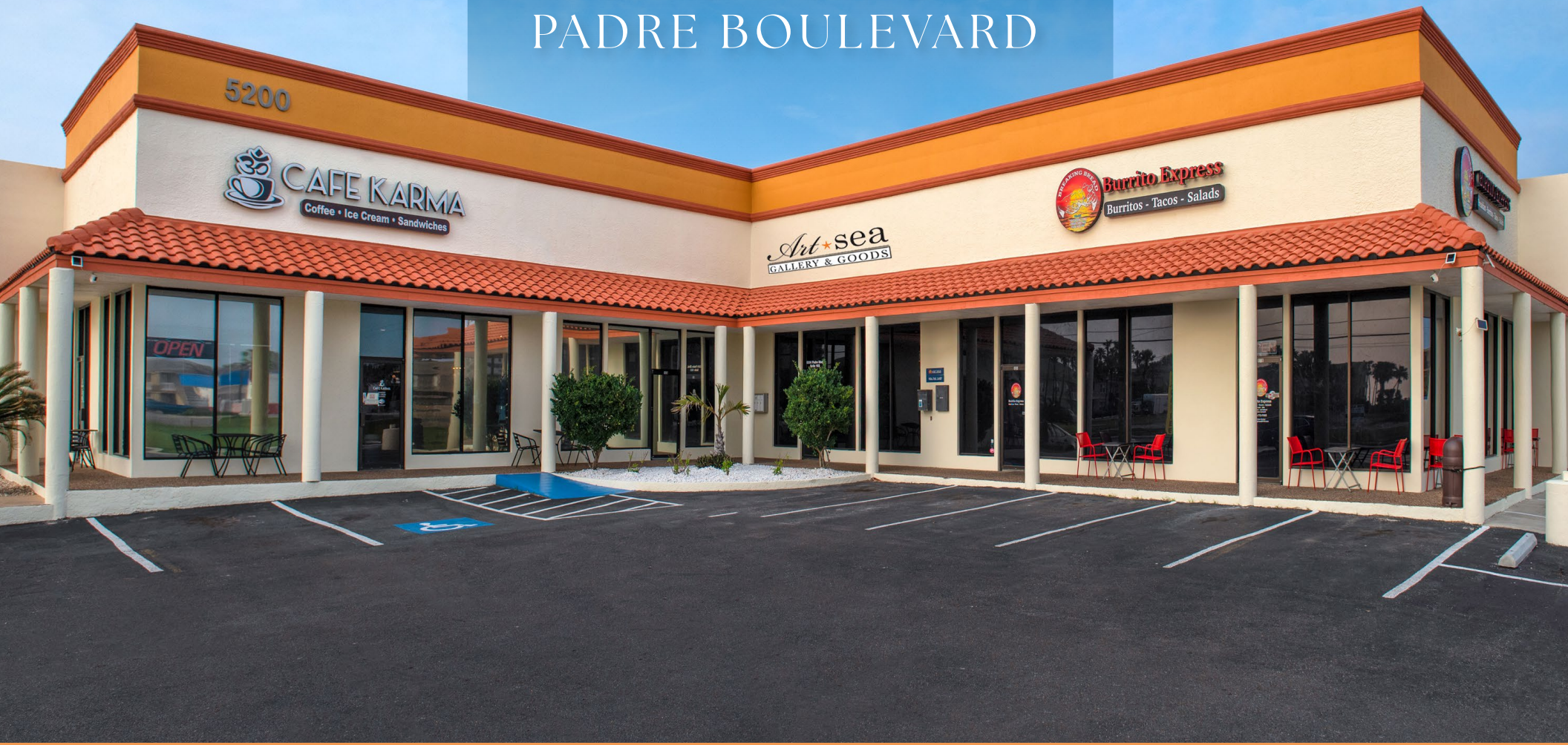
5200

PADRE BOULEVARD



JLL 5,500 Square Foot Retail Center Located in the Heart of South Padre Island | SOUTH PADRE ISLAND, TEXAS

THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire 5200 Padre Blvd (the "Property"), a 5,500 square foot retail center located in the heart of South Padre Island. Specifically, the Property is positioned along South Padre Island's primary corridor that runs north-south along the island, thus benefiting from the steady flow of both tourist and local traffic. 5200 Padre Blvd is currently 100% leased to three dynamic tenants, offering investors immediate cash flows, and with 2.8 years of weighted average remaining lease term, investors have the opportunity to mark rents to market, further boosting NOI.



PROPERTY SUMMARY

ADDRESS	5200 Padre Blvd, South Padre Island, TX 78597
SIZE	5,500 SF
SITE AREA	0.36 Acres
YEAR BUILT	1987
LEASED	100%
WALT	2.8 Years



INVESTMENT HIGHLIGHTS

- 100% Leased
- Located on South Padre Island's Main Thoroughfare
- Mark to Market Opportunity
- 7M Annual Visitors to the Island
- Burgeoning Population Growth

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SITE PLAN



RENT ROLL

TENANT INFORMATION						TENANT RENTAL REVENUE						MARKET ASSUMPTIONS	
SUITE	TENANT	LEASED SF	% OF NRA	LEASE START	LEASE END	BASE RENT PSF / YR	ANNUAL BASE RENT	MONTHLY BASE RENT	RENT ESCALATIONS DATE	RENT ESCALATIONS PSF	RENT ESCALATIONS ANNUAL	RECOVERY TYPE	EXPIRATION
101, 102	Café Karma	2,871	52.2%	Owner open to negotiating a sale-leaseback structure								NNN	
103A, 103B	ArtSea	1,133	20.6%	Nov-24	Oct-29	$22.24	$25,200	$2,100				Gross	
104, 105	Daisy's Deli	1,496	27.2%	Sep-26	Aug-28	$20.85	$31,200	$2,600				Gross	
	Leased SF:	5,500	100.0%		In-Place Base Rent:		$96,594		WALT	2.8 Years			
	Vacant SF:	0	0.0%		PSF / YR:		$17.56						
	Total SF:	5,500	100.0%										

ECONOMIC OVERVIEW

South Padre Island enjoys a thriving tourism-based economy that capitalizes on its stunning natural assets and year-round appeal as Texas's premier beach destination. The island attracts millions of visitors annually, creating robust demand for hotels, restaurants, retail shops, and recreational activities that generate strong revenue streams throughout multiple peak seasons. The island's economy benefits from diverse revenue sources including spring break tourism, family summer vacations, winter visitor programs, fishing charters, and marine recreation, all supported by excellent Gulf Coast weather and pristine beaches.

South Padre Island's economic outlook remains bright, supported by continued Texas population growth, increasing disposable income in key market areas, and the island's established reputation as a premier coastal destination that continues to attract new businesses and development opportunities.



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5200
PADRE BOULEVARD



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