



Fairmont PRESTON PLAZA



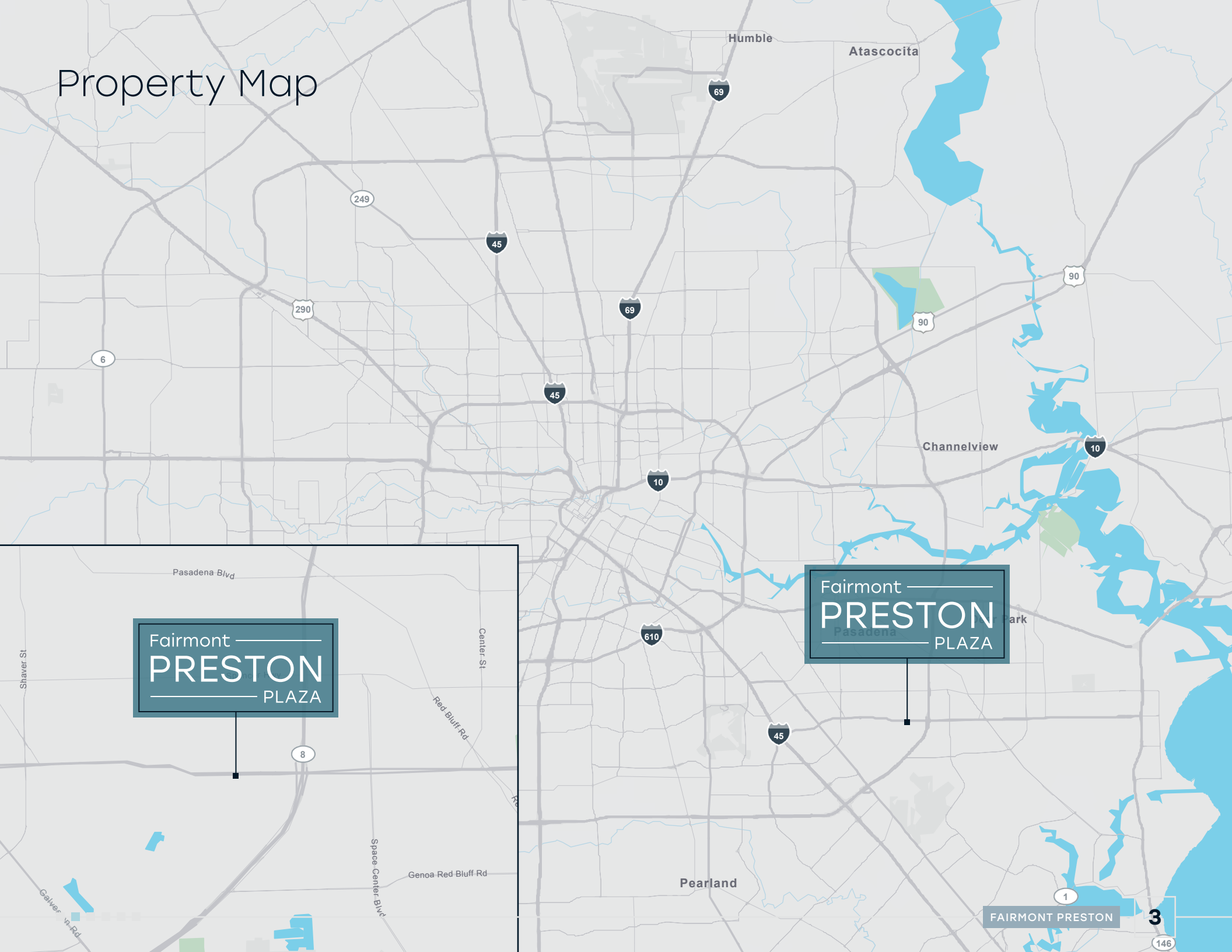
105,869 SF | NEIGHBORHOOD CENTER IN LEADING RETAIL SUBMARKET | PASADENA - HOUSTON, TX

Located in a Top Performing Retail Corridor



This Pasadena retail corridor has emerged as a powerhouse by serving a dense Hispanic population in southeast Houston that previously had limited access to quality shopping centers. The area capitalized on a significant retail void, where residents were forced to travel long distances for their shopping needs, creating substantial pent-up market demand. The intersection of high population density and inadequate retail supply in this Houston submarket created an exceptional development opportunity. As a result, this center has become the premier retail destination for the underserved community, achieving the 2nd highest performance ranking among retail nodes within a 15-mile radius.

Property Map



Fairmont
PRESTON
PLAZA

Fairmont
PRESTON
PLAZA

FAIRMONT PRESTON

3

146

Asset Positioning

NEW LONG TERM GROUND LEASE

6.5% Avg. Market Cap
Rate in last 24 Months

**RANKED IN THE 85TH
PERCENTILE OF
DOLLAR TREES IN HTX**
(Category: Chain)

**END CAP
13% BELOW
MARKET RENT**

**3RD MOST VISITED PLANET
FITNESS IN HTX, 11TH IN TX**

HTX: 3/38 | TX: 11/181
(Visits - Past 12 Months)

FAIRMONT PKWY (31,842 VPD)

YUMA TRAIL

PRESTON AVE (15,615 VPD)

UNIT	TENANT	SF
4802_100	Cosmic Air	24,000
4802_200	Planet Fitness	26,000
4802_300	AVAILABLE	6,208
4804	MetroPlus Realty PLL	1,592
4808	Mail Boxes Plus	1,560
4816	AVAILABLE	1,738
4818	Sola Salon	5,702
4826	Dollar Tree	9,641
170	AVAILABLE	902
4838	Liquor Store	1,951
4840	Wave Nutrition	1,049
4844	AVAILABLE	999
4848	John's Granite & Cabinets	718
4850	TeamFit	2,485
4852	La Monarca Paeteria	1,200
4856A	AVAILABLE	800
4856	M-Massage & Reflexology	800
4902-04	Quest Diagnostics	3,349
4908	Ichibon Seafood & Steakhouse	5,609
4912	Painting with a Twist	2,200
4928	AVAILABLE	1,320
4926	Johnstons' Service Company	1,480
4940	Don Pepe's	4,416
50	Vacant Static	150
PADS		
LOT	7Brew Coffee	

Investment Highlights

SIGNIFICANT MARK-TO-MARKET OPPORTUNITY

46% of GLA Expiring
Without Fixed Options
with 21% Mark to Market
Opportunity

HIGH PERFORMING TENANCY WITH CREDITED ANCHORS

- **Planet Fitness:** 93rd Percentile in U.S.
- **Dollar Tree:** 93rd Percentile in U.S.

LOCATED IN A TOP PERFORMING RETAIL CORRIDOR

Submarket ranked in 93rd percentile in HTX attracting 9.4 Million visitors per year

DIVERSITY OF INCOME MITIGATING TURNOVER RISK

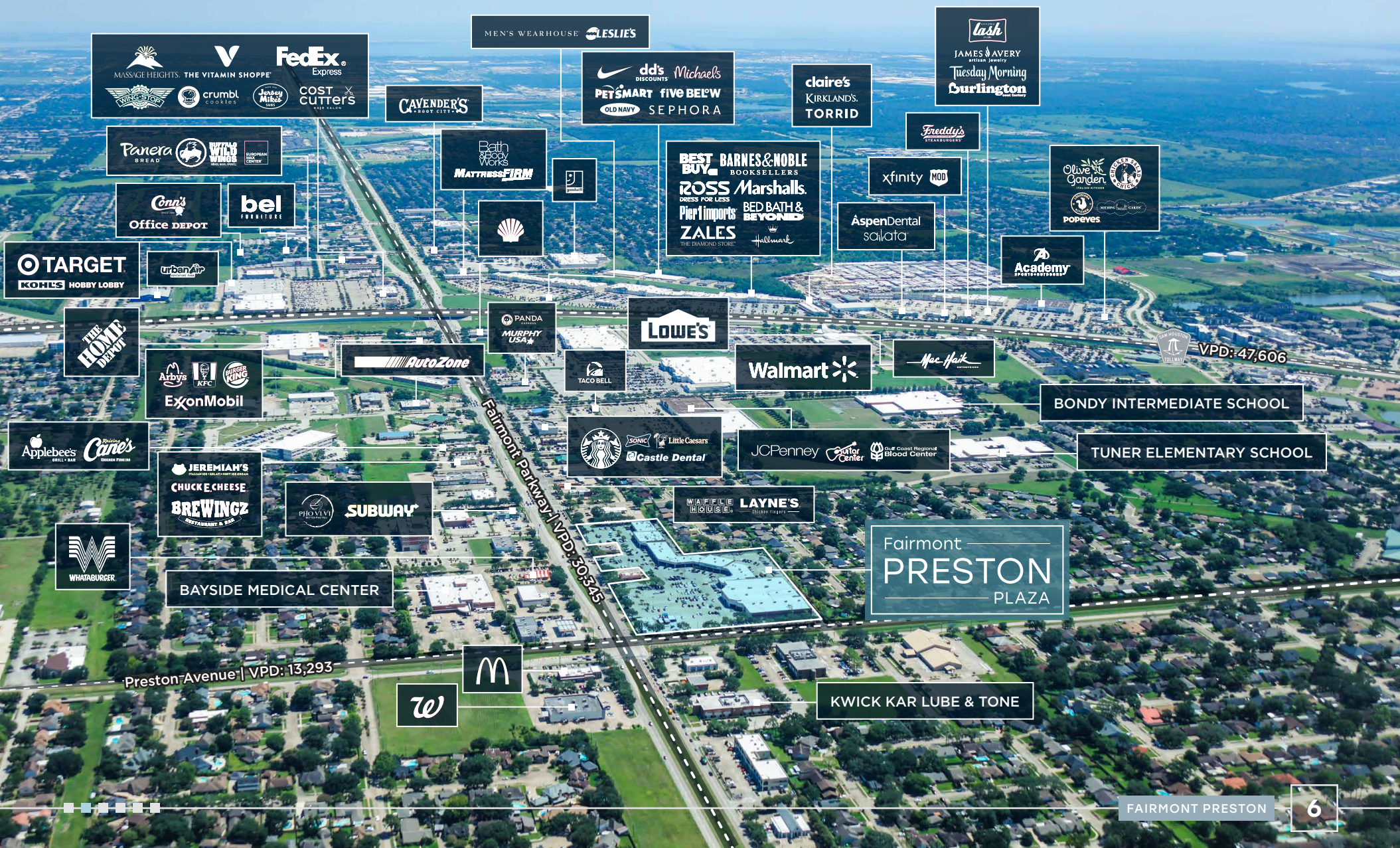
Inline tenants account for 56.4% of gross revenue

DENSELY PACKED SUBMARKET WITH CONSUMER SPENDING POWER

- **1-Mile AHHI:** \$98,958
- **5-Mile Population:** 290,960

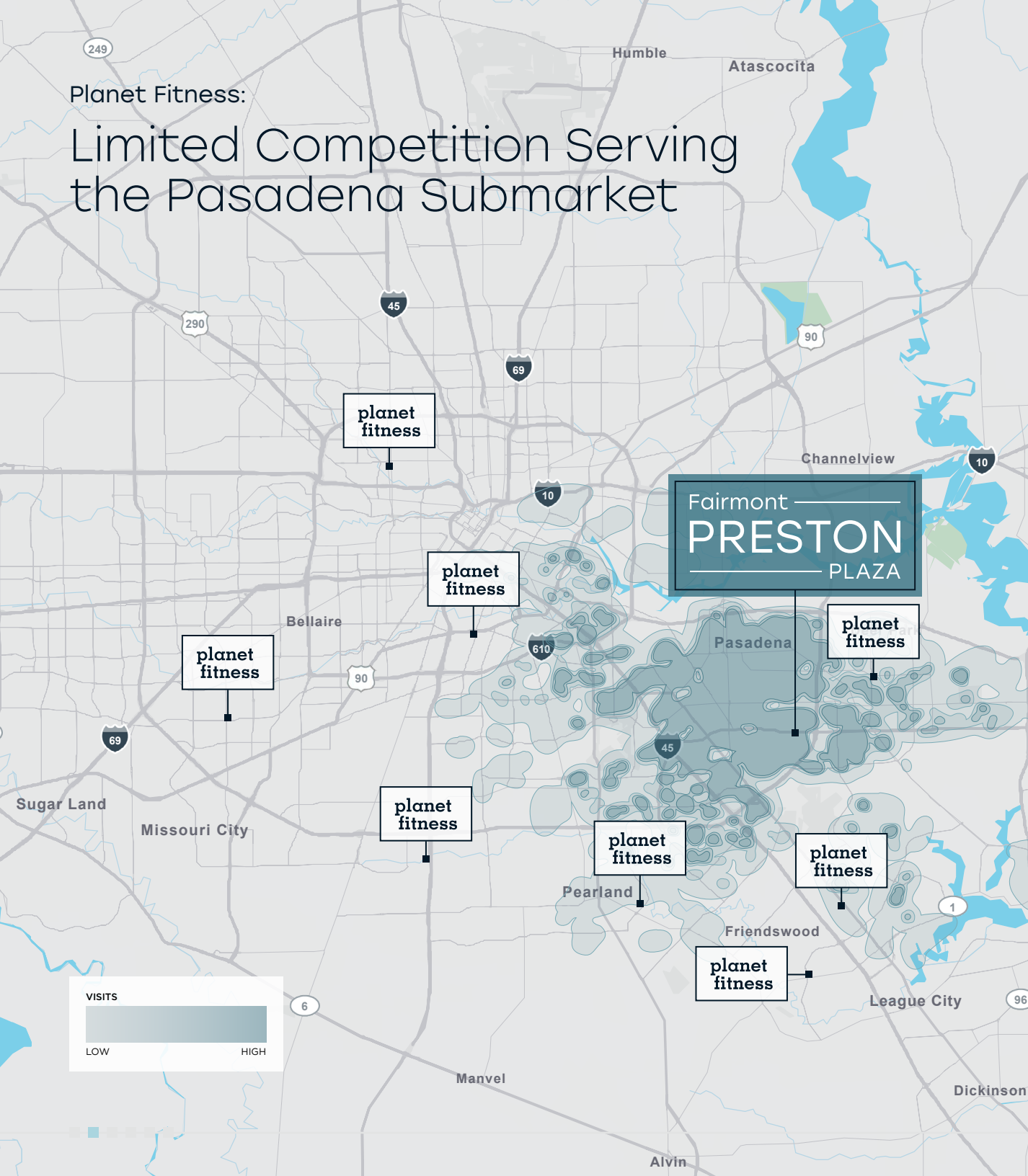


Robust Demographics in Southeast Houston



Planet Fitness:

Limited Competition Serving the Pasadena Submarket



FAIRMONT PRESTON PLANET FITNESS HIGHLIGHTS

TOP 3 MOST VISITED
PLANET FITNESS
IN HTX
(OUT OF 39)

#9 MOST VISITED
PLANET FITNESS IN TX
(OUT OF 182)

#151 MOST VISITED
PLANET FITNESS IN
THE U.S
(93RD PERCENTILE, OUT OF 2,238)

EXPANSIVE TRADE
AREA PULLING FROM
OVER 10 MILES

Houston Overview

#3

In the Country for
Number of Jobs
Added in 2024

#2

Net Migration
by Metro

110,580 IN 2024

3,500,00

Person Workforce,
Nearing All-Time
High for Houston

79%

Higher Education
Grads Stay & Work
in the Area

THE 6TH HIGHEST
RETENTION RATE IN
THE U.S.

+36,300

New Jobs
Added in 2024

#2

In the Nation in
Office Re-Entry
Levels in the
Country After the
Pandemic

#2 MSA

For Projected
Population Growth

#1

Most Fortune 500
Headquarters
in Texas

50+

Corporate
Headquarters
Relocations to
Houston
Since 2017

HOME TO

23 Fortune 500
Companies & 44
Fortune 1000
Companies



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