

# WILLOWCHASE CENTER

FIESTA ANCHORED SHOPPING CENTER IN  
HOUSTON, TX



# d i s c l a i m e r

JLL has been engaged as the exclusive agent for the sale of the Willowchase Center located in Houston, Texas (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Jones Lang LaSalle as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to JLL.





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# best-in-class international grocer

Fiesta Mart Inc. is a Latino-American supermarket chain headquartered in Houston, Texas. Currently, there are more than 60 Fiesta stores open in the Houston, Austin and Dallas-Fort Worth markets. Fiesta Mart proudly serves customers from over 90 countries of origin.

In 2018, Bodega Latina Corporation or "El Super", a leading U.S. Hispanic grocer, acquired Fiesta Mart from ACON Investments. Bodega Latina corporation is a subsidiary of Grupo Comercial Chedraui, a publicly traded Mexican grocery store and department store chain. The combination of El Super and Fiesta Mart forms one of the largest Hispanic-focused supermarket companies in the United States. El super now operates a total of 122 stores across California, Arizona, Nevada, New Mexico, and Texas and revenues of approximately \$3 billion. These stores are strategically placed as over 50% of the fast-growing Hispanic population resides within the five states in which the company operate.

**#8**

Highest Trafficked Fiesta Chain-Wide

**30.4Years**

Tenure

(with 4.4 years of remaining term and three (3) 5-year options)

**92,818 SF**

Fiesta Mart Occupied

**Investment Grade Parent Company**

Chedraui - F1+ (mex)

# property dashboard

## PROPERTY SUMMARY

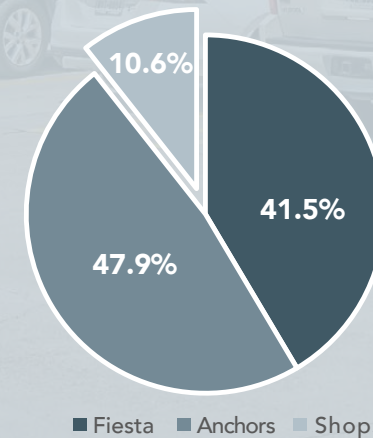
ADDRESS	12900-12974 Willowchase Dr Houston, TX
YEAR BUILT	1984; Renovated 2015
NRA	231,126 SF
LAND AREA	19.53 AC
OCCUPANCY	97.22%
PARKING	1182 (5.14/1,000 SF)
TRAFFIC COUNTS	Tomball Pkwy: 152,626 VPD FM 1960 E: 60,705 VPD Total VPD: 213,331

## TENANT SUMMARY

TENANT	SUITE	NRA	% OF PROPERTY
Fiesta Mart Inc.	8320	92,818	40.2%
Ross Dress for Less (dd's Discounts)	930	22,866	9.9%
Goodwill Industries	942	21,002	9.1%
Jo Anns Fabrics #14	918	20,918	9.1%
Northern Tool + Equipment	NORT	18,000	7.8%
Ogle H2, LLC	974A	14,992	6.5%
Mattress Firm, Inc.	974B	10,337	4.5%
Family Dollar #2797	914	9,459	4.1%
Jamboree Dentistry I	924	6,832	3.0%
National Vision Inc. (America's Best)	928A	3,246	1.4%
Wells Fargo Bank, N.	785-ATM	1,539	0.7%
Car Financial Services	928D	1,426	0.6%
Metro PCS	920	1,299	0.6%
<b>TOTAL OCCUPIED GLA</b>		<b>224,734</b>	<b>97.2%</b>
<b>TOTAL VACANT GLA</b>		<b>6,392</b>	<b>2.8%</b>
<b>TOTAL GLA</b>		<b>231,126</b>	<b>100.0%</b>



## TENANT BREAKDOWN





# site plan



NO.	TENANT	ADDRESS	SF
1	Fiesta	8320 FM 1960	92,818
2	Family Dollar	12914 Willow Chase Drive	9,459
3	Jo-Ann	12918 Willow Chase Drive	20,918
4	Metro PCS	12920 Willow Chase Drive	1,299
5	AVAILABLE	12922 Willow Chase Drive	1,644
6	Jamboree Dental	12924 Willow Chase Drive	6,832
7	AVAILABLE	12926 Willow Chase Drive	3,220
8	AVAILABLE	Willow Chase Drive	2,075
9	America's Best	12928-A Willow Chase Drive	3,246
10	Car Financial	12928-D Willow Chase Drive	1,426
11	dd's Discounts	12930 Willow Chase Drive	22,000
12	Goodwill	12942 Willow Chase Drive	21,002
13	Northern Tool	12950 Willow Chase Drive	18,000
14	Ogle Beauty School	12974-A Willow Chase Drive	14,992
15	Mattress Firm	12974 Willow Chase Drive	10,337
16	Wells Fargo ATM		1,539





# WILLOWCHASE CENTER





# investment highlights

# JOANN

fabrics and crafts

FAMILY DOLLAR



5.0 years of  
in-place WALT



Basis well below replacement  
cost



Grocery and Essential Retail  
anchored



Opportunity to add  
value via marking rents to  
market

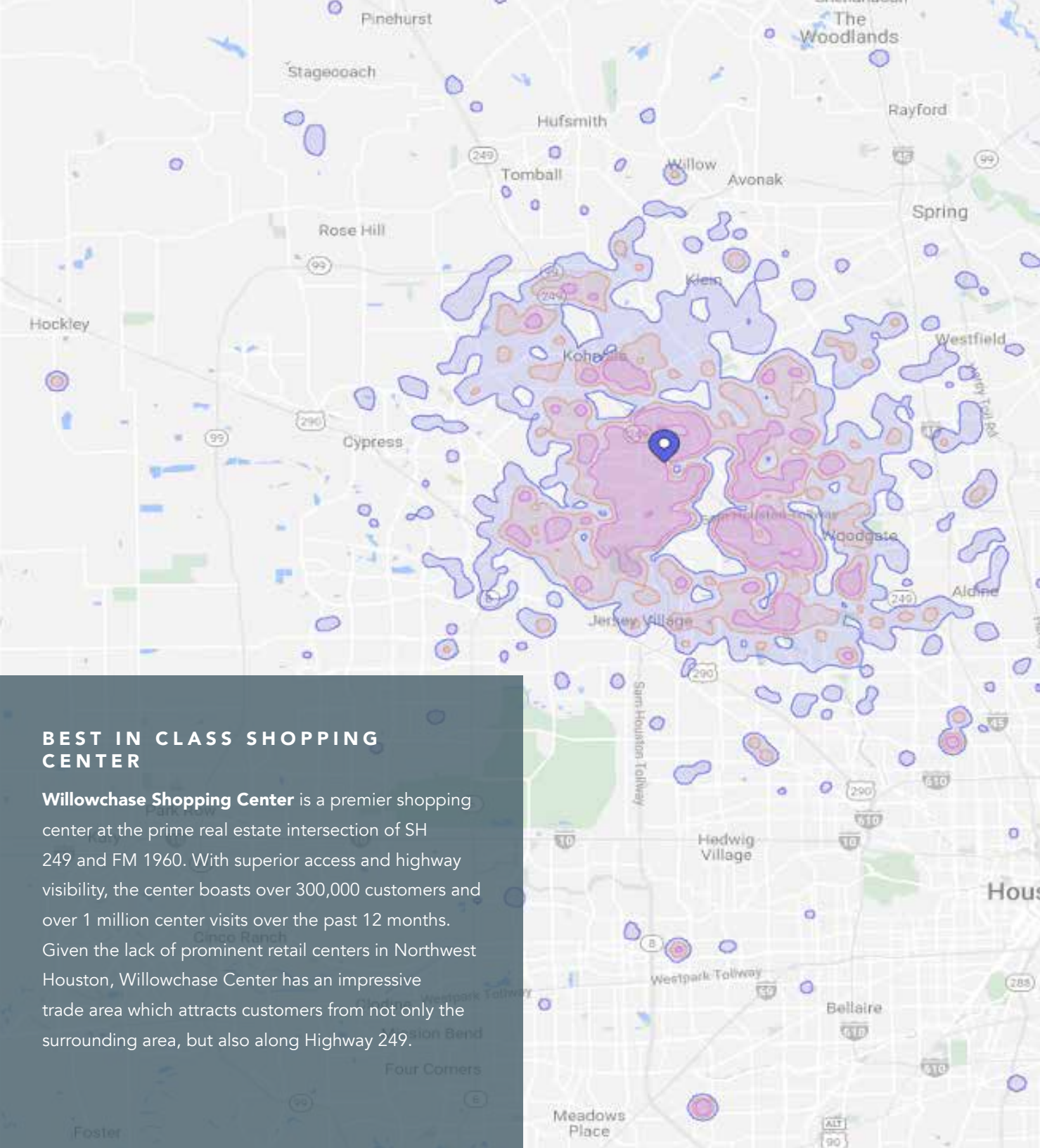


High Trafficked Intersection within  
a Super Regional Trade Area



Proximity to over 300,000  
residents within a 5-mile radius



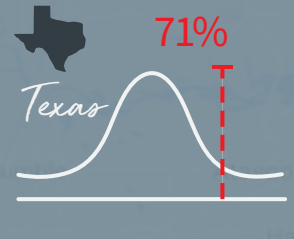


## BEST IN CLASS SHOPPING CENTER

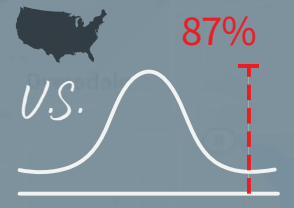
**Willowchase Shopping Center** is a premier shopping center at the prime real estate intersection of SH 249 and FM 1960. With superior access and highway visibility, the center boasts over 300,000 customers and over 1 million center visits over the past 12 months. Given the lack of prominent retail centers in Northwest Houston, Willowchase Center has an impressive trade area which attracts customers from not only the surrounding area, but also along Highway 249.

## PLACER DATA ANALYSIS

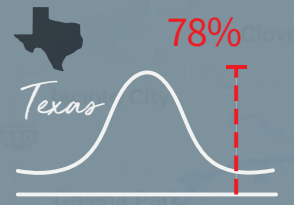
### WILLOWCHASE CENTER



### Fiesta



### JOANN fabric





# investment highlights



## MARKET LEADING GROCERY ANCHOR

Willowchase Center is anchored by a 92,818 SF Fiesta Mart with 10.1 years of tenure and almost 5 years of remaining term. This Fiesta Mart is ranked in the 87th percentile within the chain and boasts almost 600,000 visits annually. 38% of the population within a 1-mile radius of the center is Hispanic - a 15% growth since 2010. This places Fiesta Mart in the premier location for its target customer base and ensures heavy foot traffic to the center.



## SUPERIOR DEMOGRAPHICS & RESIDENTIAL BASE

The regional profile showcases a population that is well-educated and occupationally diverse with above-state-average income levels. Willowchase Center has a residential base of 302,000 people with an average household income of \$67,000 within a 5-mile radius.



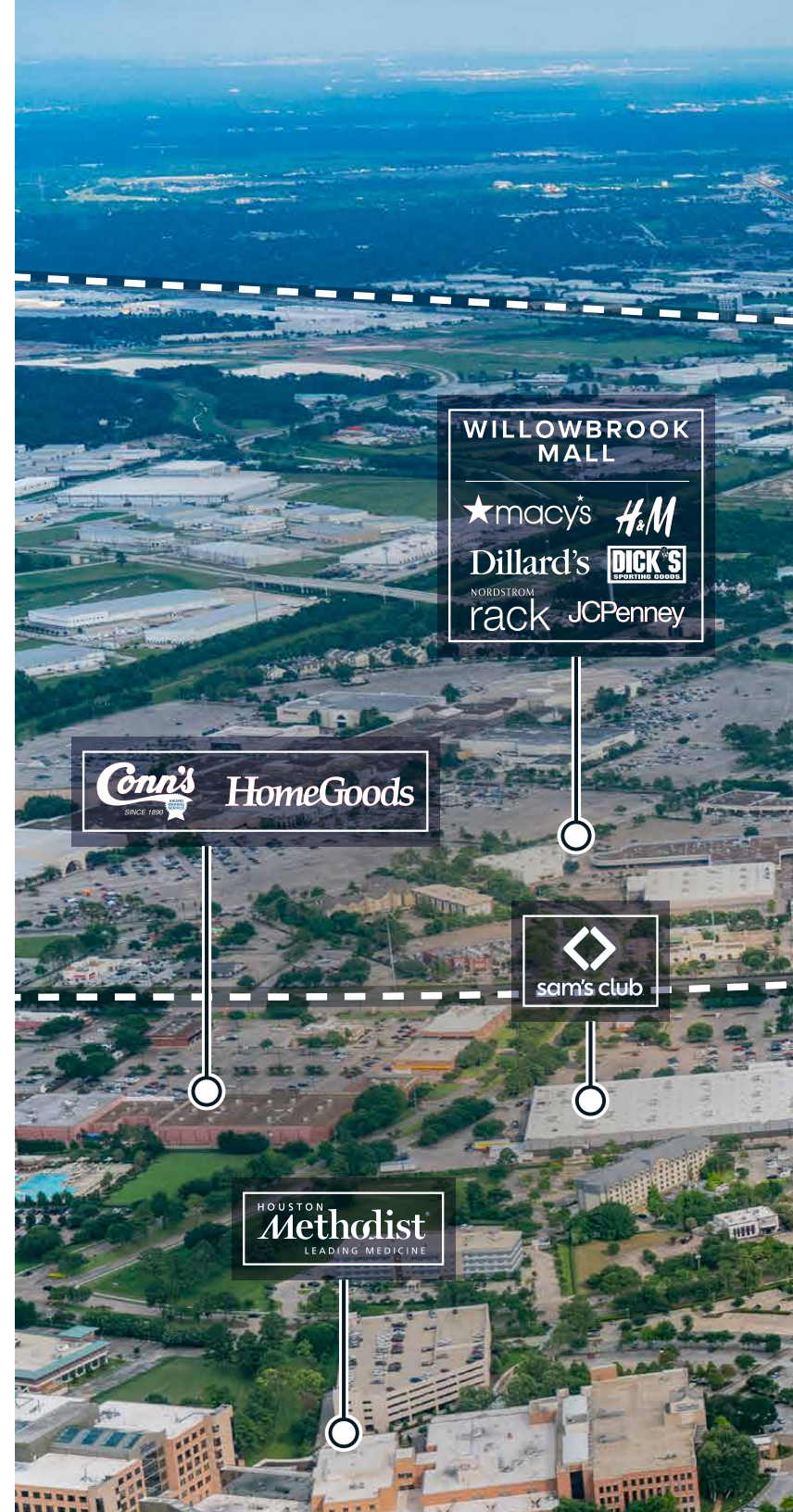
## STABILIZED PROPERTY WITH CONSISTENT CASH FLOWS

Willowchase Center is 97.2% leased with 4.8 years of weighted average lease term remaining. 10 out of 13 current tenants have options upon expiration providing investors stable cash flows and occupancy.



## PREMIER ACCESSIBILITY & VISIBILITY

Willowchase Center is located at a dominant Northwest Houston retail intersection across from the Brookfield-owned super-regional Willowbrook Mall. The area is strengthened by immense growth, fueled by the expansion of the Grand Parkway and extension of SH 249. The Property benefits from excellent access and visibility, providing superior exposure to more than 200,000 vehicles per day. Fidelis recently enhanced the shopping center's appearance by improving signage, parking, access, and visibility.





DOWNTOWN

UPTOWN / GALLERIA

**WILLOBROOK PLAZA**

**COSTCO WHOLESALE** **BED BATH & BEYOND** **at home** **Ashley HOMESTORE**  
The Home Decor Superstore

**buy buy BABY** **bel FURNITURE** **five BELOW** **BEST BUY** **Starbucks**

**DOLLAR TREE** **Burlington Coat Factory** **Office DEPOT**

8

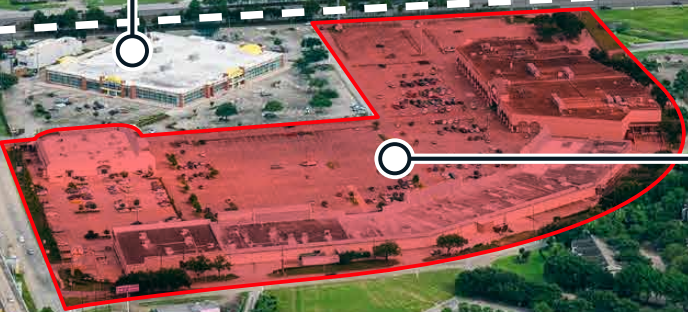
ROOMS TO GO



60,705 VPD

249 TEXAS

152,626 VPD



**WILLOWCHASE CENTER**



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