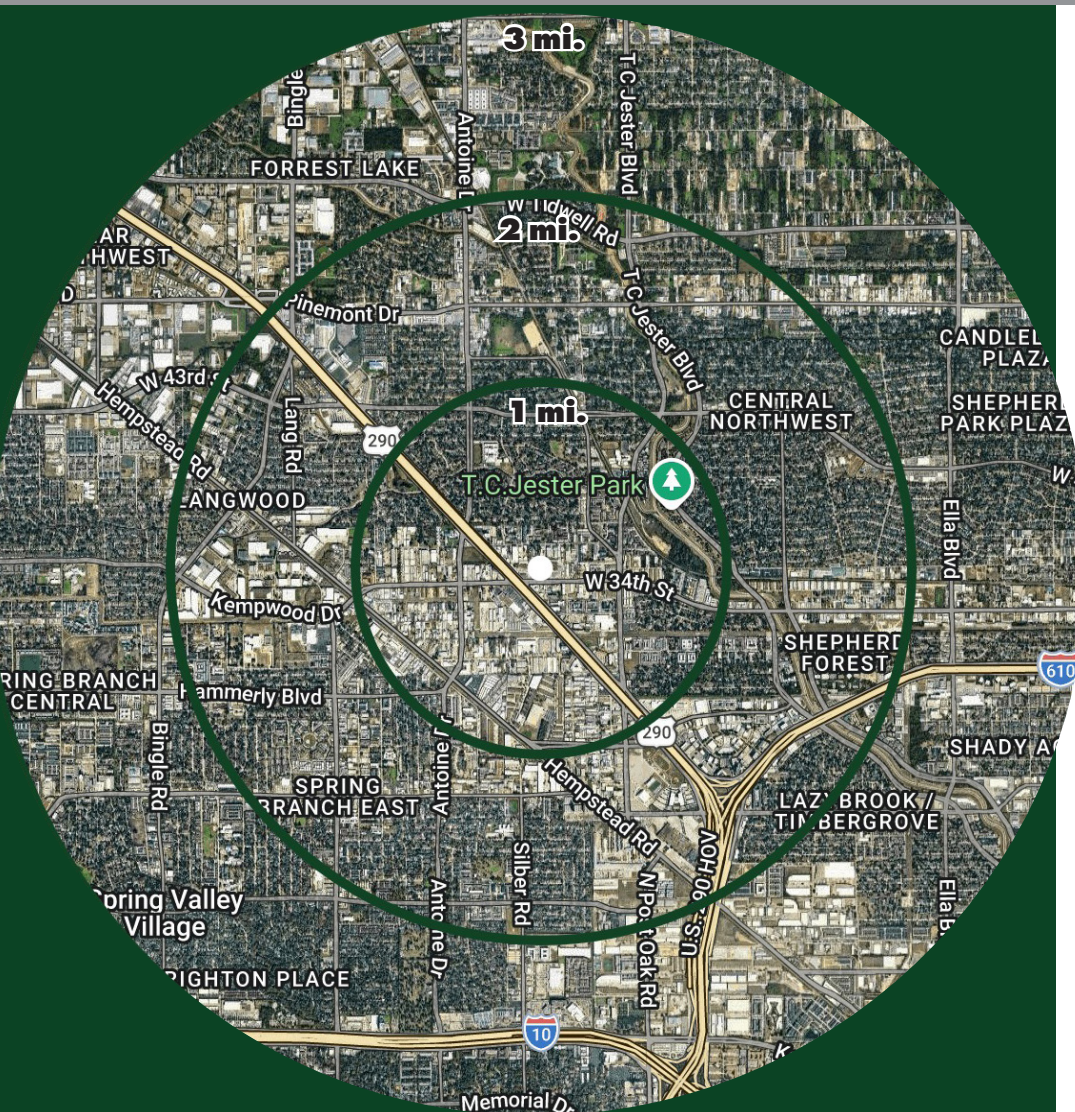
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population

	1 mi	2 mi	3 mi
Total Population	15,027	65,591	150,974
Median Age	34.1	34.6	34.4

households

	1 mi	2 mi	3 mi
Total Households	6,235	25,617	59,452
Average Household Income	\$82,600	\$111,635	\$129,429
Average Home Value	\$256,202	\$372,962	\$415,952

race

	1 mi	2 mi	3 mi
White	35.1%	39.6%	40.8%
Black	15.3%	12.4%	14.0%
Asian	3.4%	4.4%	5.4%
American Indian	1.4%	1.4%	1.3%
Other	25.5%	23.5%	21.4%

ethnicity

	1 mi	2 mi	3 mi
Hispanic	55.0%	53.6%	49.4%

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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.

11-2-2015



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.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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