



  
**brident**  
DENTAL & ORTHODONTICS

  
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DENTAL & ORTHODONTICS

# BRIDENT DENTAL

**PAD TO WALMART IN DENSE HOUSTON RETAIL NODE**

**HOUSTON, TX**



**CAPITAL PACIFIC**





## BRIDENT DENTAL

13327 TOMBALL PARKWAY, HOUSTON, TX 77086

**\$2,546,000**

**PRICE**

**7.00%**

**CAP**

LEASABLE SF

**4,500 SF**

LAND AREA

**1.10 AC**

LEASE TYPE

**NN**

LEASE EXPIRATION

**01/31/2025**

YEAR BUILT

**2014**

PARKING

**33 SPACES**

**10-year lease term with four 5-year options, and 10% rent increases every 5 years**

**Landlord has limited expense obligations, and tenant reimburses for common area maintenance and utilities**

**Brident Dental is an industry leader, with over 30 locations in Texas**

**Located on Tomball Parkway (45,000+ VPD) in a dense retail node, and is pad to Walmart**

# Investment Highlights

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**THE OFFERING** provides an opportunity to acquire a single-tenant Brident Dental located on Tomball Parkway in Houston, TX. The subject property is an outparcel to a Walmart Supercenter, and benefits from excellent visibility along the heavily trafficked Tomball Parkway, which has daily traffic counts of over 45,000 VPD. Brident Dental has just under six years remaining on its initial term, with four 5-year options and 10% rental increases every five years. This location is operated (and lease performance guaranteed) by Premier Dental Services, Inc., which is the parent company of Western Dental. A top provider of orthodontic services in the Western U.S., Western Dental has a team of over 4,000 across 180+ locations. The lease structure is double net, accordingly the landlord has limited expense obligations throughout the lease term.

**THE RETAIL MARKET** - The subject property is a 20-minute drive northwest of downtown Houston, and is surrounded by a blend of industrial and retail properties, as well as residential neighborhoods. This densely-populated area features internet resistant retailers along Tomball Parkway, which include ALDI, Advance Auto Parts, Panda Express, and Chick-fil-A. Brident Dental is in a high barrier to entry market, and boasts a population that exceeds 313,000 within a 5-mile radius and average household incomes above \$64,000.



**BRIDENT DENTAL HAS OVER 30 LOCATIONS IN TEXAS**

## Contact the team

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**Azur Commercial Capital, LLC**

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.







# Submarket Overview

## RETAILERS IN CLOSE PROXIMITY INCLUDE:

- ALDI

Walmart

Bank of America

Panda Express

Family Dollar

Chick-fil-A

Walgreens
- Kroger

McDonald's

Sonic Drive-In

Chase Bank

T-Mobile

Advance Auto Parts

CVS
- First Choice Emergency Room

Bella Hotel

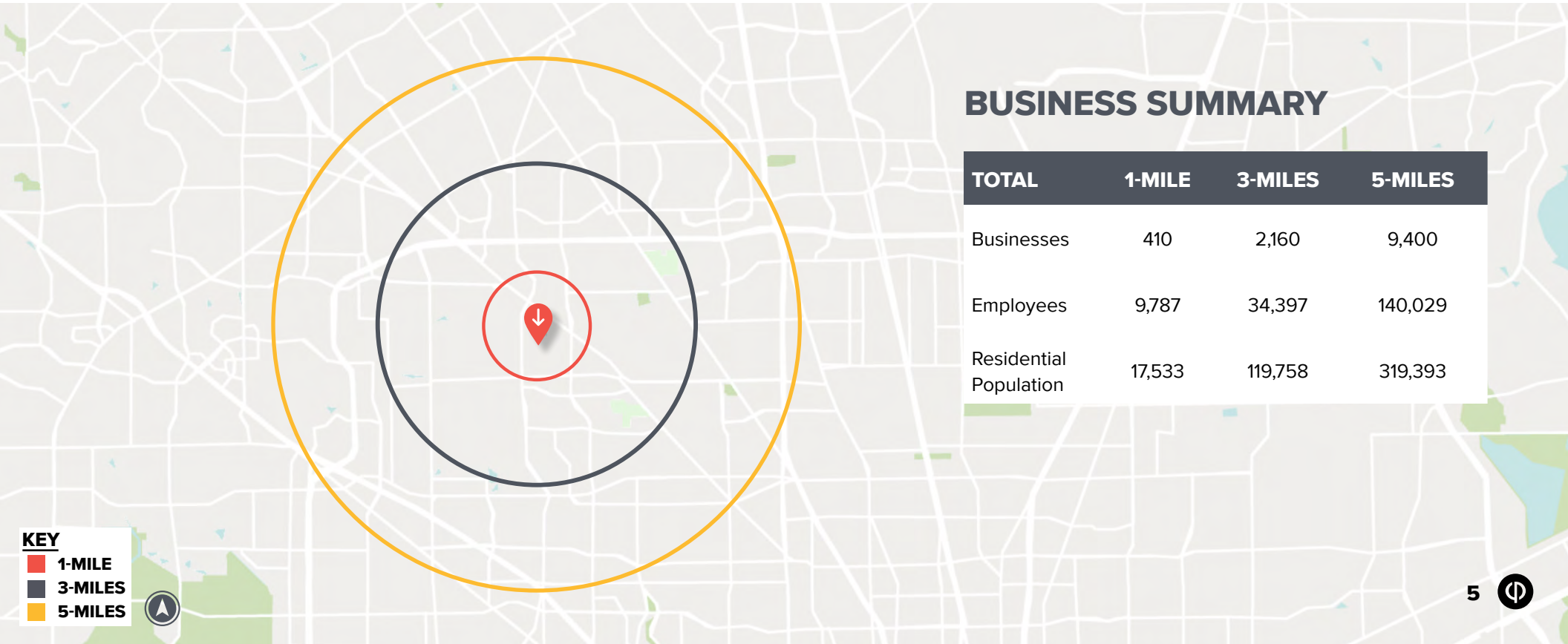
Wendy's

Shell Gas Station

Raising Cane's

Cadillac Express Car Wash

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## BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	410	2,160	9,400
Employees	9,787	34,397	140,029
Residential Population	17,533	119,758	319,393



# Subject Property





# Surrounding Retail

## SURROUNDING RETAIL ALONG TOMBALL PARKWAY





# Income & Expense

<b>PRICE</b>		<b>\$2,546,000</b>
Price Per Square Foot:		<b>\$565.78</b>
Capitalization Rate:		<b>7.00%</b>
Total Rentable Area (SF):		4,500
Lot Size (AC):		0.33
<b>STABILIZED INCOME</b>		<b>PER SQUARE FOOT</b>
Scheduled Rent	\$39.60	\$178,200
Effective Gross Income	\$39.60	\$178,200
<b>LESS</b>		<b>PER SQUARE FOOT</b>
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>EQUALS NET OPERATING INCOME</b>		<b>\$178,200</b>





# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Brident Dental	4,500	01/29/15	01/31/20		\$13,500	\$162,000	\$3.00	\$36.00
NN		2/1/2020*	01/31/25	\$178,200	\$14,850	\$178,200	\$3.30	\$39.60
	Option 1	02/01/25	01/31/30		\$16,335	\$196,020	\$3.63	\$43.56
	Option 2	02/01/30	01/31/35		\$17,969	\$215,622	\$3.99	\$47.92
	Option 3	02/01/35	01/31/40		\$19,765	\$237,184	\$4.39	\$52.71
	Option 4	02/01/40	01/31/45		\$21,742	\$260,903	\$4.83	\$57.98
TOTALS:	4,500			\$178,200	\$14,850	\$178,200	\$3.30	\$39.60

Seller agrees to credit Buyer the difference in rent from Close of Escrow through 01/31/2020 (Contact Broker for details)\*



# Lease Abstract

## PREMISE

### & TERM

TENANT	Brident Dental Services, LLC
BUILDING SF	4,500 SF
LOT SIZE	1.10 AC
LEASE TYPE	NN
GUARANTOR	Premier Dental Services, Inc.
TERM	01/29/2015-01/31/2025
OPTIONS	Four 5-year options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1/29/2015 - 1/31/2020	\$13,500	\$162,000
2/1/2020 - 1/31/2025	\$14,850	\$178,200

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 2/1/2025 - 1/31/2030	\$16,335	\$196,020
#2. 2/1/2030 - 1/31/2035	\$17,969	\$215,622
#3. 2/1/2035 - 1/31/2040	\$19,765	\$237,184
#4. 2/1/2040 - 1/31/2045	\$21,742	\$260,903

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## EXPENSES

### TAXES

Tenant shall be responsible for payment of the ad valorem taxes for the Property.

### TENANT'S OBLIGATIONS

Responsible for all non-structural portions of the Premises, including the HVAC unit. Tenant shall also maintain and repair the common areas, with the exception of repaving or putting a new coat on the paved surfaces.

### LANDLORD'S OBLIGATIONS

Responsible for maintenance and repair of the roof and structure of the Premises, in addition to repaving and putting a new coat on the parking areas, driveways, and other paved surfaces.

### INSURANCE

Landlord shall maintain: (1) Commercial general liability insurance with a limit of no less than \$1 million per occurrence; (2) All-risk insurance covering the full replacement value of the Premises. Tenant shall maintain: (1) Commercial general liability with a limit of no less than \$1 million per occurrence, naming landlord as additional insured; (2) an umbrella policy of insurance with limits no less than \$3 million.

### UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

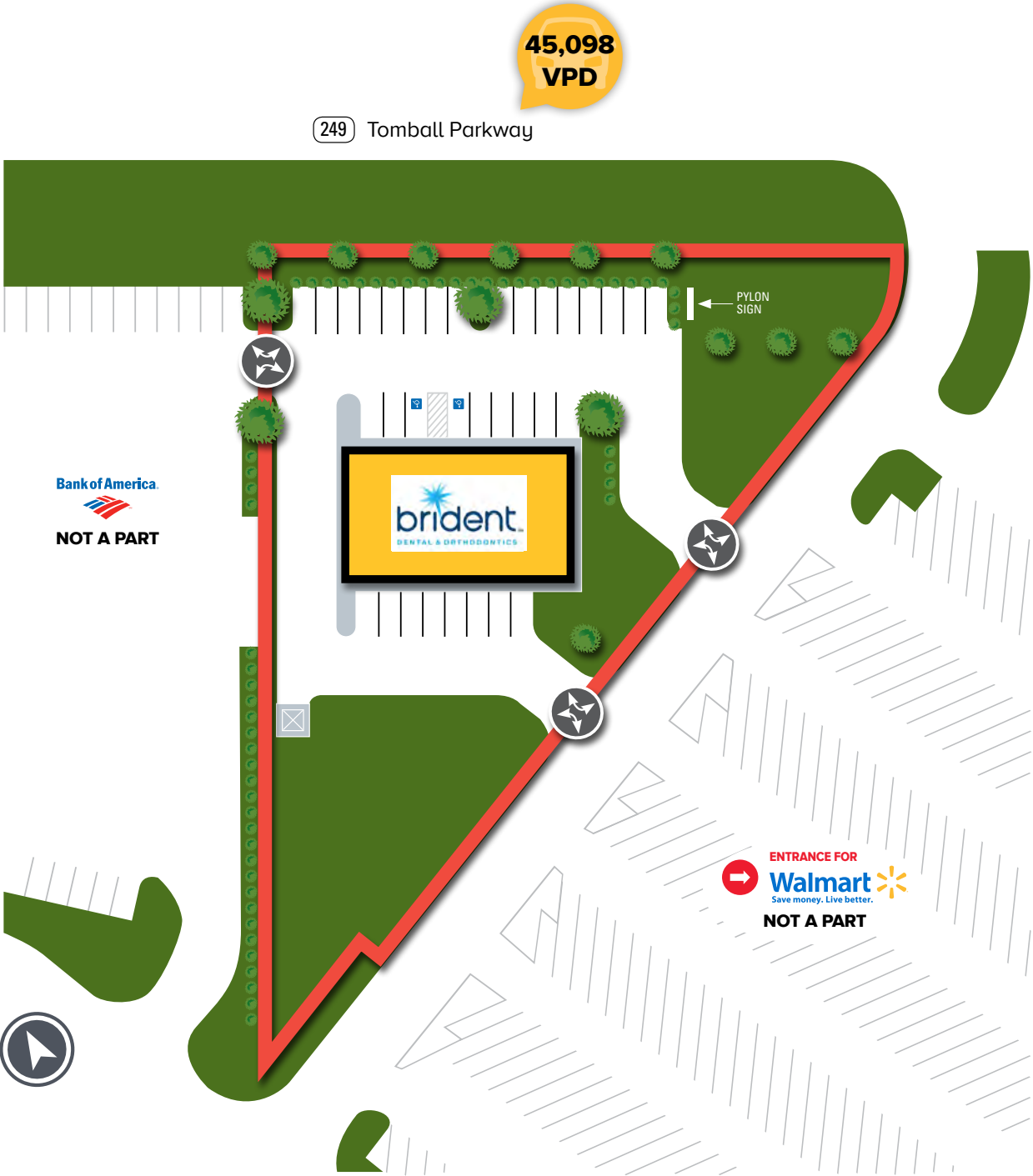


# Site Plan

**sf**  
4,500  
RENTABLE SF

**ac**  
1.10  
ACRES

**33**  
SPACES



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# Tenant Overview

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## ABOUT BRIDENT DENTAL

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Brident Dental is a leading dental services organization that offers accessible, affordable, and high-quality dental care to patients of all ages throughout 30+ locations in Texas. The company provides business support services to dental offices owned by licensed dentists, and is affiliated with a dental and oral health maintenance organization that provides services in over 180 locations. Brident Dental is currently dedicating resources towards expanding its presence, which will include acquiring individual dental clinics and group practice management companies, both within and beyond its historical geographical regions.

4,000

EMPLOYEES AT  
180 LOCATIONS

## ABOUT THE FRANCHISEE

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Premier Dental Services, Inc. is the Guarantor of Brident Dental's Lease, and is the parent company of Western Dental, which is one of the top providers of orthodontic services in the Western U.S. Premier Dental is one of the largest dental services organizations in the United States, with over 180 locations and over 4,000 team members throughout Texas, California, Arizona, Nevada, and Colorado. Based in California, Premier Dental acts as a holding company providing all types of dental and oral health services.

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# Demographics

## POPULATION



	1-MILE	3-MILES	5-MILES
2010	16,137	106,719	290,000
2018	17,533	119,758	319,393
2023	18,227	126,806	337,494

## 2018 HH INCOME



	1-MILE	3-MILES	5-MILES
Average	\$55,095	\$65,609	\$68,450
Median	\$43,443	\$52,296	\$52,007

## TOP EMPLOYERS IN HOUSTON

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
University of Texas	21,086
Houston Methodist	20,000

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**SUBJECT PROPERTY**

**DOWNTOWN  
HOUSTON  
(16 MILES)**

**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 5-MILE RADIUS  
IS OVER \$68K**



# HOUSTON, TEXAS



## DOWNTOWN HOUSTON

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**HOUSTON** is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a population of 2.303 million. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States, with a population over 6.7 million spread across nine counties.

**THE PORT OF HOUSTON** is consistently ranked 1st in the United States in foreign waterborne tonnage; 1st in U.S. imports; 1st in U.S. export tonnage and 2nd in the U.S. in total tonnage. It is a 25-mile-long complex of nearly 200 private and public industrial terminals along the 52-mile-long Houston Ship Channel. The Port has a state-wide annual economic impact of over \$264 billion and contributes to over 1.1 million jobs.

**NICKNAMED THE “SPACE CITY”**, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research. Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Outside New York City, Houston has more Fortune 500 headquarters than any other U.S. municipality within its city limits.

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## 6.7 MILLION

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**HOUSTON MSA  
POPULATION  
(ESTIMATED)**

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## GENERAL STATS

**1ST** LARGEST CITY IN TEXAS

**5TH** LARGEST MSA IN THE U.S.

**#7** U.S. NEWS & WORLD REPORT BEST PLACES TO LIVE

**#1** BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY MAGAZINE

**20** FORTUNE 500 HEADQUARTERS RANKING 4TH AMONG METRO AREAS

**3.21 MILLION** JOBS IN THE METRO

**1ST** LARGEST MEDICAL COMPLEX IN THE WORLD

## HOUSTON MSA

**HOUSTON MSA** - Houston is home to two major airports, George Bush International Airport, one of the country's busiest airports and international hubs, and William P. Hobby Airport. The Texas Medical Center, located in Houston, is **the largest medical complex in the world**, serving more than 10 million patients per year.

Houston boasts more than **14 colleges and universities** offering higher education options to more than 315,000 students in the city. The University of Houston, a nationally recognized Tier One research university, is the third-largest university in Texas. The University of Houston has **nearly 44,000 students on its 667-acre campus** in southeast Houston.

The city has major profession league teams in almost every sport including: The Houston Astros (MLB), Houston Rockets (NBA), Houston Texans (NFL), Houston Dynamo (MLS), and Houston Sabercats (MLR).

HOUSTON



# We'd love to hear from you.

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DAVE LUCAS

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**PDX.**

**SEA.**

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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.*

11-2-2015



## 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.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date