

FAIRWAY PLAZA

5838 FAIRMONT PARKWAY, PASADENA, TX 77505

SHOP COS.



Owned & Operated By:



Matt Reed / **MATT@SHOPCOMPANIES.COM** / **713-574-8211**

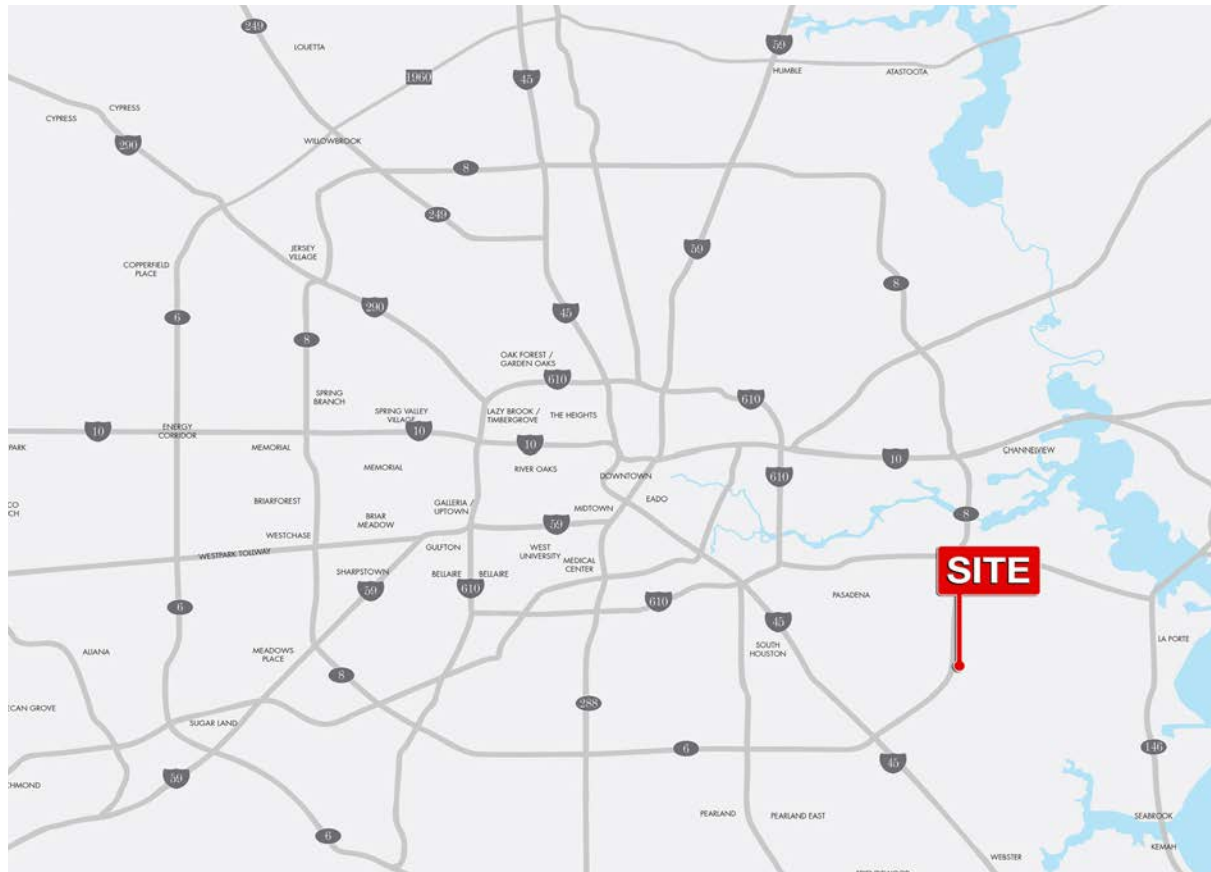
Renee Kaiser / **RENEE@SHOPCOMPANIES.COM** / **281-845-3112**

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PROJECT SCOPE

Located at the southeast corner of Beltway 8 and Fairmont Parkway, Fairway Plaza is the premier regional power center in the Pasadena trade area. The center provides excellent visibility from the Beltway, which carries over 83,000 cars per day, as well as Fairmont Parkway—one of the major east-west thoroughfares in Pasadena. Strong retail store volumes and heavy customer traffic are hallmark characteristics of this iconic Pasadena retail center.

DETAILS

- Premier retail destination in Pasadena
- Notable Co-tenants include Barnes & Noble, Ross, Marshalls, Best Buy, HomeGoods, Ulta, PetSmart, Michaels, Torrid, dd's DISCOUNTS, Nike, and Old Navy
- Excellent access from the Beltway and Fairmont Parkway
- Cultivated mix of local and national restaurants and retail
- Small shop space available
- Large parking fields

TRAFFIC COUNTS

◦ Fairmont Pkwy W of Beltway 8	32,165 VPD' 23
◦ Fairmont Pkwy E of Beltway 8	46,055 VPD' 23
◦ Beltway 8 N of Fairmont Pkwy	69,816 VPD' 23
◦ Beltway 8 S of Fairmont Pkwy	48,336 VPD' 23

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	10,379	87,032	257,504
Avg. HH Income	\$120,775	\$96,628	\$100,675
Total Housing Units	3,920	31,610	88,313
Daytime Population	14,254	93,449	246,163
Median Home Value	\$278,321	\$251,903	\$250,792

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Availability

Curbside Pick-Up Zone

Potential Availability

TENANT

1	PetSmart
2	Nike
3	Michaels
4	Sephora
5	Rack Room Shoes
6	Massage Envy
7	Old Navy
8	dd's DISCOUNTS
9	Five Below

26,027	10	Bath & Body Works
23,500	12	Souper Salad
22,491	13	GNC
4,500	14	Sally Beauty
6,325	15	Sport Clips
3,325	16	Lalla Padi Spa
15,000	17	Mattress Firm
18,000	18	Pacific Dental
10,500	19	Poke Experience Restaurant
	20	Freebirds World Burrito

TENANT

4,281	21	Warehouse Pool Supply
4,160	22	AT&T
1,200	23	Kirkland's
1,600	24	Oh My Tea
1,600	25	Available
2,400	26	Rachael's Hallmark
4,041	27	Claire's Boutiques
4,000	28	Torrid
1,312	29	Lane Bryant
2,688	30	Bath & Body Works Storage

TENANT

5,000	31	Zales Jewelers
3,000	32	The Children's Place
8,075	33	Ross
1,800	34	HomeGoods
1,200	35	America's Best
5,000	36	Famous Footwear
1,600	37	Barnes & Noble
5,000	38	pOpshelf
6,000	39	Perfumania
2,000	40	Available

TENANT

3,200	41	Marshalls	30,000
4,000	42	Best Buy	36,896
30,187	43	Ulta	10,064
27,985	44	Men's Wearhouse	5,400
4,271	45	Tutti Frutti Frozen Yogurt	1,700
12,000	46	Sprint PCS	2,500
23,100	47	Chili's	5,549
9,590	4A	Carter's	4,240
1,839			
1,925			

TENANT

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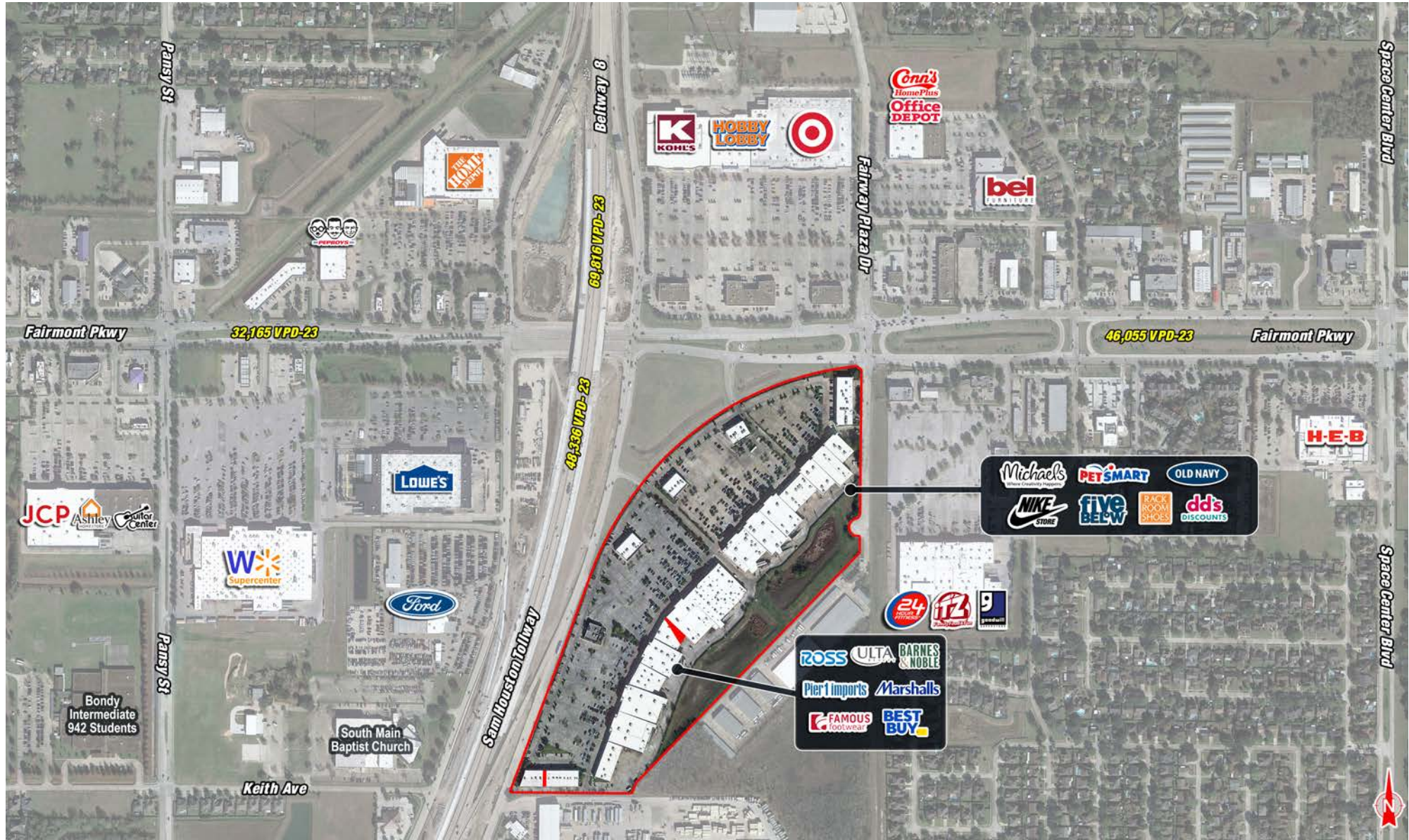
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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

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Email

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Phone