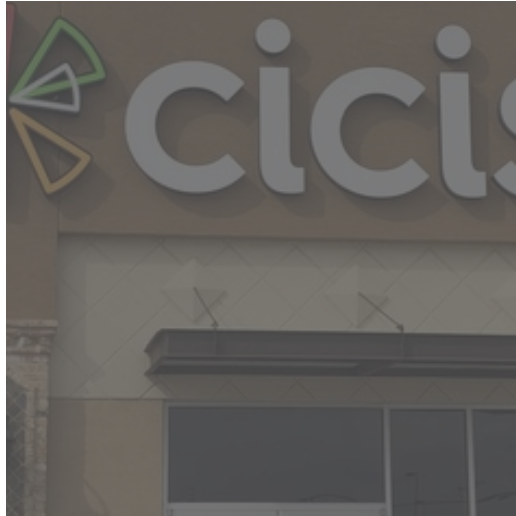


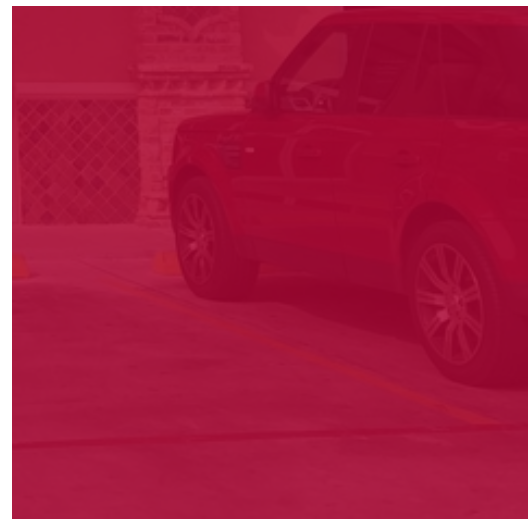
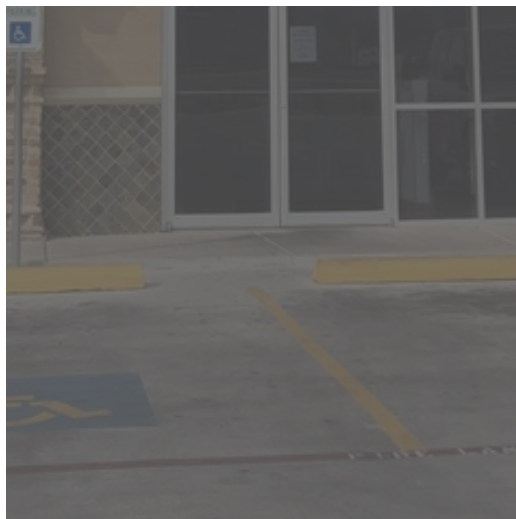
RETAIL PROPERTY FOR LEASE

2ND GEN RESTAURANT SUBLEASE



4415

N CONWAY, SUITE 140
MISSION, TX



Located in Fast-Growing Mission, Texas, this Second Generation Restaurant is available for Sublease. 10-Year Lease with termination on 9-30-2027. Restaurant has open ceilings, 35 tons HVAC - two (2) 10-Ton Units, and two (2) 7.5 Ton Units - all on Natural Gas. Space is in like-new condition and ready for restaurant operator. Complete with Game Room/Party Room.



FOR LEASE SECOND GEN RESTAURANT - SUBLEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr ([\$4.20 NNN])
Building Size:	13,120 SF
Available SF:	4,800 SF
Lot Size:	1.51 Acres
Year Built:	2017
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission

PROPERTY OVERVIEW

Located in Fast-Growing Mission, Texas, this Second Generation Restaurant is available for Sublease. 10-Year Lease with termination on 9-30-2027. Restaurant has open ceilings, 35 tons HVAC - two (2) 10-Ton Units, and two (2) 7.5 Ton Units - all on Natural Gas. Space is in like-new condition and ready for restaurant operator. Complete with Game Room/Party Room, restaurant has 10+ Vent Hood, Walk-In Cooler, buffet line, sales counter, wood-look ceramic tile flooring throughout. Video Game Equipment to be removed prior to occupancy.

PROPERTY HIGHLIGHTS

- Second Generation Restaurant Location
- Move-In Ready
- 25,350 CPD - TXDOT 2019
- HEB & WalMart in proximity
- Surrounded by Retail

FOR LEASE
SECOND GEN RESTAURANT - SUBLEASE

ADDITIONAL PHOTOS



Interior - Main Dining Area



Interior - Game Room



Interior Photo = Dining 'Area - Booths

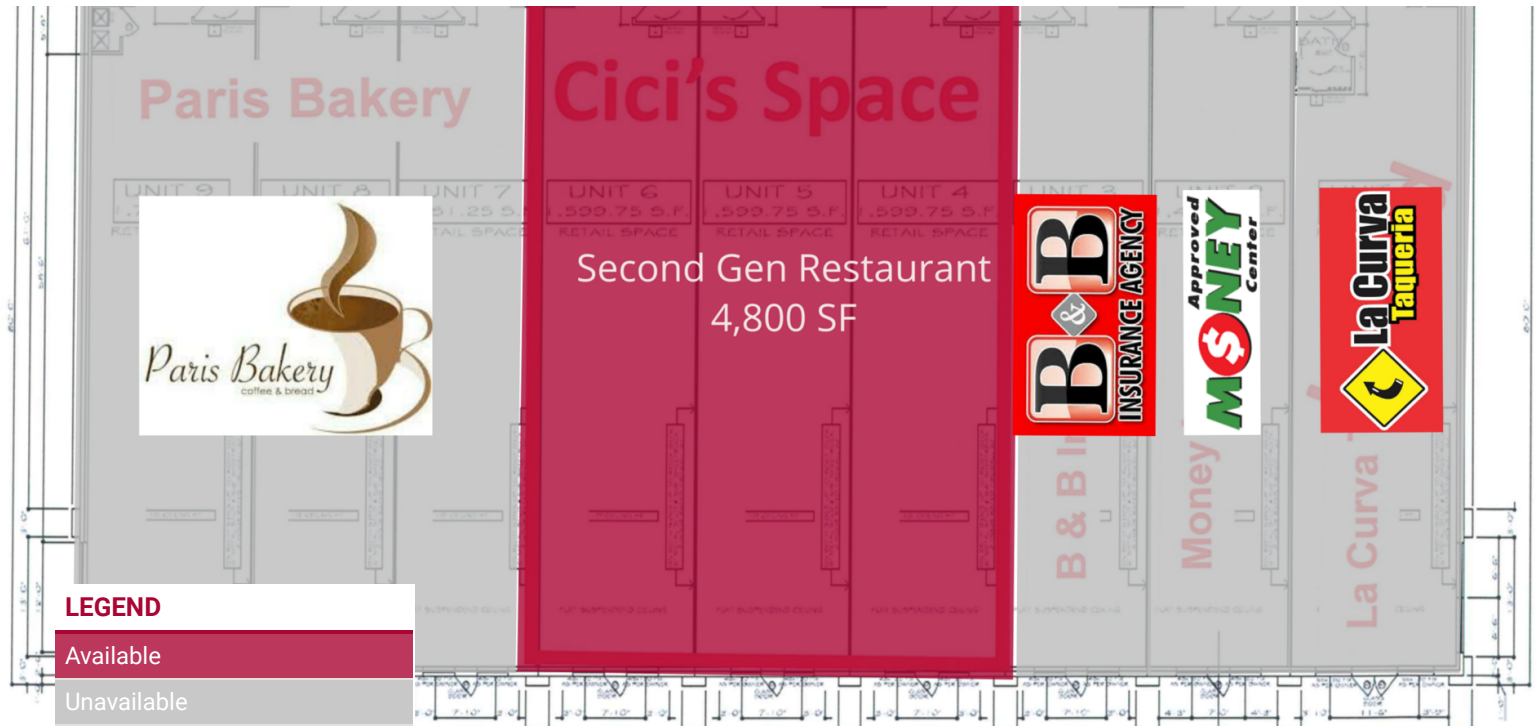
FOR LEASE
SECOND GEN RESTAURANT - SUBLEASE

ADDITIONAL PHOTOS



FOR LEASE SECOND GEN RESTAURANT - SUBLEASE

SITE PLAN



LEASE INFORMATION

Lease Type:	[\$4.20 NNN]	Lease Term:	Negotiable
Total Space:	4,800 SF	Lease Rate:	\$18.00 SF/yr

FOR LEASE
SECOND GEN RESTAURANT - SUBLEASE

LOCATION MAPS



Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

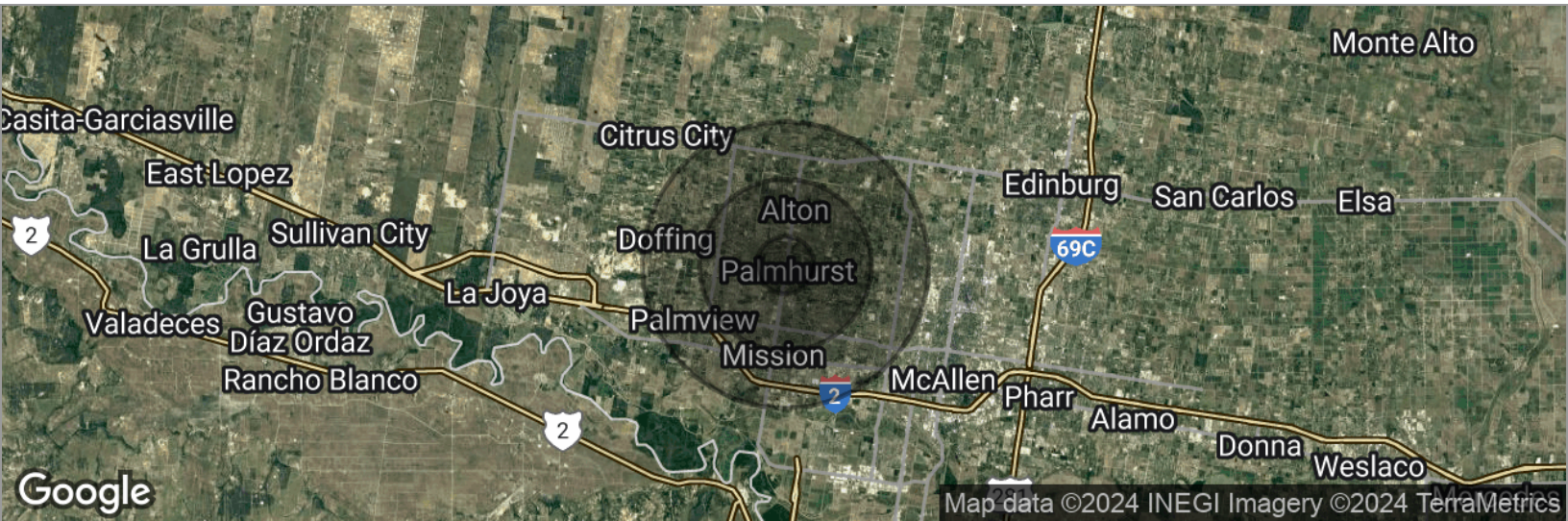
FOR LEASE SECOND GEN RESTAURANT - SUBLEASE

RETAILER MAP



FOR LEASE SECOND GEN RESTAURANT - SUBLEASE

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,779	56,873	153,118
Median age	25.7	27.8	29.3
Median age (Male)	22.6	26.1	27.8
Median age (Female)	28.9	29.4	30.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,167	15,235	42,163
# of persons per HH	4.1	3.7	3.6
Average HH income	\$47,621	\$52,545	\$50,579
Average house value		\$108,026	\$100,821

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	96.0%	91.9%	89.9%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	74.3%	77.3%	78.3%
Black	0.6%	0.3%	0.3%
Asian	0.5%	0.8%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.5%	0.3%
Other	23.7%	20.4%	19.5%

* Demographic data derived from 2020 ACS - US Census