

BROADWAY

8201 BROADWAY ST, HOUSTON, TX 77061



THE OFFERING



Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer the opportunity to acquire Broadway (the “Property”), a 100% leased, 76,413 square foot Fitness/Grocery-anchored shopping center located in the Southeast Submarket of Houston, Texas. The shopping center is only half a mile off of I-45, which has over 187k VPD, and is located at the highly trafficked corner of Broadway St and Bellfort Ave (49,680 VPD)., Broadway is strategically located on the major thoroughfare connecting Houston to William P. Hobby Airport with 14 million passengers per year. This visibility has boosted Blink Fitness to become ranked in the 84th percentile of fitness centers within 15 miles. With 5.7 years of WALT, and an average mark-to-market of +/- 32% on in-place tenants’ rents, Broadway provides investors with the ability to push rents with 10 out of the 14 tenants expiring without options. The Property provides investors with the attractive 10-Year CAGR of 5.01%.

MARK-TO-MARKET OPPORTUNITY: 10 TENANTS EXPIRING W/O FIXED RATE OPTIONS

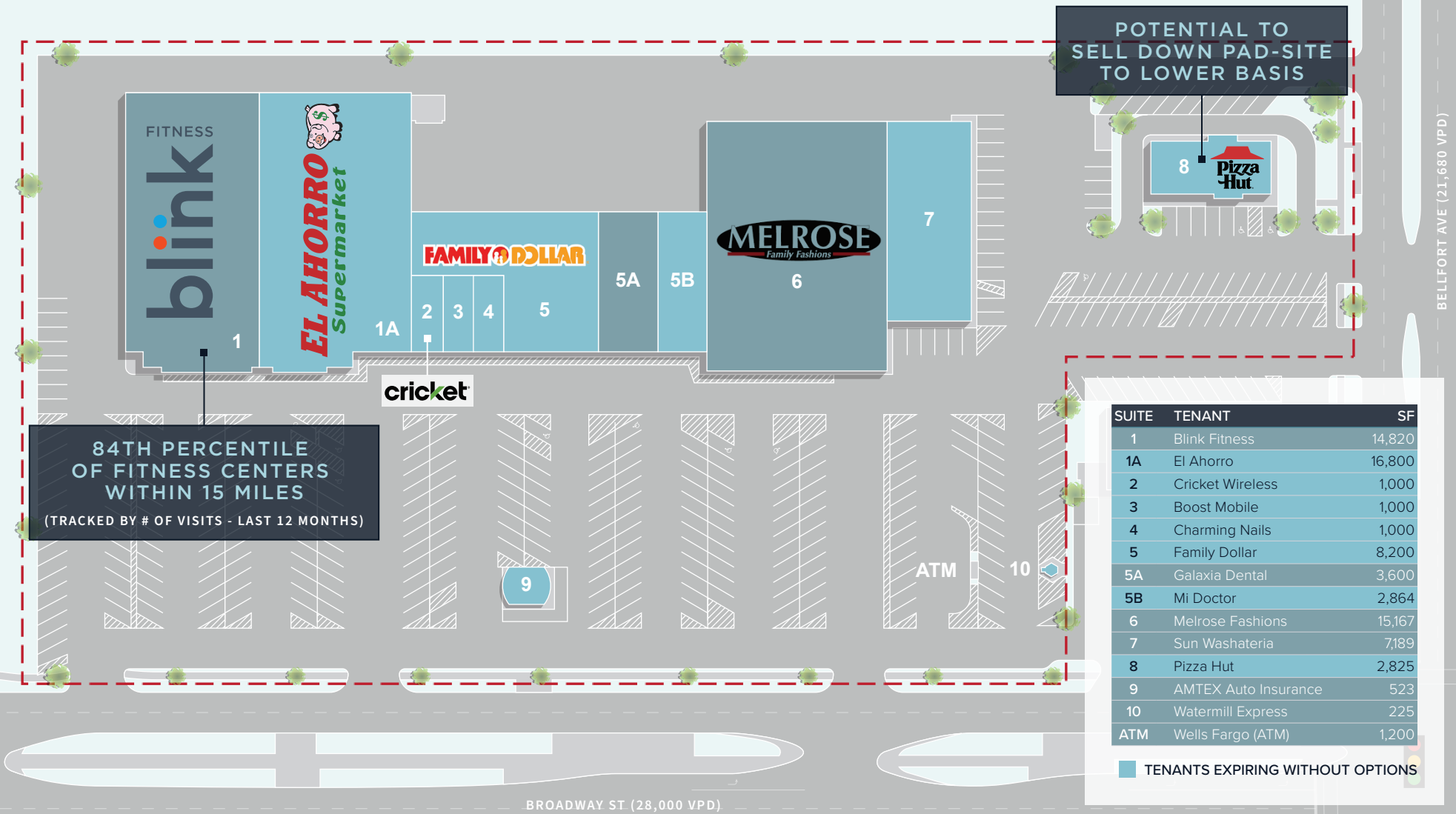


PHOTO GALLERY



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