



TRINITY

REAL ESTATE INVESTMENT SERVICES



PETSMART - TROPHY LOCATION - HOUSTON, TX MSA

6102 AVENUE J, GALVESTON, TX 77550

\$2,950,000

6.75% CAP

TRINITYREIS.COM

Actual Property



GALVESTON, TX

\$2,950,000 | 6.75% CAP

- PetSmart NN Lease With 12 Years Remaining on the Primary Term
- Trophy Location - Outparcel to Target and Home Depot Anchored Shopping Center
- Situated Along Dense Retail Corridor - National Credit Tenants Including: Pier 1, CVS, Anytime Fitness, Burger King, Taco Bell, Sherwin-Williams, Big Lots! and More
- Direct Access to Major TX Interstate-45 With 54,000+ VPD - Highly Visible and Trafficked Area
- Strong 5 Mile Demographics of 50,885+ Residents & a Projected Population Growth Rate of 5.90%
- Three Miles Away From Galveston Coast and Resorts - Major Tourist Attraction Bringing in 6.5M Visitors a Year
- Galveston, TX is Located in Houston MSA - Greater Houston is 5th-Most Populous MSA in the Nation

EXCLUSIVELY MARKETING BY:

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STEELMAN JUAREZ

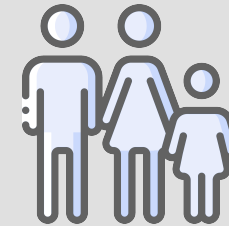
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$199,253
Rent Per SF:	\$15.50
Rent Commencement Date:	5/1/2012
Lease Expiration Date:	4/30/2032
Lease Term Remaining:	12 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



PetSmart has a
Market Cap of
\$14.3B



Galveston's 6.5M
Tourists Contribute
\$1.1B to Local
Economy



PetSmart is #1 Pet
Retailer in the
Nation

PROPERTY DETAILS:

Building Area:	12,855 SF
Land Area:	1.36 AC
Year Built:	2011
Guarantor:	PetSmart Inc.
Price Per SF:	\$229.48

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	05/01/2012 - 04/30/2027	\$199,253	\$15.50	6.75%
Rent Bump	05/01/2027 - 04/30/2032	\$205,680	\$16.00	6.97%
Options & Increases Four (4), 5-Year, 3%	05/01/2032 - 04/30/2037	\$212,107	\$16.50	7.18%
	05/01/2037 - 04/30/2042	\$218,535	\$17.00	7.40%
	05/01/2042 - 04/30/2047	\$224,962	\$17.50	7.62%
	05/01/2047 - 04/30/2052	\$231,390	\$18.00	7.84%



RESPONSIBILITIES BREAKDOWN

INSURANCE & TAXES

REIMBURSED BY TENANT

Taxes: Tenant shall be responsible to pay, prior to delinquency, as Additional Rent, all real property taxes and assessments assessed against Landlord's Parcel during the Term hereof.

Insurance: Tenant shall pay one hundred percent (100%) of the costs of the insurance described in this paragraph 13.A (the "Insurance Costs") in the same proportion and manner as the Common Area Costs described in Paragraph 11. B.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall repair or cause to be repaired, at its expense, all damage to the Demised Premises caused by subsidence, shall maintain in good condition and repair the roofing, canopy, gutters, downspouts, any exterior wiring, plumbing, pipes, conduits and equipment which exclusively serve the Leased Premises but are located outside thereof and all structural portions of the building.

PARKING LOT

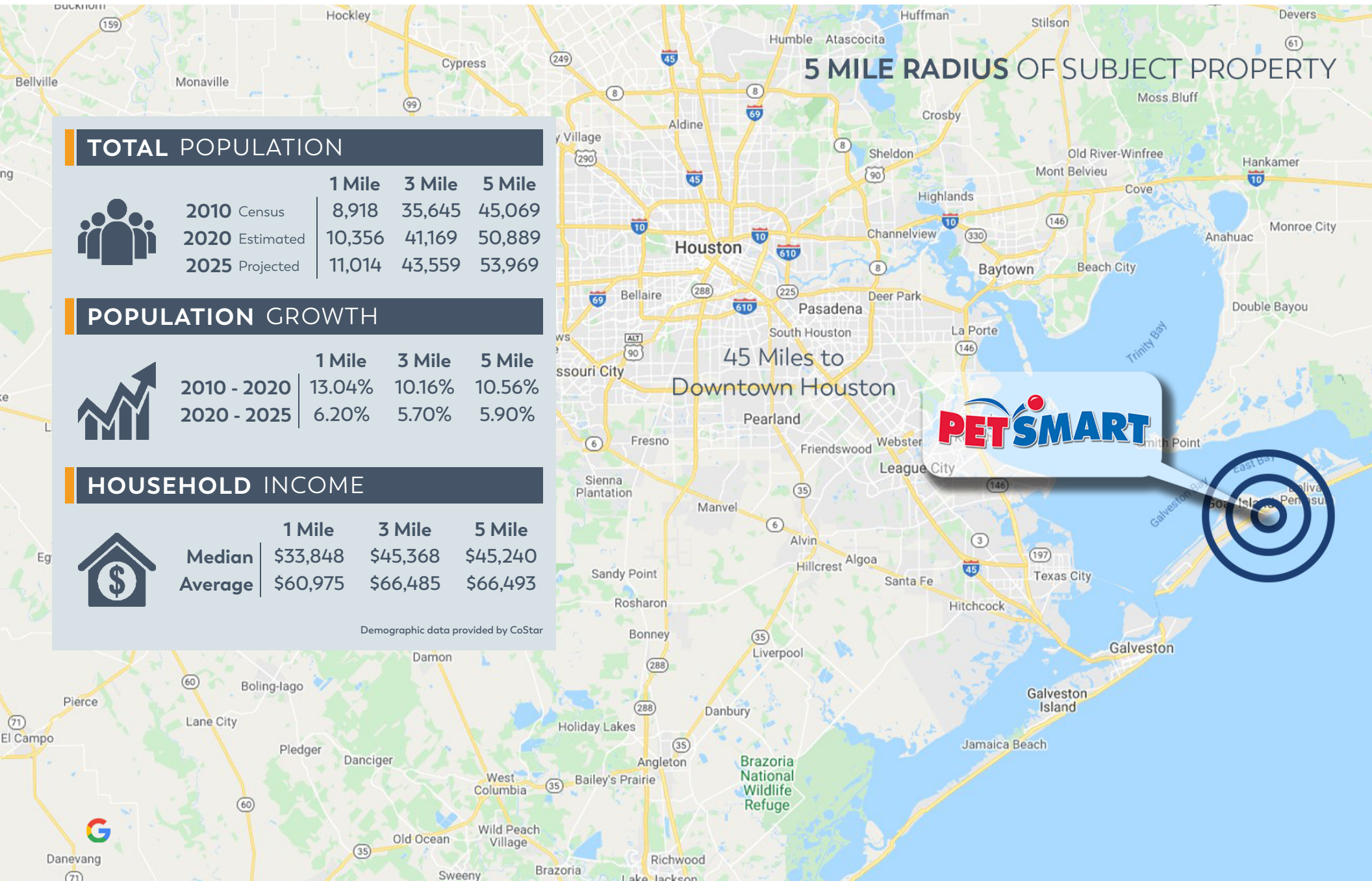
REIMBURSED BY TENANT

The "Common Area Costs" shall consist of and include only those reasonable expenses of maintaining, operating, repairing and replacing the Common Area within Landlord's Parcel which are specified to be performed by Landlord in this article 11 for the maintenance, operation, repair or replacement of the Common Area with the Landlord's Parcel... repairs (including major resurfacing of paving after the first eight (8) Lease years and no more frequently than every eight (8) Lease Years thereafter, the cost of which shall be amortized over eight (8) years), lighting, cleaning, sweeping, snow removal, restriping, maintenance of landscaping.

HVAC

PAID BY TENANT

Tenant shall maintain the interior of the Demised Premises in good order and shall make such repairs, replacements and changes to the Demised as are not required under this Article to be made by Landlord. Without limiting the foregoing, Tenant shall maintain, repair and replace such HVAC system from and after the date which is one (1) year following the Delivery of Possession.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	8,918	35,645	45,069
2020 Estimated	10,356	41,169	50,889
2025 Projected	11,014	43,559	53,969

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	13.04%	10.16%	10.56%
2020 - 2025	6.20%	5.70%	5.90%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$33,848	\$45,368	\$45,240
Average	\$60,975	\$66,485	\$66,493

Demographic data provided by CoStar

GALVESTON

Galveston is a coastal resort city and port off the southeast coast of Galveston Island. The city is included in the Houston-The Woodlands-Sugar Land metropolitan area which has a total population of over 7 million, making it the second-largest MSA in the state. Galveston's economy revolves around tourism, healthcare, and finance. The 84-acre University of Texas Medical Branch campus is a major economic force in the city with an enrollment of more than 3,200.

1.67% Annually
2019 Population Growth



334,300+
2019 Total Population



\$61,400
2019 Median Household Income



RETAIL MAP

6102 AVENUE J | GALVESTON, TX



RETAIL MAP

6102 AVENUE J | GALVESTON, TX





Key Demographics 3 Miles



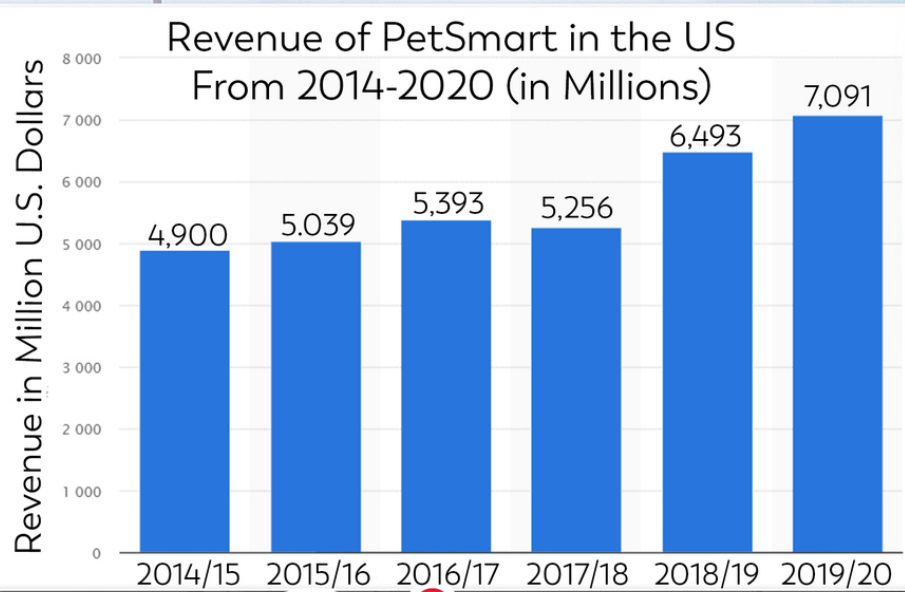
Total Population
2020
41,169



Projected Growth
2020 - 2025
5.70%

Actual Property





PETSMART



34 Years
of Success



1,650+
Locations



55,000+
Associates
Employed



\$14.3B
Market Cap



**Largest Pet
Retailer**
in the Nation

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property

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.

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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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