

WEDGEWOOD SQUARE SHOPPING CENTER

3736-3838 Altamesa Blvd. | Fort Worth, TX



AVAILABLE SPACES FOR LEASE

Saul Waranch
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sffwaranch.com

Mallory Migl
The S.F. Waranch Company
Real Estate Agent
(214) 425-5675
mmigl@sffwaranch.com



HIGHLIGHTS

- Ample parking
- Regional and local tenants

Suite	Tenant	Square Feet
3736	Hot Crazy Deals	17,400
3800	Vacant	4,300
3808	Vacant	3,700
3810	Vacant	3,700
3812	Vacant	1,600
3814	Vacant	1,600
3816	Vacant	1,600
3818	Vacant	1,600
3820-3822	Vacant	5,400
3824	Iglesia Cristiana Church	1,200
3826	Elements of Style Hair Salon	1,200
3828	5D Smoke Shop	1,200
3830	Vacant	1,700
3838	Church	8,000

PROPERTY FEATURES

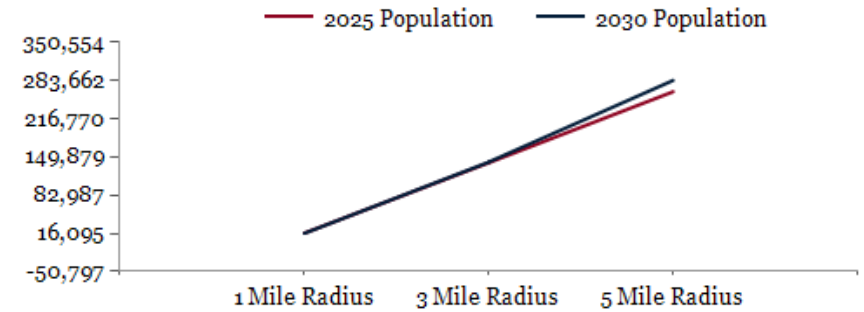
TOTAL TENANTS	5
BUILDING SF	54,200
LAND ACRES	4.68 AC
YEAR BUILT	1975
ZONING TYPE	F - Retail
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	181
PARKING RATIO	3.34 spaces per 1,000 SF



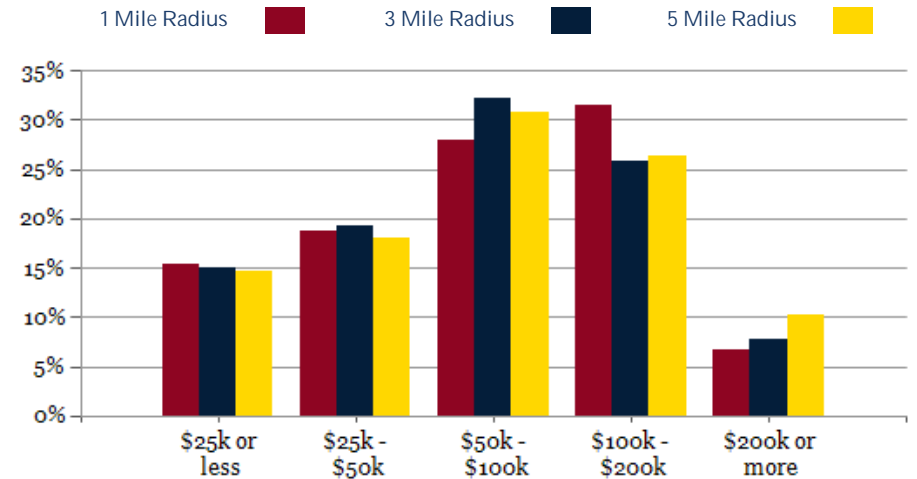
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,232	101,550	187,750
2010 Population	15,611	126,850	224,667
2025 Population	16,558	139,646	263,877
2030 Population	16,095	140,854	283,662
2025-2030: Population: Growth Rate	-2.85%	0.85%	7.30%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	580	4,399	8,487
\$15,000-\$24,999	394	3,109	5,592
\$25,000-\$34,999	432	3,663	6,562
\$35,000-\$49,999	764	6,057	10,763
\$50,000-\$74,999	1,117	9,968	17,787
\$75,000-\$99,999	660	6,191	11,774
\$100,000-\$149,999	1,395	8,969	16,698
\$150,000-\$199,999	606	4,034	8,641
\$200,000 or greater	421	3,894	9,741
Median HH Income	\$71,851	\$68,115	\$72,708
Average HH Income	\$95,107	\$94,947	\$104,438

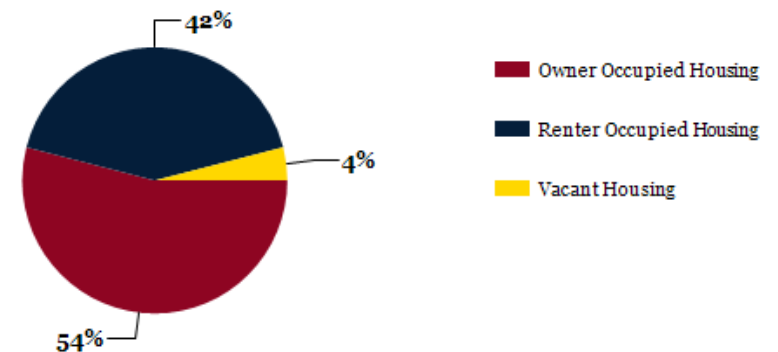
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,685	41,106	75,426
2010 Total Households	6,136	47,186	82,600
2025 Total Households	6,369	50,283	96,045
2030 Total Households	6,234	50,834	103,460
2025 Average Household Size	2.59	2.76	2.69
2025-2030: Households: Growth Rate	-2.15%	1.10%	7.50%



2025 Household Income



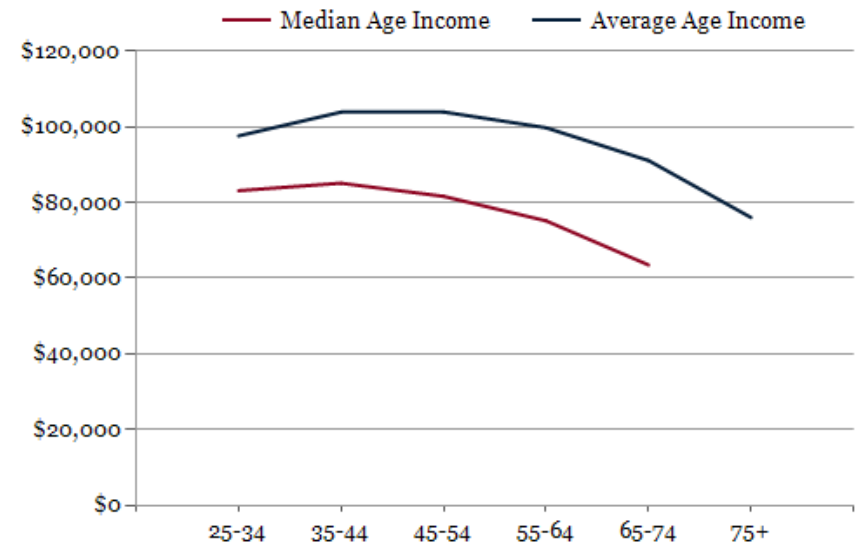
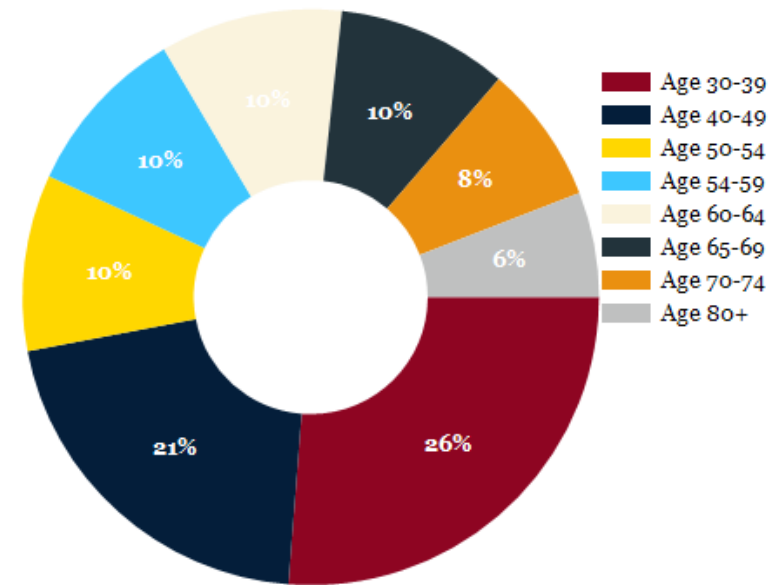
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,264	10,447	19,834
2025 Population Age 35-39	1,214	9,800	18,315
2025 Population Age 40-44	1,034	9,343	17,158
2025 Population Age 45-49	927	8,119	14,902
2025 Population Age 50-54	936	8,260	15,106
2025 Population Age 55-59	907	7,420	13,697
2025 Population Age 60-64	966	7,580	13,698
2025 Population Age 65-69	906	6,550	11,970
2025 Population Age 70-74	735	5,077	9,514
2025 Population Age 75-79	557	3,672	6,912
2025 Population Age 80-84	368	2,246	4,151
2025 Population Age 85+	339	2,280	4,238
2025 Population Age 18+	12,739	104,828	200,358
2025 Median Age	38	35	34
2030 Median Age	39	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,111	\$68,922	\$72,721
Average Household Income 25-34	\$97,610	\$91,267	\$97,394
Median Household Income 35-44	\$85,098	\$80,892	\$86,972
Average Household Income 35-44	\$103,899	\$107,739	\$118,931
Median Household Income 45-54	\$81,624	\$82,825	\$88,489
Average Household Income 45-54	\$103,932	\$109,235	\$120,191
Median Household Income 55-64	\$75,163	\$74,309	\$79,517
Average Household Income 55-64	\$99,764	\$102,636	\$114,776
Median Household Income 65-74	\$63,487	\$55,044	\$61,259
Average Household Income 65-74	\$91,096	\$81,753	\$97,111
Average Household Income 75+	\$76,043	\$69,788	\$77,045



Wedgewood Square Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

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 tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Saul Waranch

The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfwaranch.com

Mallory Migl

The S.F. Waranch Company
Real Estate Agent
(214) 425-5675
mmigl@sfwaranch.com

