

For Lease

FAIRBANKS PLAZA

14121- 14191 NORTHWEST FREEWAY, HOUSTON, TX 77040

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Available SF: 1,750 - 9,710 SF

Lease Rate: Call for Rate

Lot Size: 8.99 Acres

Year Built: 1984

Building Size: 94,414 SF

PROPERTY OVERVIEW

Fairbanks Plaza is located at the intersection of Fairbanks and 290 on the Southwest Corner. The center is anchored by Jumping World Trampoline Park and has a mixture of National , Regional , and Local tenants. The center has excellent visibility from Hwy-290 with easy egress access from the frontage road.

PROPERTY HIGHLIGHTS

- Excellent exposure to Hwy-290
- Easy access to center from frontage
- Major Retail Corridor
- Great Tenant Mix
- Consistent Traffic throughout the entire day 297,432 VPD (HWY-290)
- Dense Residential , Industrial , Commercial & Office retailers in surrounding market

FOR INFORMATION CALL

P: 713.785.6272 or Email
Frontdesk@silvestriusa.com

Silvestri Investments
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

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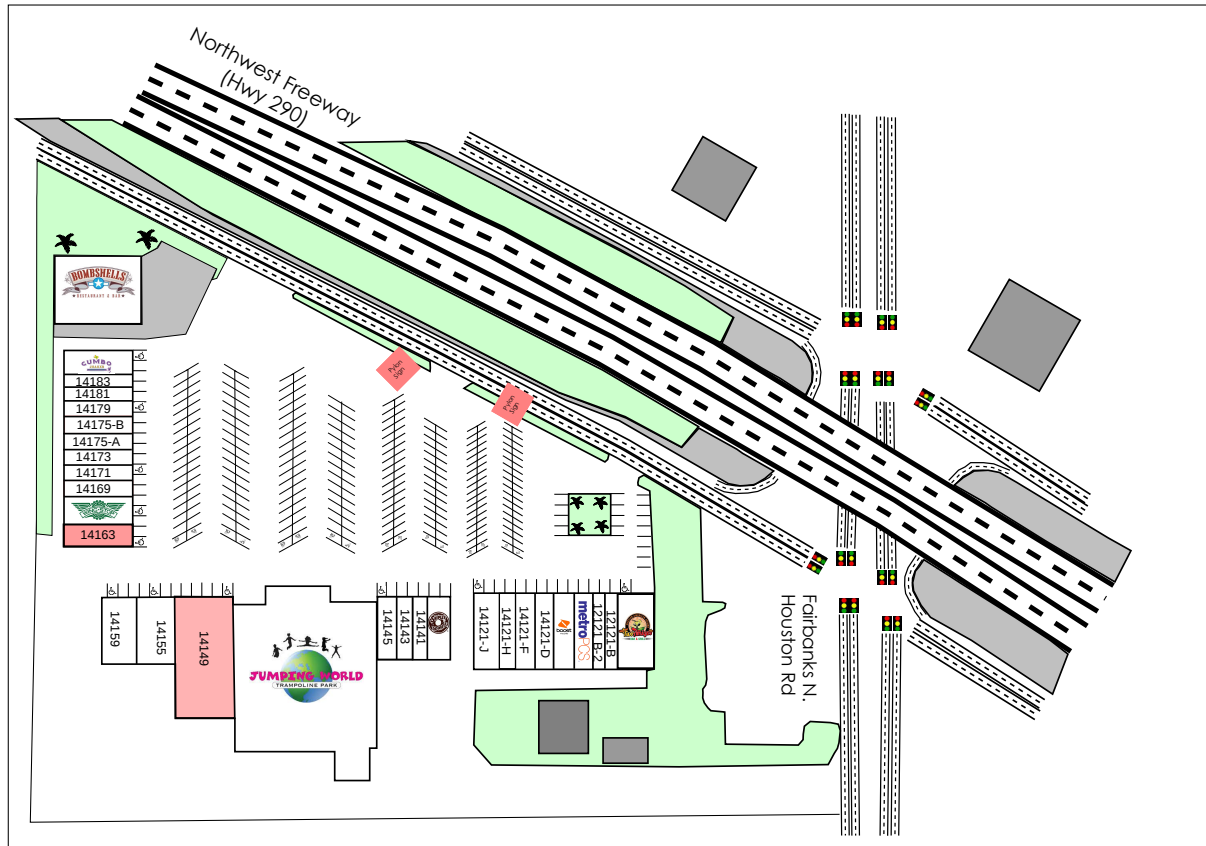
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CURRENT TENANTS

Building 1

14141-A	Two Amigos Restaurant	4,820 SF
14141-B	Centro Hispano	1,190 SF
14141-B-2	Cool Cuts	1,190 SF
14141-B-3	Metro PCS	1,600 SF
14121-C	Boost Mobile	1,600 SF
14121-D	US Payment Systems	1,600 SF
14121-F	Green Smoke Vape	1,654 SF
14121-H	CBD Hookah	1,400 SF
14121-J	Cobblestone Cafe	2,000 SF

CURRENT TENANTS

Building 2

14139	Shipley's Donut	1,750 SF
14141	LeSoleil Nails	1,280 SF
14143	State Farm Insurance	1,400 SF
14145	Senpai's Cards	1,750 SF
14147	Jumping World	31,170 SF
14149	King Dollar	9,710 SF
14155	Shanghai Inn	3,150 SF
14159	United Savers	3,150 SF

CURRENT TENANTS

Building 3

14163	AVAILABLE	1,750 SF
14165/67	Wing Stop	2,450 SF
14169	LaMonarca Ice Cream	1,400 SF
14171	Sharper Vision	4,239 SF
14173	PO Box ETC	1,042 SF
14175-A	Paris in the Fall	1,400 SF
14175-B	Boba Spot Tea House	1,400 SF
14179	Explore Dental	1,400 SF
14181	Regional Finance	1,400 SF
14183	Hair Salon	1,050 SF
14185	Gumbo Jeaux's	1,750 SF

FREESTANDING BUILDING

14191	Bombshells Restaurant	7,200 SF
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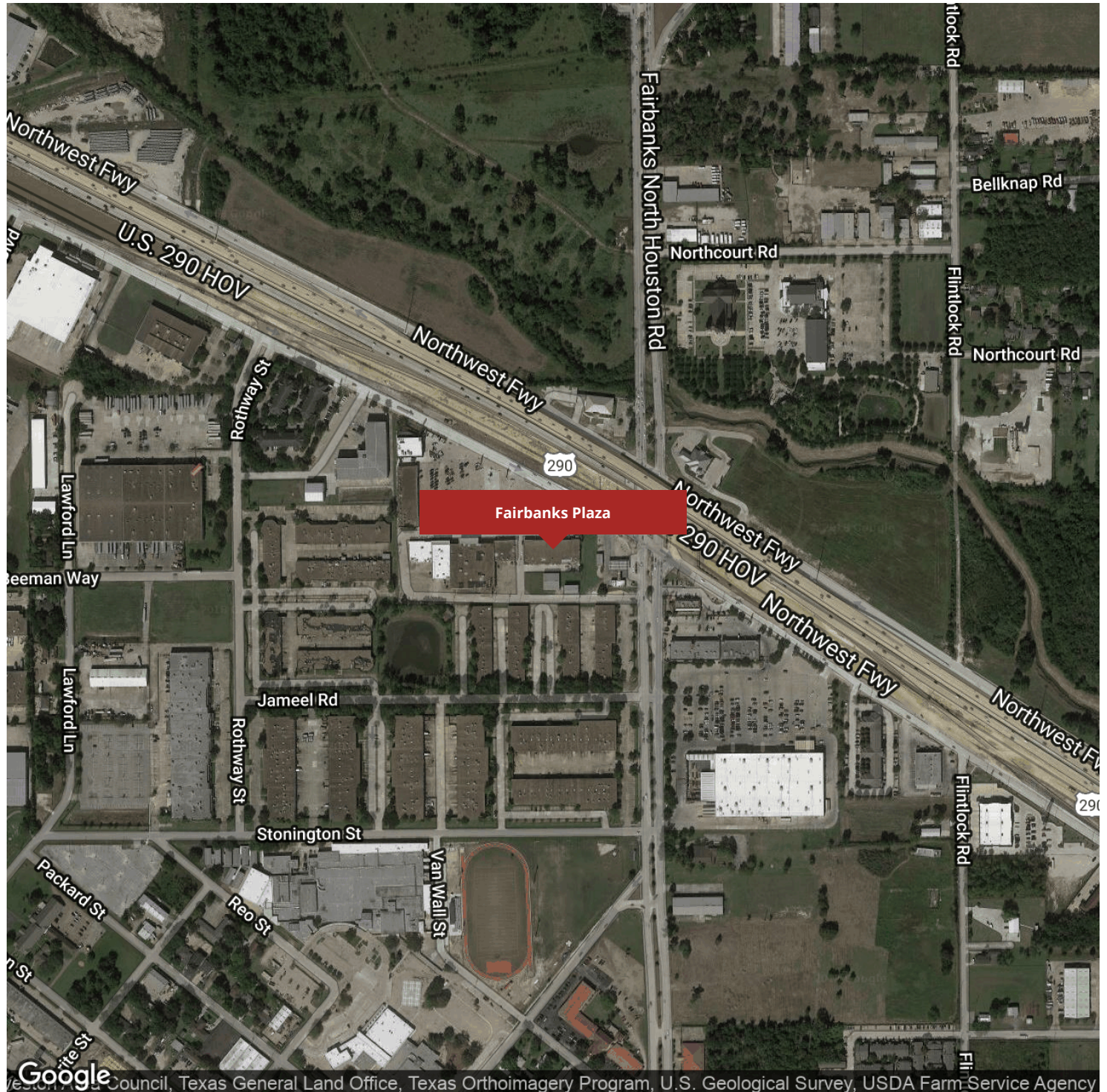
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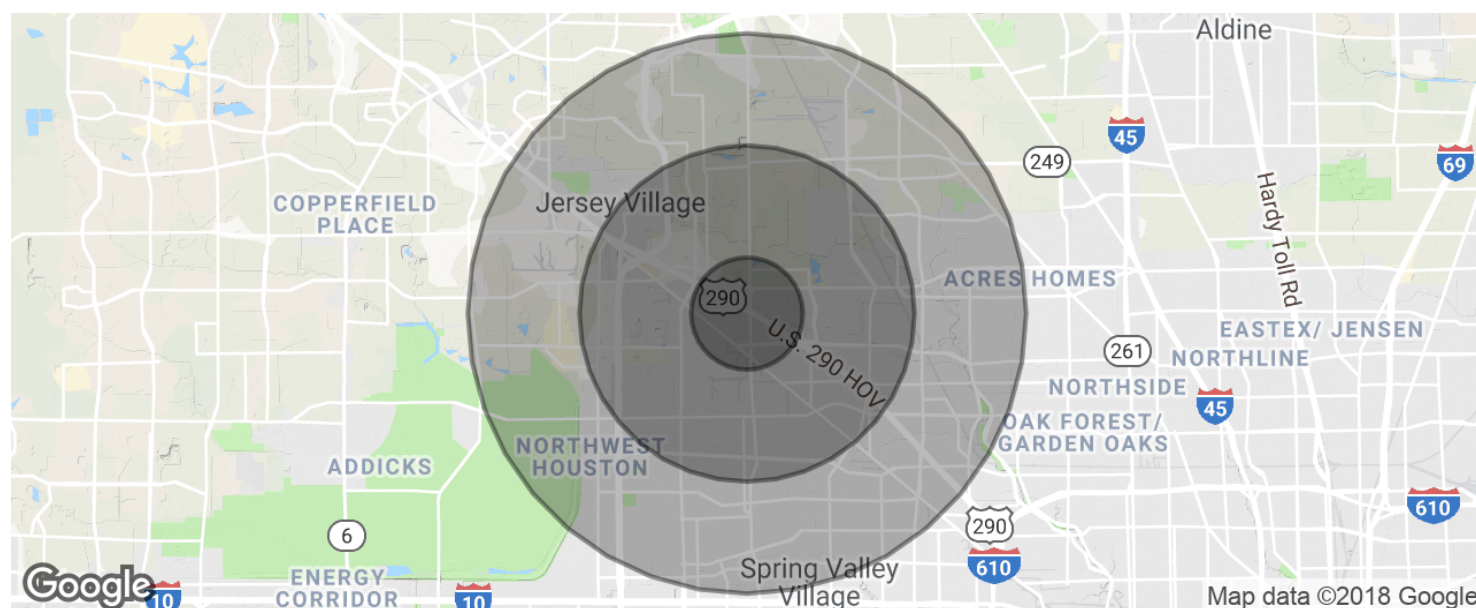
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,583	90,278	276,875
Median age	29.7	32.1	32.5
Median age (Male)	28.8	31.4	31.8
Median age (Female)	30.4	33.0	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,553	31,163	93,690
# of persons per HH	2.6	2.9	3.0
Average HH income	\$48,425	\$62,584	\$64,121
Average house value	\$117,916	\$139,718	\$155,317

* Demographic data derived from 2010 US Census

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