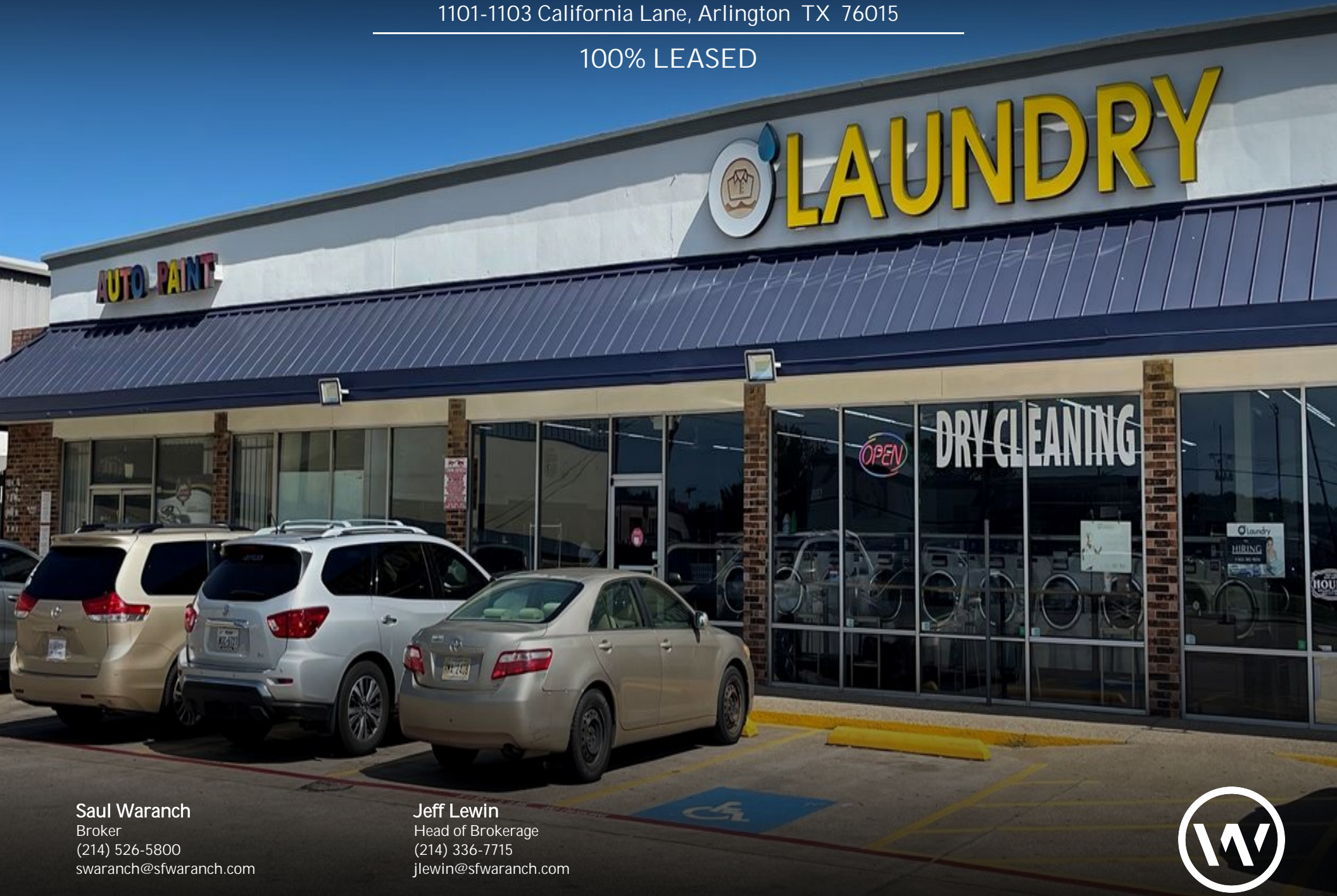


Hwy 157 & California Shopping Center

1101-1103 California Lane, Arlington TX 76015

100% LEASED



Saul Waranch
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HIGHLIGHTS

- Dedicated Turn Lane.
- Signalized Intersection.
- High Traffic Center.



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1101	Texas Food	Ground	2,072	NNN	Convenience store and gas station.
1103B	O Laundry	Ground	5,835	NNN	Coin laundry and dry cleaners.
1103D	Reemco Paint	Ground	1,382	NNN	Auto paint supply store.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,382	135,426	338,753



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,019	\$79,608	\$89,317



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,307	48,195	120,966

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	3
BUILDING SF	7,272
GLA (SF)	9,289
LAND SF	21,574
LAND ACRES	0.4952
YEAR BUILT	1972
YEAR RENOVATED	2020
ZONING TYPE	Community Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample



Map data ©2021



HWY 157 & CALIFORNIA LN SHOPPING CENTER

1101-1103 California Ln, Arlington, TX

NAP

1103 D
1,383 SF

1103 C&B
4,620 SF

1103 A
1,673 SF

1101
CALIFORNIA RETAIL
2,072 SF

76

SCOOPER ST

CALIFORNIA LN



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,465	123,146	300,799
2010 Population	15,577	124,821	320,223
2022 Population	16,382	135,426	338,753
2027 Population	16,474	135,784	339,924
2022 African American	3,674	26,654	76,129
2022 American Indian	204	1,727	3,865
2022 Asian	852	11,151	25,219
2022 Hispanic	5,774	48,119	113,431
2022 Other Race	2,482	22,984	50,664
2022 White	6,501	52,761	131,025
2022 Multiracial	2,655	19,978	51,436
2022-2027: Population: Growth Rate	0.55 %	0.25 %	0.35 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	513	4,827	9,581
\$15,000-\$24,999	661	4,378	8,617
\$25,000-\$34,999	586	4,581	10,259
\$35,000-\$49,999	932	6,436	15,236
\$50,000-\$74,999	1,485	10,275	24,986
\$75,000-\$99,999	705	6,220	16,898
\$100,000-\$149,999	910	6,854	19,751
\$150,000-\$199,999	268	2,501	8,725
\$200,000 or greater	248	2,118	6,906
Median HH Income	\$55,525	\$57,055	\$64,474
Average HH Income	\$77,019	\$79,608	\$89,317

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,367	48,084	114,381
2010 Total Households	6,163	45,801	114,837
2022 Total Households	6,307	48,195	120,966
2027 Total Households	6,347	48,379	121,622
2022 Average Household Size	2.57	2.71	2.75
2000 Owner Occupied Housing	2,718	23,497	62,593
2000 Renter Occupied Housing	3,235	22,300	46,485
2022 Owner Occupied Housing	2,464	22,531	65,115
2022 Renter Occupied Housing	3,843	25,665	55,851
2022 Vacant Housing	462	3,453	7,886
2022 Total Housing	6,769	51,648	128,852
2027 Owner Occupied Housing	2,489	22,765	65,854
2027 Renter Occupied Housing	3,859	25,614	55,768
2027 Vacant Housing	535	4,200	9,499
2027 Total Housing	6,882	52,579	131,121
2022-2027: Households: Growth Rate	0.65 %	0.40 %	0.55 %



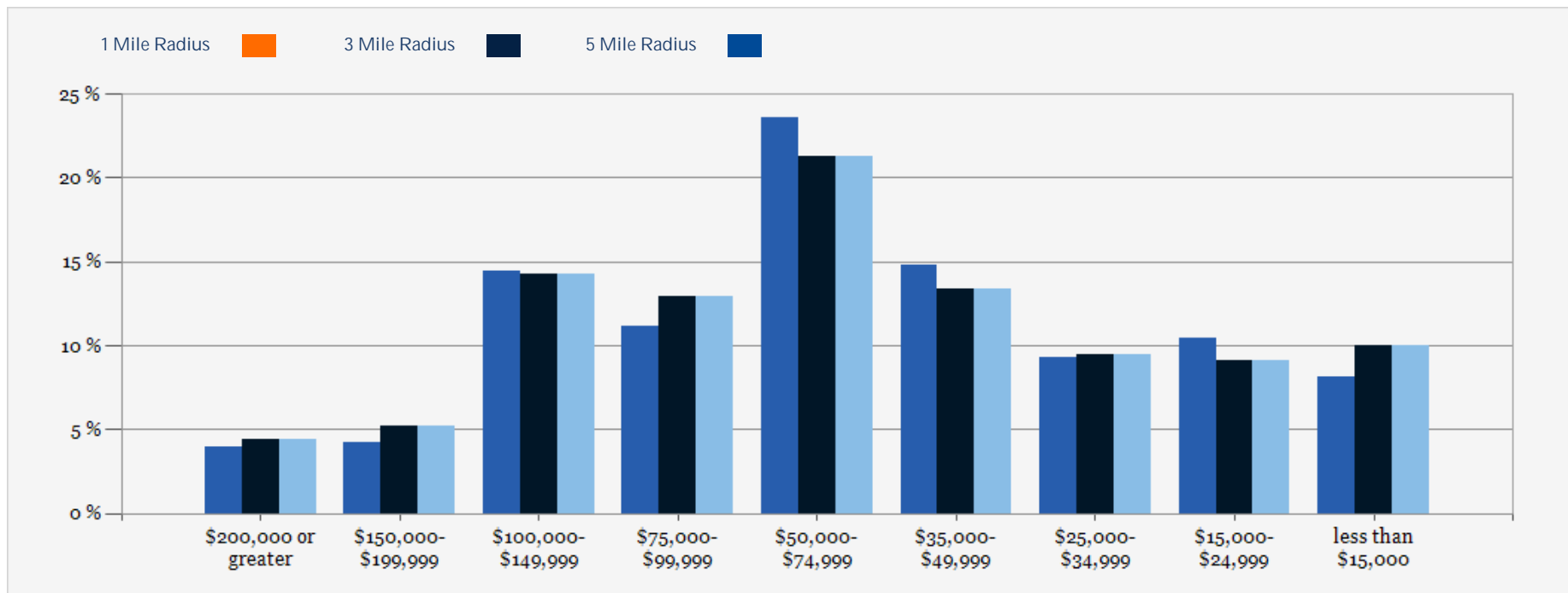
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,493	10,607	25,928
2022 Population Age 35-39	1,096	8,638	22,797
2022 Population Age 40-44	961	7,535	20,428
2022 Population Age 45-49	896	7,136	19,330
2022 Population Age 50-54	868	7,219	19,193
2022 Population Age 55-59	805	7,070	19,209
2022 Population Age 60-64	762	6,758	18,039
2022 Population Age 65-69	648	5,695	14,712
2022 Population Age 70-74	605	4,525	11,333
2022 Population Age 75-79	410	3,301	7,811
2022 Population Age 80-84	267	2,010	4,456
2022 Population Age 85+	327	1,959	4,153
2022 Population Age 18+	12,495	103,078	255,051
2022 Median Age	33	32	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,806	\$54,786	\$59,816
Average Household Income 25-34	\$72,231	\$71,209	\$78,405
Median Household Income 35-44	\$63,681	\$63,947	\$73,055
Average Household Income 35-44	\$85,288	\$85,546	\$96,257
Median Household Income 45-54	\$60,721	\$66,560	\$77,353
Average Household Income 45-54	\$84,776	\$92,813	\$104,511
Median Household Income 55-64	\$62,535	\$68,999	\$78,623
Average Household Income 55-64	\$90,668	\$95,774	\$105,341
Median Household Income 65-74	\$52,496	\$55,502	\$61,705
Average Household Income 65-74	\$77,293	\$81,237	\$87,667
Average Household Income 75+	\$60,383	\$65,651	\$69,667

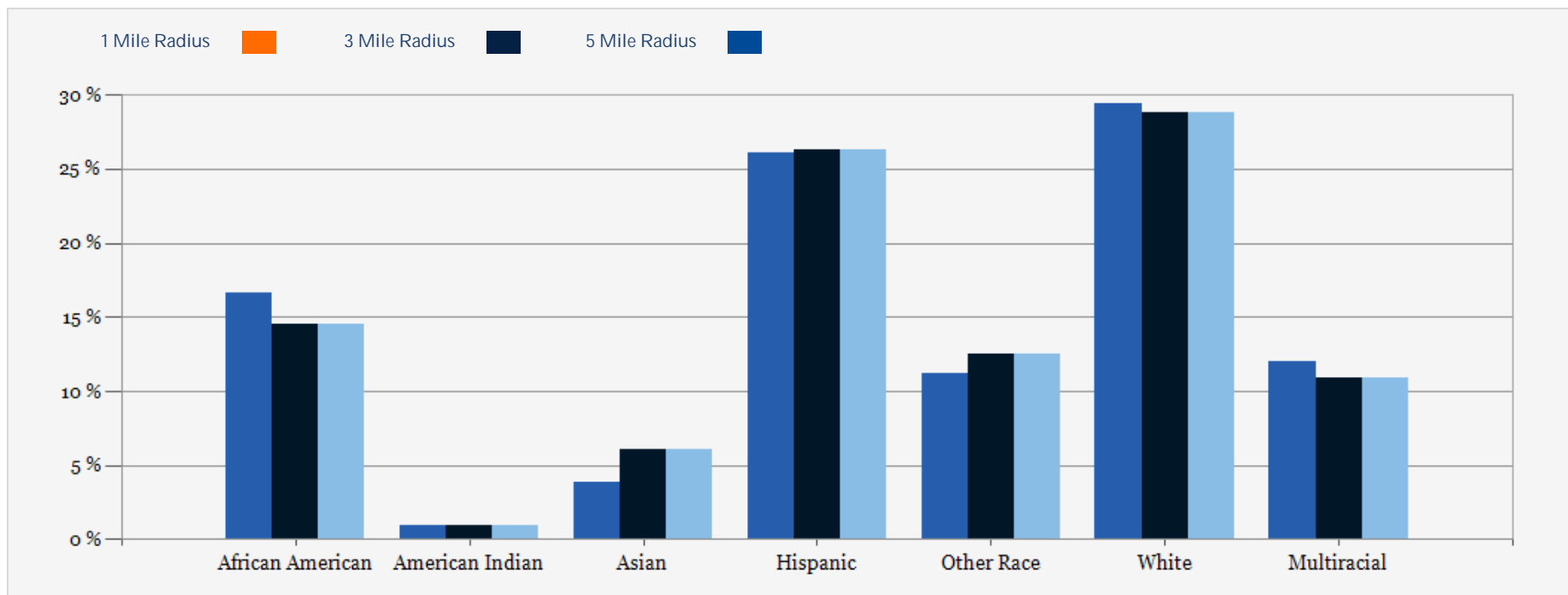
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,404	10,028	26,754
2027 Population Age 35-39	1,326	9,818	24,987
2027 Population Age 40-44	993	8,049	21,321
2027 Population Age 45-49	894	7,115	19,077
2027 Population Age 50-54	820	6,642	17,548
2027 Population Age 55-59	796	6,645	17,337
2027 Population Age 60-64	715	6,200	16,697
2027 Population Age 65-69	672	5,995	15,688
2027 Population Age 70-74	561	4,934	12,569
2027 Population Age 75-79	502	3,793	9,340
2027 Population Age 80-84	326	2,558	5,936
2027 Population Age 85+	349	2,110	4,583
2027 Population Age 18+	12,539	103,485	257,147
2027 Median Age	34	33	34

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,763	\$60,775	\$67,800
Average Household Income 25-34	\$82,502	\$81,109	\$89,925
Median Household Income 35-44	\$72,907	\$73,505	\$82,842
Average Household Income 35-44	\$96,380	\$97,962	\$110,367
Median Household Income 45-54	\$68,448	\$75,280	\$86,155
Average Household Income 45-54	\$95,560	\$105,306	\$118,084
Median Household Income 55-64	\$73,227	\$77,292	\$87,640
Average Household Income 55-64	\$103,587	\$106,895	\$118,398
Median Household Income 65-74	\$59,350	\$64,289	\$73,356
Average Household Income 65-74	\$88,443	\$95,158	\$102,942
Average Household Income 75+	\$74,042	\$77,954	\$83,824

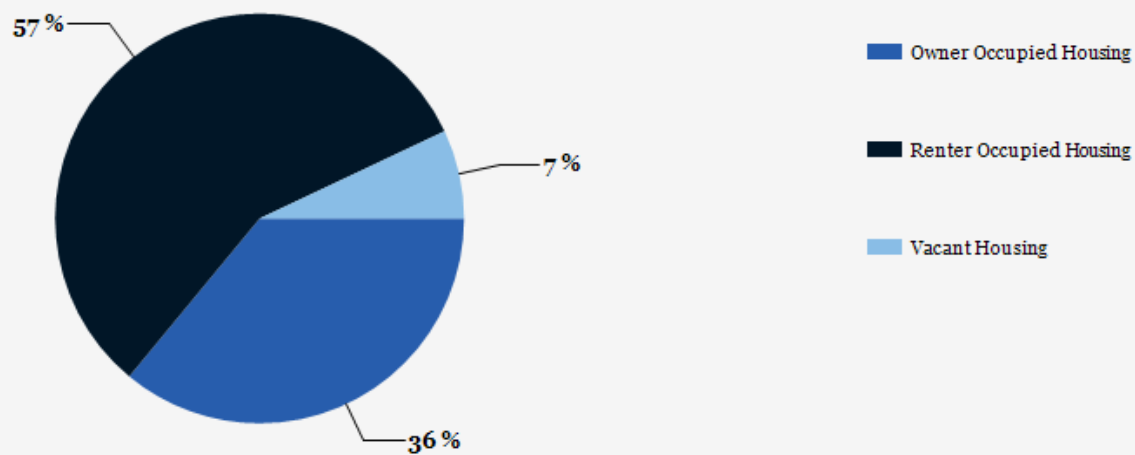
2022 Household Income



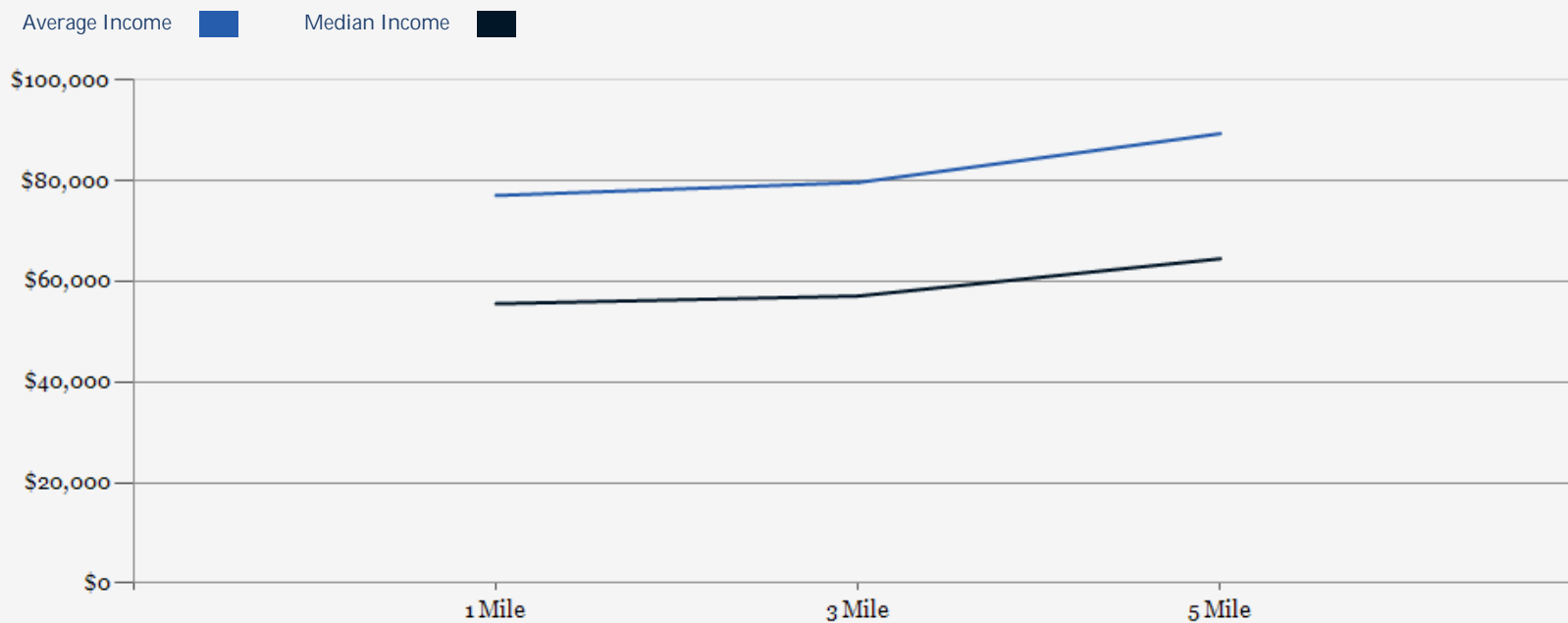
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Hwy 157 & California Shopping Center

TEXAS FOOD

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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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.

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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