

FOR SUBLEASE

**5102 RICHMOND AVE**

HOUSTON, TEXAS 77056

Broker Bonus



**Galleria Bank Branch**

**MARSHALL CLINKSCALES**

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## LOCATION

5102 Richmond Avenue is located in The Plaza on Richmond, a major shopping center at the corner of Richmond and Sage . The property is located just outside the 610 West Loop near the West Loop and Southwest Freeway interchange, just minutes from The Galleria and Uptown Park. Facing Richmond Avenue, this property has excellent visibility and access to major roads and highways.



## PROPERTY DESCRIPTION

- › Located in The Plaza on Richmond shopping center
- › Single story stand alone ±3,484 RSF building available for sublease
- › Galleria submarket
- › 99' of frontage on Richmond Ave
- › 6 curb cuts for ingress/egress to shopping center
- › Signalized intersection
- › High visibility and access
- › Surface parking available
- › Handicap accessible
- › Building did not take on any water during Hurricane Harvey

## LEASE INFORMATION

- › ±3,484 RSF (entire building)
- › Gross rental rate: \$20.00/RSF
- › Tenant pays all utilities
- › Availability: Immediate
- › Term Expiration: October 31, 2019
- › Tenant Improvement Allowance: As-is
- › Parking: shared parking throughout shopping center
- › FF&E: all furniture is available
- › Three drive-thru lanes and an ATM lane

**Broker Bonus:** \$25,000 bonus if sublease agreement and landlord consent are fully executed by all parties by September 1, 2018







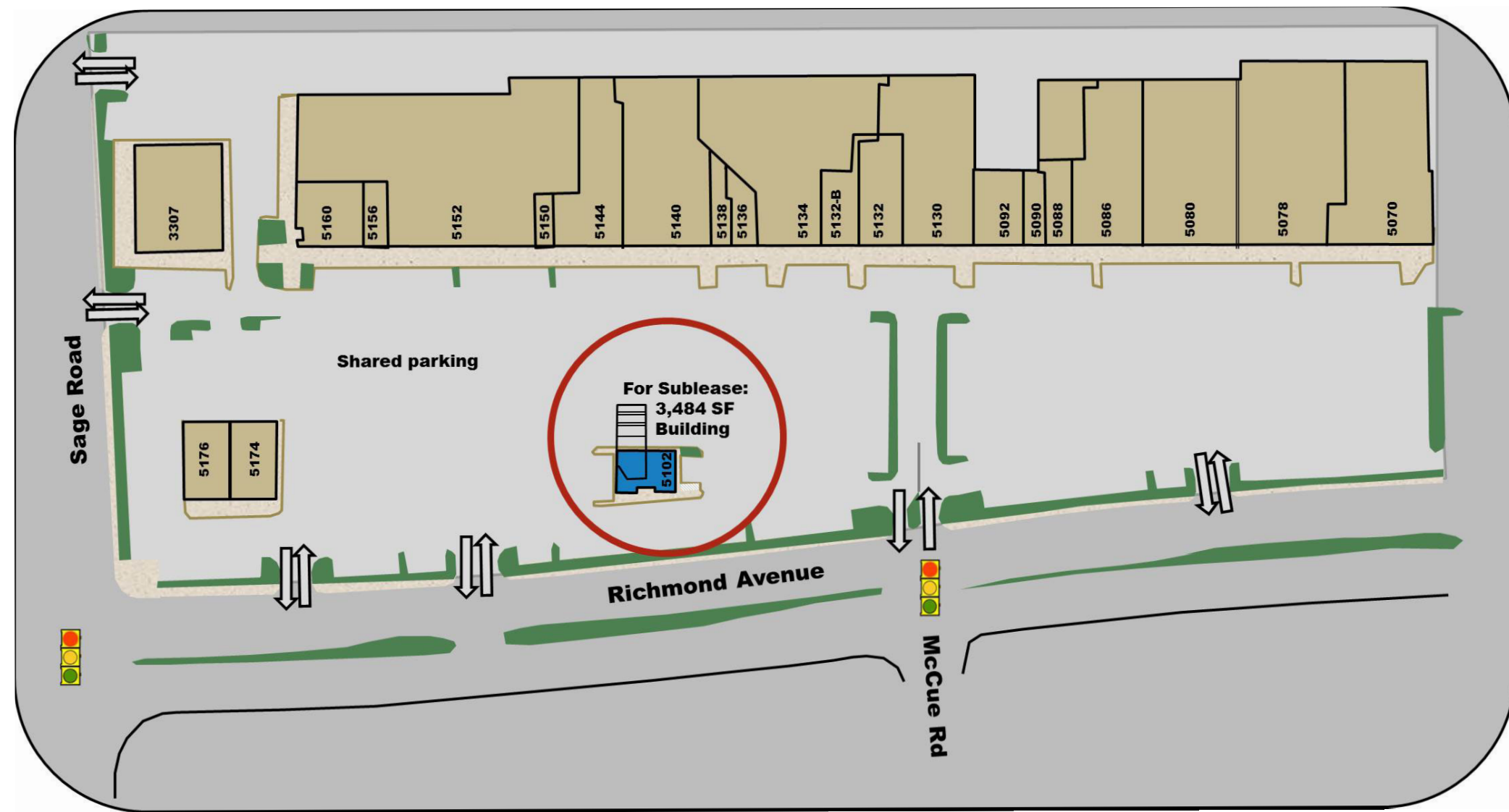


## MAJOR RETAILERS

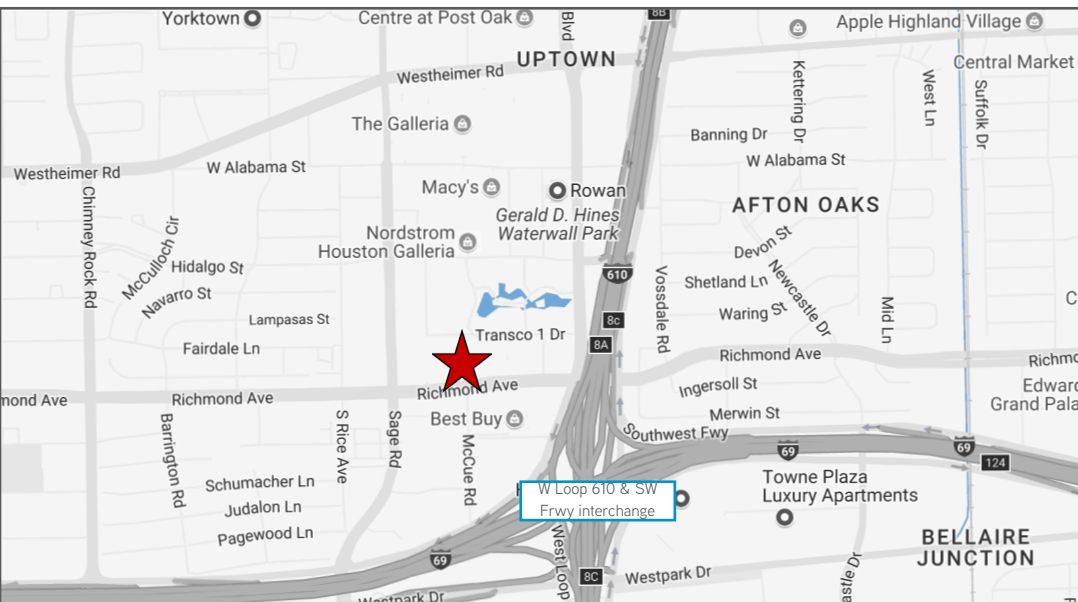
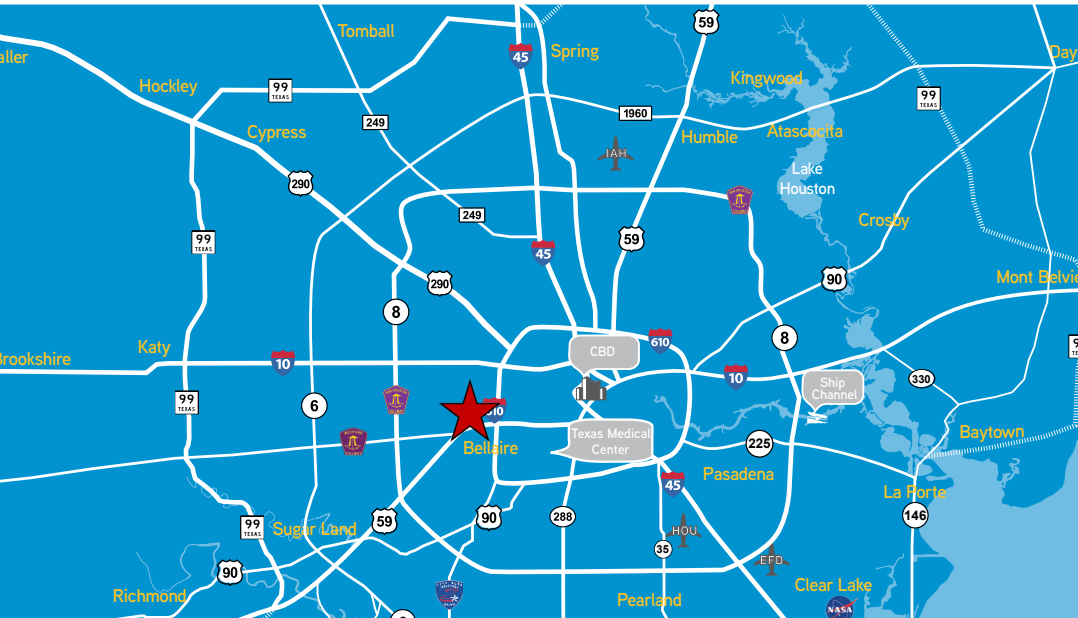




## SITE PLAN - LOCATED IN THE PLAZA ON RICHMOND



## LOCATION MAP



## STRONG DEMOGRAPHICS

Population/Households/Income	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	24,558	209,341	517,835
Projected Population (2022)	26,162	224,601	553,906
Projected Annual Growth (2017 - 2022)	1,604 1.3%	15,260 1.5%	36,071 1.4%
Estimated Households (2017)	13,539	96,423	237,630
Projected Households (2022)	14,760	105,569	260,115
Projected Annual Growth (2017 - 2022)	1,221 1.8%	9,146 1.9%	22,484 1.9%
Est. Avg Household Income (2017)	\$112,225	\$146,215	\$134,764
Proj. Avg Household Income (2022)	\$126,908	\$166,578	\$152,728
Projected Annual Change (2017-2022)	\$14,683 2.6%	\$20,364 2.8%	\$17,964 2.7%

\* SitesUSA

Traffic Counts	
Richmond Ave	48,000 cpd
Sage Rd @ Richmond Ave	13,000 cpd
Post Oak Blvd @ Richmond Ave	32,000 cpd
Southwest Freeway @ Sage Rd	313,000 cpd
West Loop South ( just south of interchange)	210,000 cpd

\* SitesUSA



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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

\_\_\_\_\_  
Date



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± 3,484 RSF



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