

# FAIRMONT SHOPPING CENTER

A 165,341 SF POWER CENTER WITH A NATIONAL TENANT MIX  
ALONG PASADENA'S PRIMARY RETAIL CORRIDOR





# the offering

JLL presents the opportunity to acquire **Fairmont Shopping Center** (the "Property" or "Asset"), a 165,341 square foot freestanding retail center located in Pasadena, TX with high visibility along Fairmont Parkway and in close proximity to Beltway 8. This ideal location provides superior connectivity to Houston's top population cores and employment centers including Pasadena, Deer Park, the Houston Ship Channel and Petrochemical Complexes. The asset is located among leading retailers such as Walmart, Lowe's and Home Depot. The Asset is fully stabilized with quality, national retailers and is well positioned to capture the benefits of Houston's continued suburban growth. With a weighted average tenure of over 13 Yrs., Fairmont Shopping Center provides investors stable income from reputable national and local tenants in a high-growth market within the Houston MSA.







STABLE FINANCIAL RETURNS  
WITH IMPRESSIVE TENANT TENURE



EXCELLENT LOCATION IN  
AN ESTABLISHED RETAIL CORRIDOR



ATTRACTIVE BASIS BELOW  
REPLACEMENT COST



NATIONAL TENANT  
LINE-UP



FAVORABLE DEMOGRAPHICS  
IN GROWING MARKET



# property dashboard

## PROPERTY SUMMARY

ADDRESS	5130 Fairmont Parkway Pasadena, TX 77505
YEAR BUILT	2006
LOCATION	Beltway 8 & Fairmont Parkway
NRA	165,341 SF
LAND AREA	15.35 Acres
OCCUPANCY	98.04%
PARKING	715 (4.33/1,000 SF)
TRAFFIC COUNTS	BW 8 & Fairmont Pkwy: 84,000 VPD Fairmont Pkwy: 34,000 VPD Total: 118,000 VPD

## FINANCIAL SUMMARY

YEAR 1 NOI	\$1,194,474
IN-PLACE NOI (MONTH 1 ANNUALIZED)	\$1,180,360
WTD. AVERAGE REMAINING LEASE TERM	4.59 Yrs.
WTD. AVERAGE TENURE	13.1 Yrs.

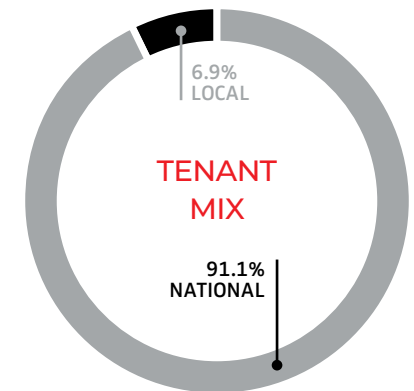
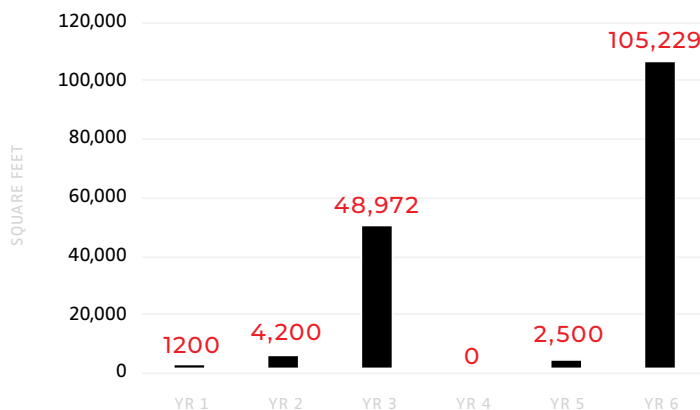
## HIGHLIGHTS

- ▶ Property offered below replacement cost
- ▶ Strong historical occupancy: 99.25% average 4 year occupancy
- ▶ Low average rent of \$8.13/SF - JC Penny paying just above \$2.02/SF
- ▶ Located on major retail corridor - surrounded by Walmart, Lowes, Home Depot and Other National Retailers
- ▶ No tenants lost during COVID and all tenants are current on rent

## TENANT SUMMARY

TENANT	SUITE	NRA	% OF PROP	LEASE START
Bright Now! Dental Associates	5106	3,500	2.1%	9/1/06
Gulf Coast Regional Blood Center	5124	4,200	2.5%	10/1/07
PCP Pharmacy	5108A	1,200	0.7%	6/20/18
Ashley Furniture	5130A	34,150	20.7%	11/3/07
Guitar Center	5130B	14,822	9.0%	5/10/12
Fairmont Nails and Spa	5122	2,500	1.5%	9/1/06
Little Caesar's	5112A	1,760	1.1%	3/1/21
Starbucks Coffee	5118	1,771	1.1%	8/1/07
J.C. Penney Corporation	5120	98,198	59.4%	10/1/07
<b>Total Occupied GLA</b>		<b>162,101</b>	<b>98.04%</b>	
Vacant	5112	1,170	0.7%	
Vacant	5108B	1,200	0.7%	
Vacant	5116	870	0.5%	
<b>Total Vacant GLA</b>		<b>3,240</b>	<b>1.96%</b>	
<b>Total GLA</b>		<b>165,341</b>	<b>100%</b>	

## LEASE EXPIRATION





aerial



**TARGET KOHL'S**  
CHIPOTE STARBUCKS FedEx



BARNES&NOBLE BOOKSELLERS Bath & Body Works ROSS DRESS FOR LESS chili's  
Marshalls OLD NAVY ZALES THE DIAMOND STORE ULTA



84,000 VPD



8



PANSY ST

**FAIRMONT SHOPPING CENTER**

JCPenney STARBUCKS Ashley HOMESTORE Guitar Center



34,000 VPD  
FAIRMONT PARKWAY

Fairmont Shopping Center is located in the commerce center of Southeast Houston. The Fairmont corridor is the primary retail artery of Pasadena with top performing area retailers such as Target, Walmart, Lowe's and Home Depot.

The intersection is also a major population core proven by a number of schools in the immediate area as well as a military base less than 3 miles away.



# investment highlights



## Unmatched Position Amidst Major Retail, Population Cores, and Employment Centers

Fairmont Shopping Center is located along Pasadena's primary retail corridor, Fairmont Parkway. The property is surrounded by some of the region's most prominent shopping destinations and is the chosen location for the nation's best retailers. Pasadena continues to be a highly desired part of Houston for investors due to the high levels of disposable income and access to regional employment hubs like the Houston Ship Channel, Pearland and all of Southeast Houston.



## Diverse, Quality Tenant Mix

The property is anchored by a well-performing JC Penny, instantly increasing foot traffic to the entire center. The junior anchors are made up of Guitar Center, which was recently acquired by Brookfield and Simon, and Ashley Furniture, a leading furniture store with over 2000 locations worldwide. The offering also includes Starbucks, with a drive-thru, and Little Caesar's. The center has a sticky tenant base with over 13 years average tenure at the property with a high retention ratio.



## Leading Residential Growth on Top of High Existing Density

The Property is among a plethora of residential neighborhoods making the property a retail destination for local. Within a 3-mile radius, there are over 95,000 residents with an annual growth projection of 0.8% and 1.16% within 1-mile. The surrounding population within a 1-mile radius has an average household income of \$95,000. The Houston MSA is among the highest growth areas in the United States with 21% growth over the trailing 10-year period.



## Street Frontage on Preferred Corridor

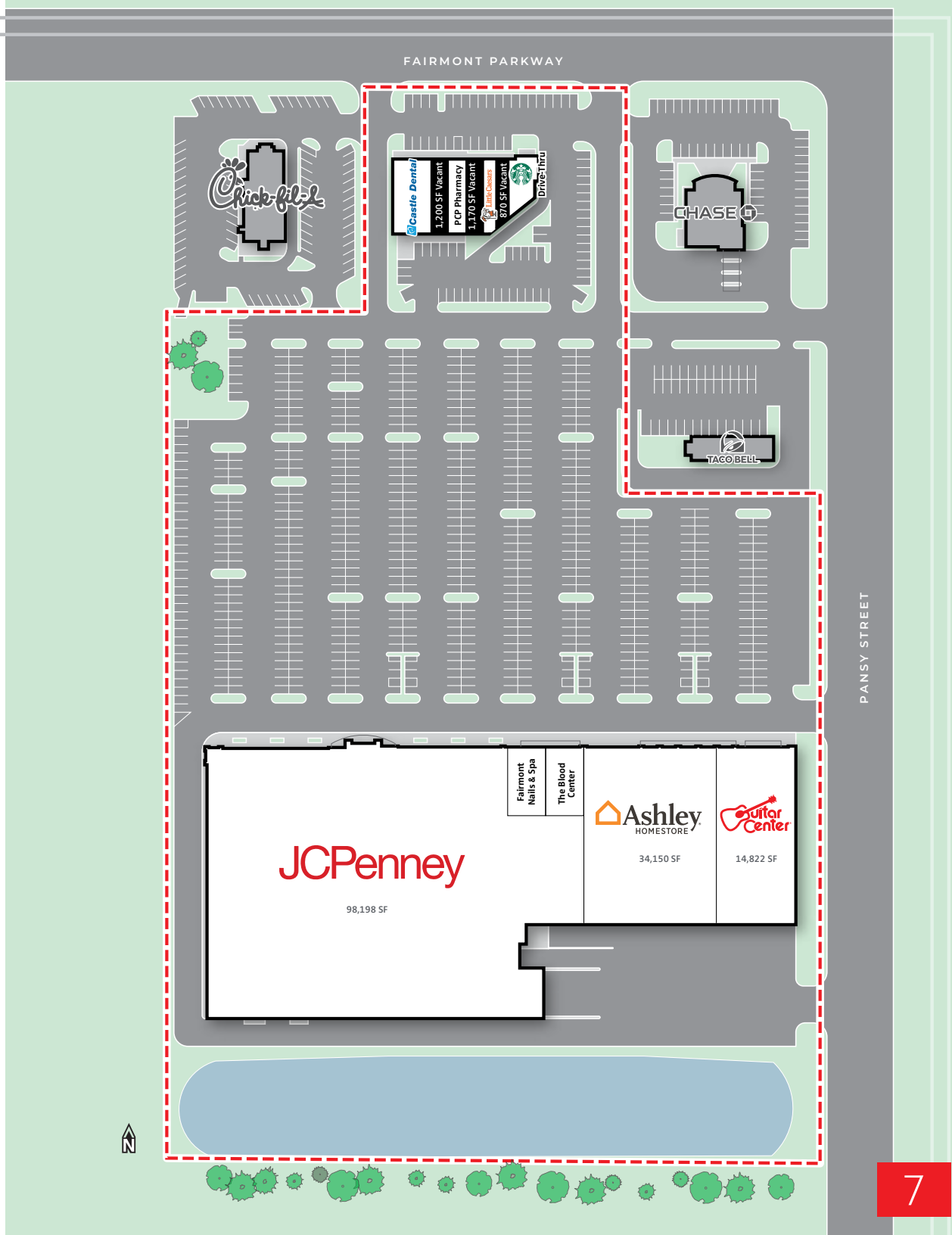
The Property is located, with frontage, along Fairmont Parkway, Pasadena's primary east-west thoroughfare. Fairmont Parkway sees over 34,000 vehicles per day. Fairmont trade area is ideally situated in relation to other retail trade corridors and see an average occupancy of 92% with no retail properties under construction.



# site plan



FAIRMONT SHOPPING CENTER



PANSY STREET



# location overview

Pasadena, Texas is located less than 15 minutes from downtown Houston – near the action but distant enough to have its own community identity. Our borders extend from the Houston Ship Channel all the way to Galveston Bay and Clear Lake, creating multiple communities within Pasadena itself. While Pasadena is known for the bustling industrial area and its proximity to the Houston Ship Channel and major petrochemical projects, there is a softer side to the community – one with affordable executive homes, local and major retailers, as well as great dining establishments. There is an abundance of high-paying jobs, for blue and white-collar workers. Combined with an attractive housing market, families can afford to live, work, and play in Pasadena.

	1-MILE	3-MILE	5-MILE
2010 Population	9,536	91,025	275,770
2020 Population	11,223	96,960	295,686
2025 Population	11,888	100,910	308,681
Population Growth 2020-2025 (est.)	5.80%	4.00%	4.30%
Avg Home Value	\$208,833	\$180,514	\$187,801
Avg Household Income	\$95,514	\$71,986	\$75,880





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