



Property Dashboard

PROPERTY SUMMARY

PROPERTY ADDRESS	6303-6327 Stewart Rd Galveston, TX 77551
YEAR BUILT	1970
LOCATION	Galveston
GLA	151,905 SF
LAND AREA	14.47 Acres
OCCUPANCY	84.5%
PARKING	470 Spaces (3.09 per 1,000 SF)
TRAFFIC COUNTS	Stewart Road: 23,670 VPD 61st Street: 23,369 VPD

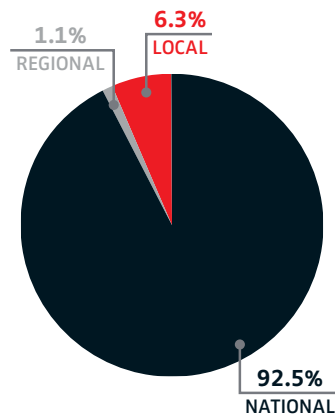
PROPERTY SUMMARY

YEAR 1 NOI	\$1,393,811
MO 1 ANNUALIZED NOI	\$1,400,136
WTD AVG TENURE	10.5 Years
WALT	4.8 Years
5-YEAR CAGR	4.40%
10-YEAR CAGR	3.91%

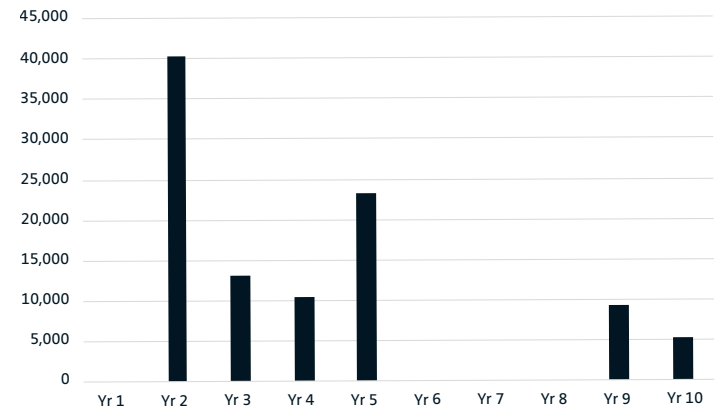
TENANT SUMMARY

TENANT	SUITE	GLA	% OF PROPERTY
AT&T	1	3,500	2.3%
Café Canela	2	1,560	1.0%
Max & Zacks	3	1,450	1.0%
EZ Pawn	4	8,741	5.8%
Gypsy Joynt Café	6	5,061	3.3%
US Nails	8	3,032	2.0%
Benjamin Moore	10	4,493	3.0%
Ross	12	30,187	19.9%
Beall's Outlet	13	28,445	18.7%
Shoe Dept./Encore	14	21,615	14.2%
Five Below	16	8,952	5.9%
Dollar Tree	17	9,995	6.6%
UPS	19	1,400	0.9%
National QSR (Lease Pending)	20	0	0.0%
Whataburger	21	0	0.0%
TOTAL OCCUPIED GLA		128,431	84.5%
TOTAL VACANT GLA		23,474	15.5%
TOTAL GLA		151,905	

NATIONAL TENANT BASE



LEASE EXPIRATION SCHEDULE



Immediate Near-Term Value Creation



No.	Tenant	SF
1	AT&T	3,500
2	Café Canela	1,560
3	Max & Zacks	1,450
4	EZ Pawn	8,741
5	AVAILABLE	960
6	Gypsy Joint	5,061
7	AVAILABLE	1,080
8	US Nails	3,032
9	AVAILABLE	2,430
10	Benjamin Moore	4,493
11	AVAILABLE	3,565
12	Ross	30,187
13	Beall's Outlet	28,445
14	Shoe Dept./Encore	21,615
15	AVAILABLE	7,012
16	Five Below	8,952
17	Dollar Tree	9,995
18	AVAILABLE	1,205
19	UPS	1,400
20	National QSR (Lease Pending)	
21	Whataburger	

**HIGH PERFORMING
CENTER WITH
NATIONAL TENANT
BASE**

Top 10%
Performing Strip
Center in US

1 Million
Visitors in the past
12 months

Top 12%
Performing Dollar
Tree in TX

Investment Highlights



DIVERSE RENT ROLL OF NATIONAL & REGIONAL RETAILERS

The property features a highly recognizable tenant mix of local, regional, and national retailers, such as Ross, Five Below, Shoe Dept. Encore, UPS, AT&T, the highest performing Whataburger in the region, and more.



OPPORTUNITY TO ADD VALUE VIA LEASE-UP

At 84.5% leased and located in a desirable retail and recreation hotspot, the property offers significant value add opportunity through the lease-up of remaining vacancies, as well as the ability to mark rents to market.



PREMIER TEXAS TOURIST DESTINATION

Galveston is Texas' most visited and sought after tourist destination, with over 6.5 million annual visitors and more than 2,100 hotels and other lodging accommodations.



PERMANENT RETAIL LOCATION

The Plaza on Galveston Island is located at the dominant 'main and main' retail intersection at 61st Street and Stewart Road.



RESILIENT RETAIL MARKET

The Galveston island retail market is extremely well leased with a 10-year average occupancy of 94.4%, and is currently 95.6% occupied.



Location Overview

Located just 50 miles southeast of Houston on the Gulf of Mexico, Galveston is the most-visited beach destination in Texas. In 2019, visitors of Galveston island spent over \$883 million which generated over \$1.2 billion in total business sales. Further, tourism sustained jobs generated total income of \$316 million, and a total of 11,542 jobs were supported by visitors to Galveston island that same year. Three higher educational institutions serve Galveston Island - Galveston College, Texas A&M University at Galveston, and the University of Texas Medical Branch. These schools, along with the Galveston Independent School District, provide thousands of jobs to residents of the island and surrounding areas.

The port of Galveston has long been an anchor of the city's economic base, providing an estimated \$2.3 billion economic impact for the state of Texas, more than 13,000 jobs, and \$689.6 million in income in 2018. The port is the fourth busiest cruise port in North America, and has welcomed more than 2 million cruise passengers. According to a national report, Galveston's cruise business grew by 13 percent in 2018, resulting in \$1.5 billion in cruise industry direct expenditures and 26,241 jobs with total wages of \$1.75 billion in Texas. In 2018, the Port signed a long-term contract with Royal Caribbean Cruises for a new \$100 million cruise terminal on ten acres of land near pier 10 - located only 5 miles from the Property.



	1 MILE	3 MILES	5 MILES
2010 TOTAL POPULATION	11,158	33,358	45,350
% Growth (2010-2020)	12.19%	11.17%	11.15%
2020 TOTAL POPULATION	12,518	37,084	50,405
Est. % Growth (2020-2025)	6.65%	5.54%	5.59%
2025 TOTAL POPULATION (EST)	13,350	39,137	53,224
MEDIAN AGE	39.3	38.2	38.6
AVERAGE HOUSEHOLD INCOME	\$51,004	\$45,419	\$44,551
AVERAGE HOME VALUE	\$188,070	\$211,806	\$193,698
2020 POPULATION (25+) WITH AN ASSOCIATE DEGREE OR HIGHER	34.1%	32.4%	37.5%



Contacts

ADVISORS

RYAN WEST

Senior Managing Director
JLL Capital Markets
+1 713 852 3535
ryan.west@jll.com
TX License #478560

JOHN INDELLI

Director
JLL Capital Markets
+1 713 852 3407
john.indelli@jll.com

BAILEY BLACK

Analyst
JLL Capital Markets
+1 713 852 3436
bailey.black@jll.com

SHERRI ROLLINS

Vice President
JLL Capital Markets
+1 713 852 3573
sherri.rollins@jll.com

DEBT AND FINANCE

MICHAEL KING

Director
JLL Capital Markets
+1 713 852 3476
MichaelJ.King@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

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