



CREATE. BUILD. INSPIRE.

NORTHGATE SHOPPING CENTER

515 N 25 Mile Ave, Hereford, TX 79045

JOSH LANGHAM

RICK THOMASON

806.392.9912 x1
jjl@llanoregroup.com

806.392.9912
rick@teamthomason.com

RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Take advantage of operating your business at Northgate Shopping Center. Landlord will assist with improving your space to accommodate your business. Quick timeframe to work through the lease to opening the doors with construction services included. With occupancy levels extremely high these spaces will go quick and new lease inventory will not be on market. Now under new management and with Golden Chick opening soon this center will have high foot traffic.

SPACES	LEASE RATE	SPACE SIZE
Suite 523	\$10.00 SF/yr	1,856 - 3,744 SF
Suite 522	\$10.00 SF/yr	1,888 - 3,744 SF
Suite 521	\$10.00 SF/yr	2,531 - 5,063 SF
Suite 529 - Previously Cargil	\$10.00 SF/yr	4,400 - 4,401 SF

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN Estimate \$2.25)
Number of Units:	11
Available SF:	1,856 - 5,063 SF
Lot Size:	175,865 SF
Building Size:	50,835 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,662	5,615	6,083
Total Population	6,594	15,084	16,265
Average HH Income	\$53,921	\$52,272	\$53,397

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LOCATION MAP



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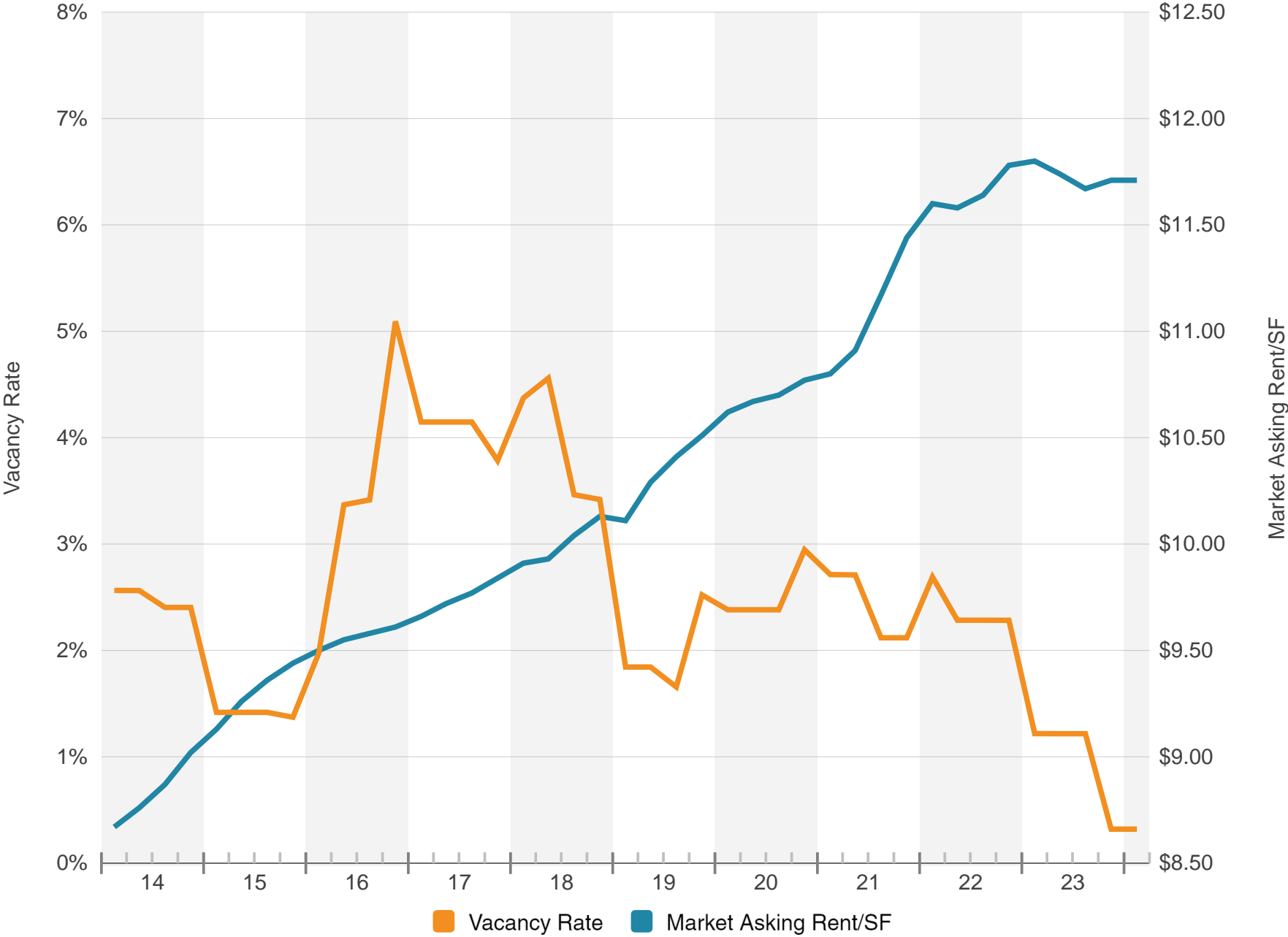
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Vacancy & Market Asking Rent Per SF



ADDITIONAL PHOTOS



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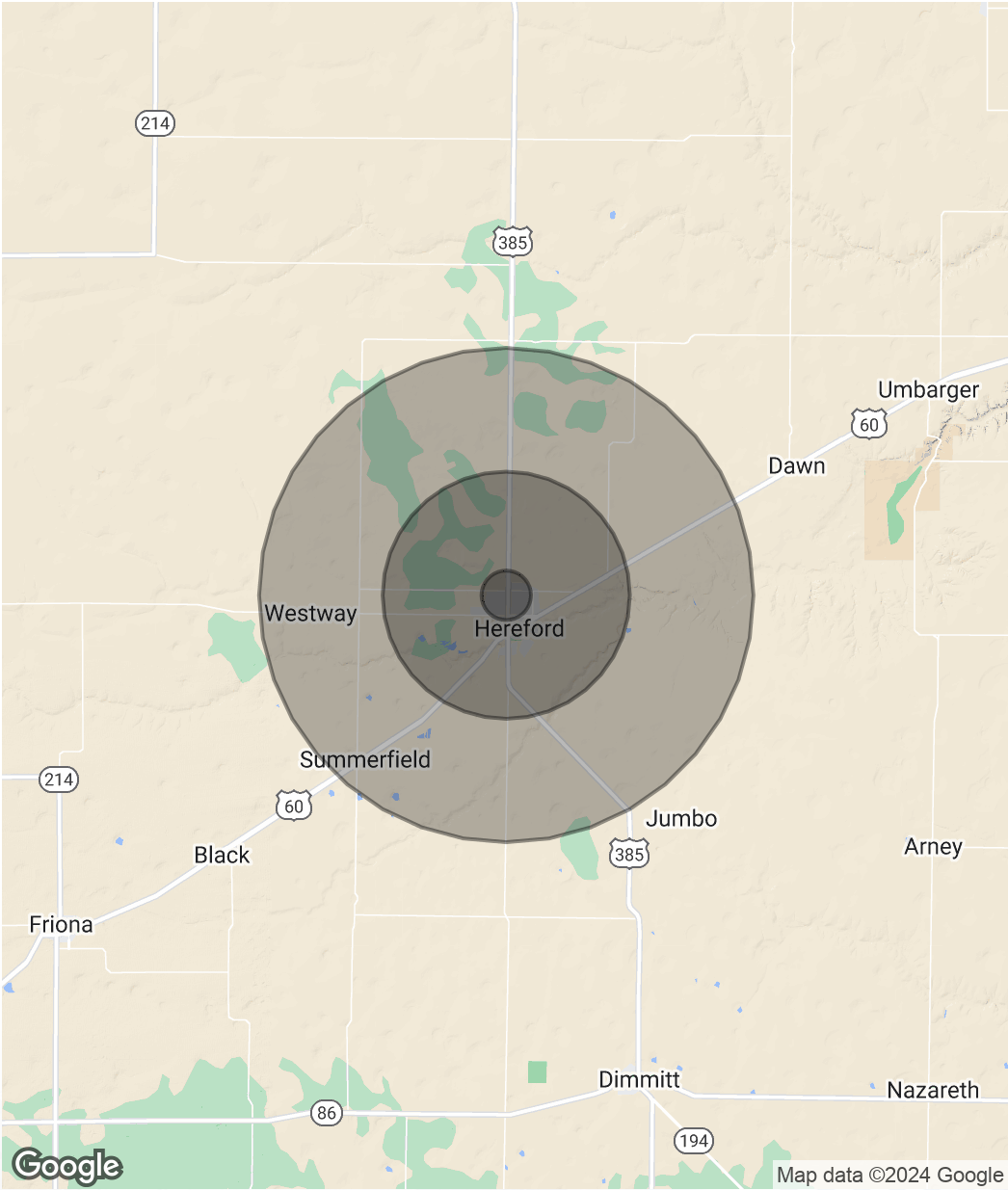
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,594	15,084	16,265
Average Age	34.9	31.7	32.2
Average Age (Male)	32.9	31.6	32.1
Average Age (Female)	38.5	32.9	33.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,662	5,615	6,083
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$53,921	\$52,272	\$53,397
Average House Value	\$88,470	\$82,928	\$85,912

2020 American Community Survey (ACS)



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