



# *Shops of* **BELLA TERRA**



Offering Summary

271,157 SF | HOUSTON MSA





# Shops of BELLA TERRA

JLL is pleased to offer the opportunity to acquire Shops of Bella Terra, an institutionally owned and operated regional power center ideally positioned at the gateway to the award-winning Cinco Ranch master-planned community. Surrounded by an educated and fast growing, high income residential population, the center has attracted a dedicated base of nationally recognized tenants. The center provides a Class A shopping experience while still providing buyers the opportunity to generate value-add returns via a mix of lease-up and contractual rent increases. Located along Houston's outer loop highway, the Grand Parkway, the center boasts excellent visibility along this major thoroughfare and additionally benefits from adjacent Kohl's and Walmart shadow anchors, all of which contribute to making Shops of Bella Terra the #1 most visited center within a 5-mile radius.



## INVESTMENT HIGHLIGHTS



**Highly sought-after destination for retailers**  
with a quality rent roll of  
nationally recognized tenants



**98,564 SF of in-place tenancy**  
has renewed or re-affirmed leases  
since January 2020



**Super-Walmart Shadow Anchor**  
drives significant traffic into the center with 1.5  
million store visits over the past 12 months



**5.0-year**  
anchor tenant WALT



**\$162,371 average  
household income**  
within a five-mile radius  
of the property



**Core quality real estate**  
with strong in-place returns  
and value-add components



Impressive cash flow growth  
will generate a **41% increase**  
in NOI over ten years

# PROPERTY DASHBOARD

## Property Summary

Location:	5472 W Grand Pkwy S, Richmond, TX 77406
Year Built:	2008-2013
Gross Leasable Area:	271,157 SF
Land Area:	35.57 Acres
Occupancy:	93.0%
Parking	2,350 Spaces (6.52/1,000 SF)
Traffic Counts:	Grand Parkway: 271,202 VPD
Buildings	11

## Financial Summary

Weighted Average Tenure:	18.0 Years
Weighted Average Remaining Lease Term:	4.2 Years
5-Year CAGR:	5.3%
10-Year CAGR:	3.2%
Rollover Summary:	
Within 3 Years of Operation:	16.1%
Within 5 Years of Operation:	32.1%

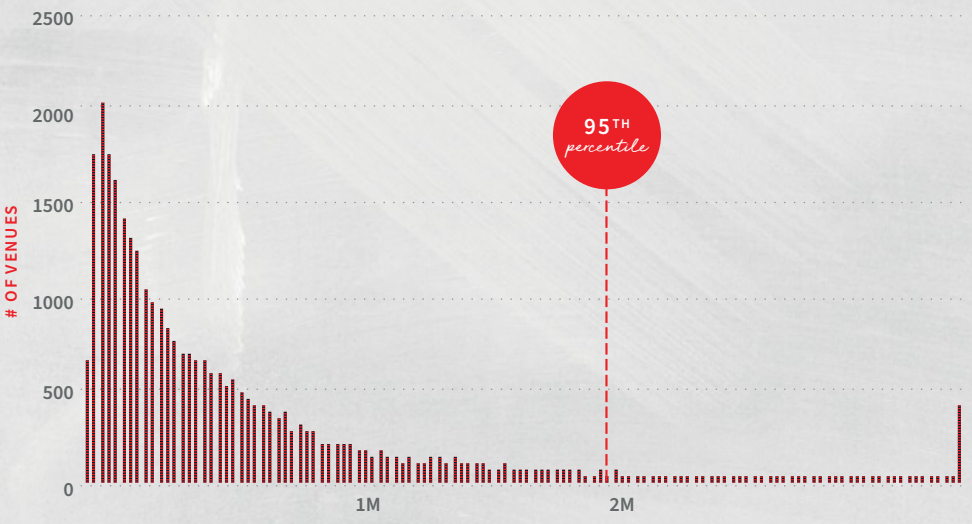
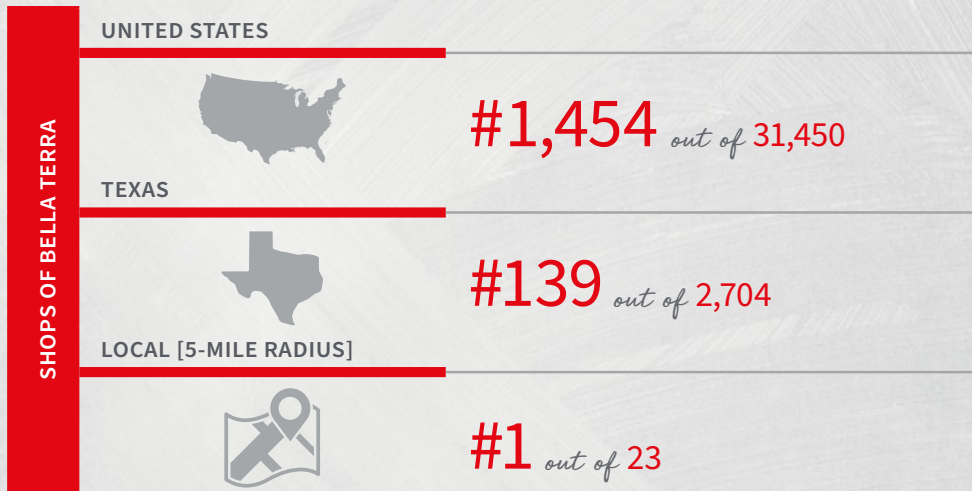


## Tenant Summary

TENANT	NRA	% OF PROPERTY
24 Hour Fitness	45,050	16.6%
AT&T	3,438	1.3%
Bath and Body Works	3,423	1.3%
Best Buy	30,108	11.1%
Carl's Jr.	2,450	0.9%
Cookie Cutters	1,440	0.5%
Dr. Rizwan Khan (Smile Dental)	1,931	0.7%
Famous Footwear	6,000	2.2%
Five Below	8,193	3.0%
Game Stop	1,604	0.6%
GNC	1,382	0.5%
H&R Block	2,020	0.7%
Leslie's Pools	3,255	1.2%
Magic Dental (Brian Phan, DDS)	1,999	0.7%
Palm Beach Tan	2,438	0.9%
Marble Slab	1,228	0.5%
Mattress Firm	4,703	1.7%
New York Pizzeria	2,897	1.1%
Paradise Grills	3,357	1.2%
Party City	12,307	4.5%
PetSmart	20,151	7.4%
Ross	27,692	10.2%
Sally Beauty Supply	1,346	0.5%
Slurp Ramen Factory	1,839	0.7%
Sports Clips	1,311	0.5%
Sprint	3,554	1.3%
Sushi Hana	4,551	1.7%
Total Wine & More	34,950	12.9%
Tropical Smoothie Cafe	1,770	0.7%
ULTA	10,000	3.7%
Vienna Nails	2,048	0.8%
Vision Source	1,991	0.7%
Yumi Cafe	1,667	0.6%
Available (Former Pier 1)	9,000	3.3%
Available (Former The Children's Place)	4,842	1.8%
Available (Former Zales)	2,222	0.8%
Available (Vein Clinic)	3,000	1.1%
<b>Total:</b>	<b>271,157</b>	

# SUMMARY of Shopping Center Visitors

(Trailing 12 months)



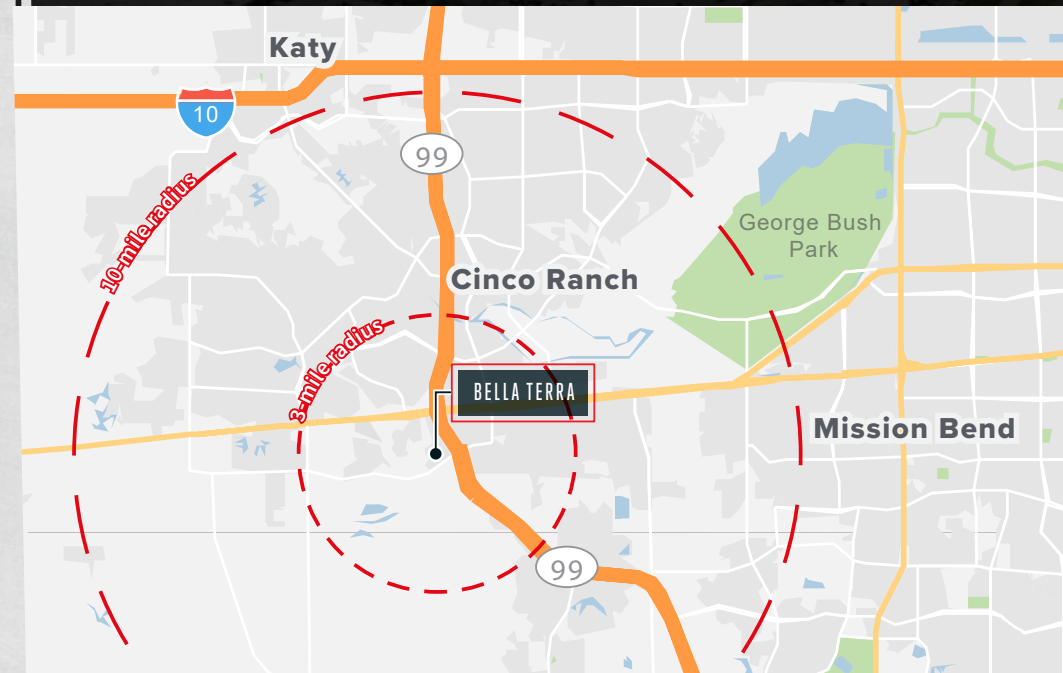
# IDEAL Retail Location

- Surrounding 5-miles is home to 222,815 residents
- High visibility location along Houston's Grand Parkway loop with upwards of 271,202 vehicles per day

**#1**  
Shopping Center  
within a 5-mile  
radius (Placer.ai)

**\$162,371**  
Average Household  
Income (5-mile)

**\$5.75**  
Billion in annual  
consumer spending  
(5-mile)





# STRATEGICALLY POSITIONED & DEDICATED Rent Roll

- Evenly spread rollover with no significant expiration events
- 20,151 SF PetSmart and 30,108 SF Best Buy recently exercised their 5-year renewal options
- 4.2 years of weighted average lease term remaining
- Zero anchor tenant rollover until 2025
- 45,050 SF 24 Hour Fitness recently re-affirmed their lease with no change in rent and exited bankruptcy in Dec-20
  - This despite closing roughly 30% of its gyms in 2020, 12 of which were in the Houston area

# EXCELLENT Tenant Performance

- #1 highest traffic 24 Hour Fitness in all of Texas
- Top PetSmart by foot traffic within a 5-mile radius
- 30% of tenants report sales, of those sales, the average tenant health ratio is 9.8%\*
- 85% of reporting tenants have health ratios less than 15%\*
- Total Wine & More gross sales increased 48% YOY in 2020 to \$24,043,788

**3.45%**

**Bath & Body Works**  
Health Ratio

**3.54%**

**Total Wine & More**  
Health Ratio

**7.95%**

**Sally Beauty**  
Health Ratio

\*Based upon 2019 sales statistics



## MAJOR TENANTS

**ROSS**  
DRESS FOR LESS

**Total Wine & More**

**BEST BUY**

**PETSMART**

**five BELOW**

**24 HOUR FITNESS**

**ULTA BEAUTY**

**Famous Footwear**

**Party City**

## RESTAURANTS & SHOPS

**SALLY BEAUTY**



**at&t**



**VISION SOURCE**

**MATTRESS FIRM**

**Sprint**

**tropical SMOOTHIE CAFE**  
eat better. feel better.

**Bath & Body Works**

**LESLIE'S SWIMMING POOL SUPPLIES**

**GNC**

**GameStop**

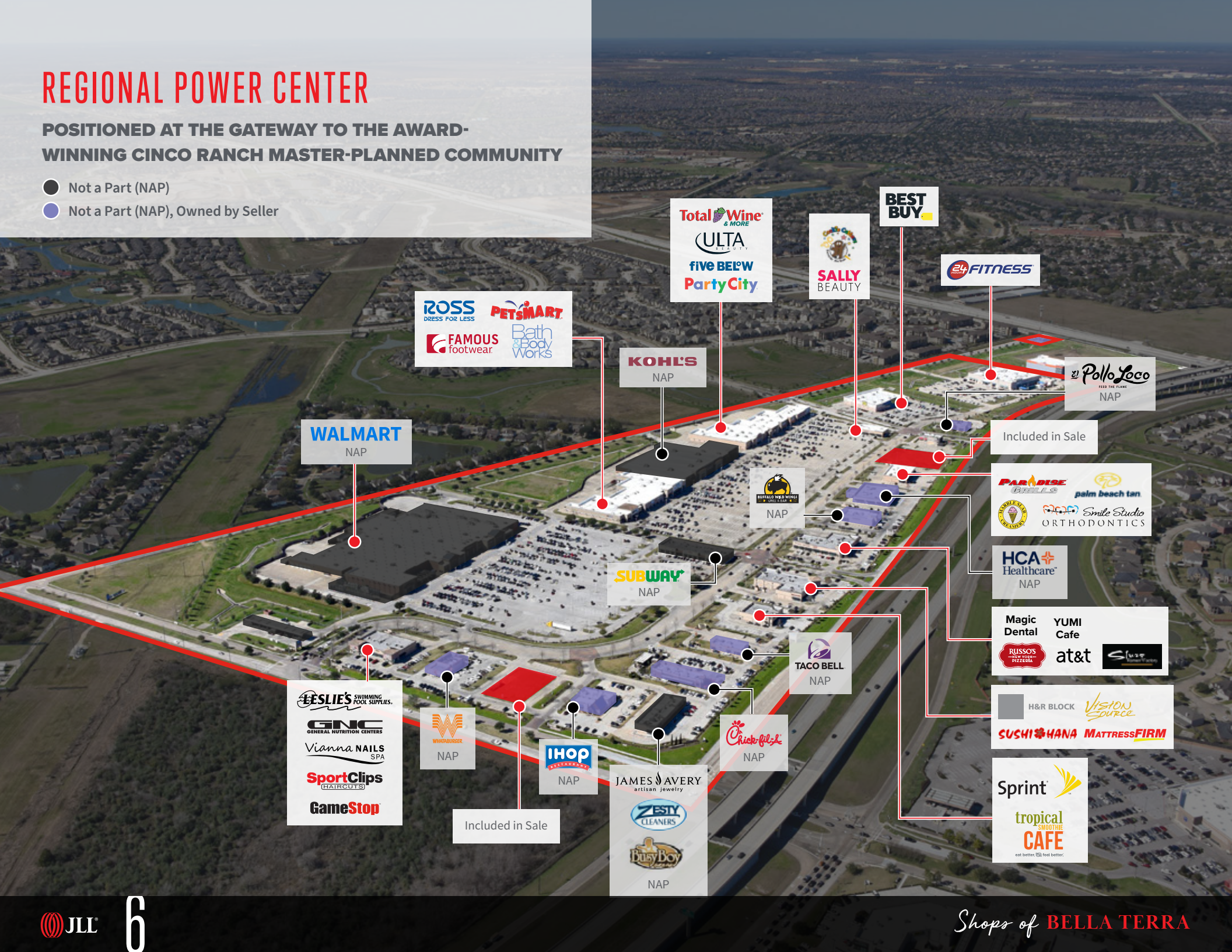
**SportClips HAIRCUTS**



# REGIONAL POWER CENTER

POSITIONED AT THE GATEWAY TO THE AWARD-WINNING CINCO RANCH MASTER-PLANNED COMMUNITY

- Not a Part (NAP)
- Not a Part (NAP), Owned by Seller





# OUTSTANDING STRENGTH of Cinco Ranch

Fully completed with nearly 15,000 homes spread across 8,100 acres, including:

- 91 Public Parks
- 11 Pools and Waterparks
- 17 Tennis Courts
- 5 Basketball and Volleyball Courts
- Top 25 Rated Golf Course in the Country at The Golf Club at Cinco Ranch

## AVERAGE PORTFOLIO DEMOGRAPHICS (3-MILES)



**DENSITY**

**91,214**



**AVG. HOUSEHOLD  
INCOME**

**\$162,338**



**2010-2020  
POPULATION GROWTH**

**64.8%**



**HOUSEHOLDS**

**28,803**



**2020-2025 EST.  
POPULATION GROWTH**

**15.3%**



**MEDIAN AGE**

**34.9**



**BACHELORS DEGREE  
OR HIGHER**

**60.5%**



**NET WORTH AGE 45+**

**\$1,727,209**



- Not a Part (NAP)
- Not a Part (NAP), Owned by Seller

**CINCO RANCH**  
14,950 HOMES | 8,100 ACRES

INTERSTATE 10 

**CINCO RANCH**  
14,950 HOMES | 8,100 ACRES

**GRAND LAKES**  
2,771 HOMES

*Shops of*  
**BELLA TERRA**

**LAKES OF BELLA TERRA**  
725 HOMES | 1,656 ACRES

**PARKWAY LAKES**  
+1,600 HOMES

Vacant Land Included in Sale

**PARKWAY LAKES**  
+1,600 HOMES

GRAND PARKWAY | 271,000 VPD

Vacant Land Included in Sale



# SHOPS OF BELLA TERRA

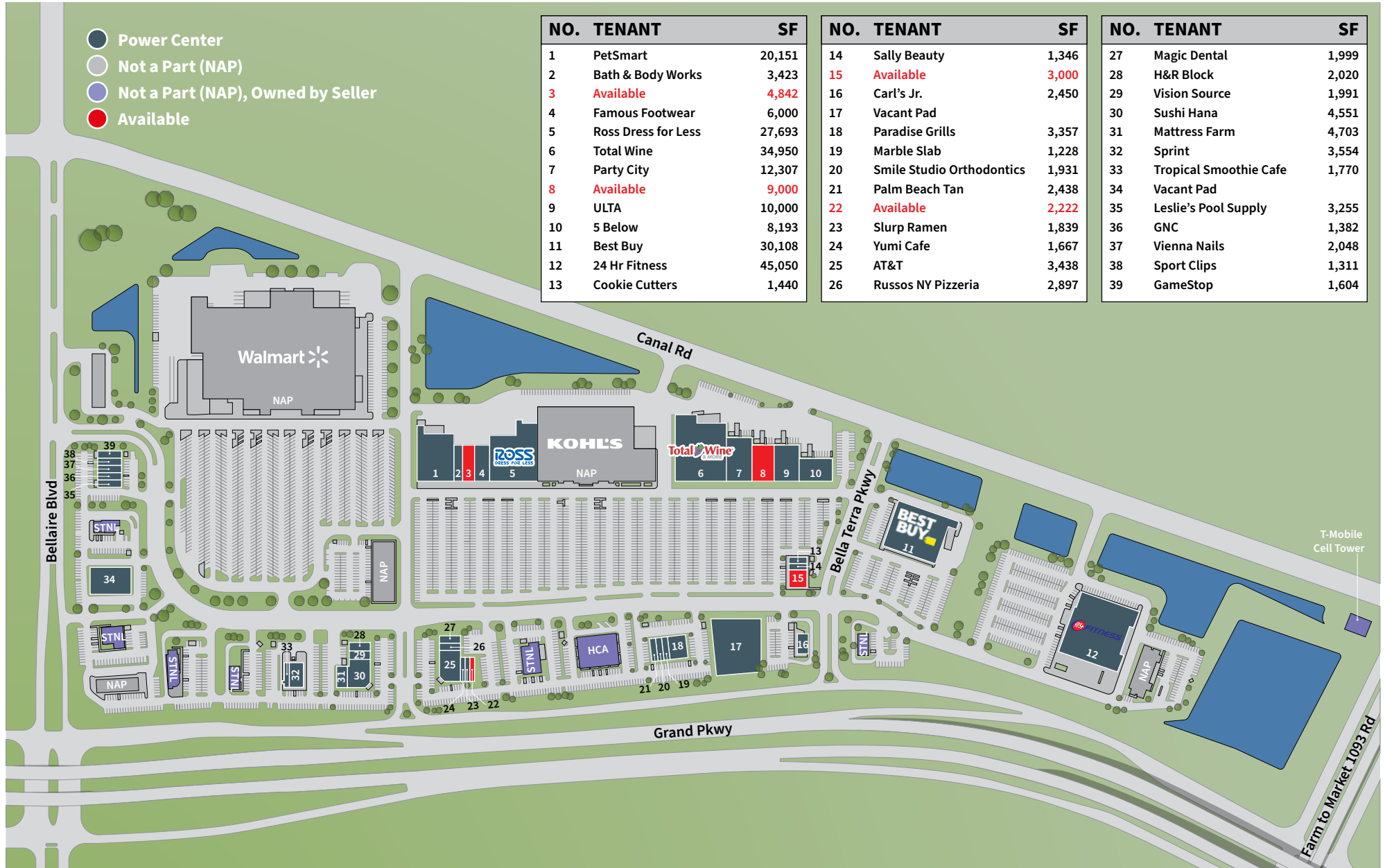
## SITE PLAN

- Power Center
- Not a Part (NAP)
- Not a Part (NAP), Owned by Seller
- Available

NO.	TENANT	SF
1	PetSmart	20,151
2	Bath & Body Works	3,423
3	Available	4,842
4	Famous Footwear	6,000
5	Ross Dress for Less	27,693
6	Total Wine	34,950
7	Party City	12,307
8	Available	9,000
9	ULTA	10,000
10	5 Below	8,193
11	Best Buy	30,108
12	24 Hr Fitness	45,050
13	Cookie Cutters	1,440

NO.	TENANT	SF
14	Sally Beauty	1,346
15	Available	3,000
16	Carl's Jr.	2,450
17	Vacant Pad	
18	Paradise Grills	3,357
19	Marble Slab	1,228
20	Smile Studio Orthodontics	1,931
21	Palm Beach Tan	2,438
22	Available	2,222
23	Slurp Ramen	1,839
24	Yumi Cafe	1,667
25	AT&T	3,438
26	Russos NY Pizzeria	2,897

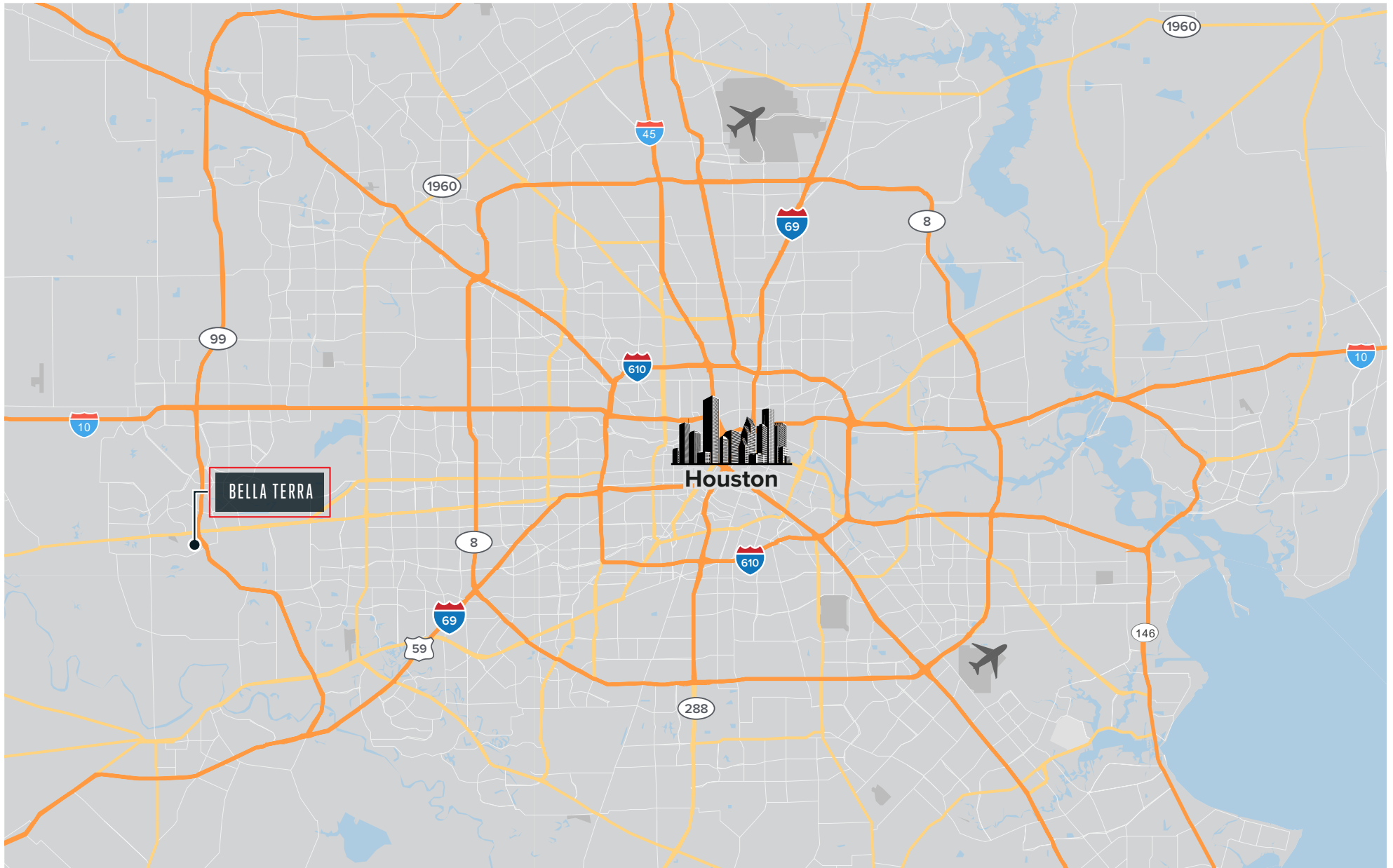
NO.	TENANT	SF
27	Magic Dental	1,999
28	H&R Block	2,020
29	Vision Source	1,991
30	Sushi Hana	4,551
31	Mattress Farm	4,703
32	Sprint	3,554
33	Tropical Smoothie Cafe	1,770
34	Vacant Pad	
35	Leslie's Pool Supply	3,255
36	GNC	1,382
37	Vienna Nails	2,048
38	Sport Clips	1,311
39	GameStop	1,604





# SHOPS OF BELLA TERRA

LOCATION MAP





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