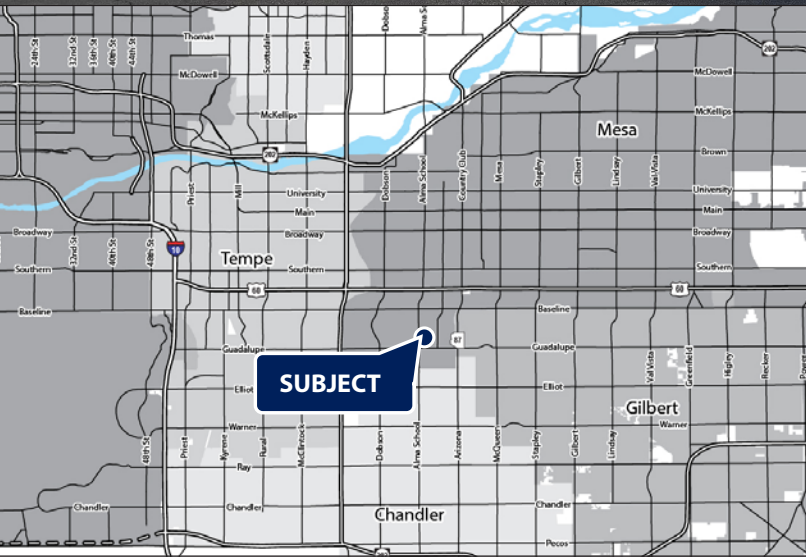




Monument Signage Available



SHOP SPACE AVAILABLE

AVAILABILITY

Combined total of 16,409 sf

- Suite A3: 3,639 sf - former restaurant
- Suite A10: 1,013 sf - former dental office

FEATURES

- Remodel completion 2019
- Below market rate
- Less than 2-miles from both the US-60 and Loop-101
- Available sign space on both existing monuments

NOTABLE TENANTS AT THE INTERSECTION



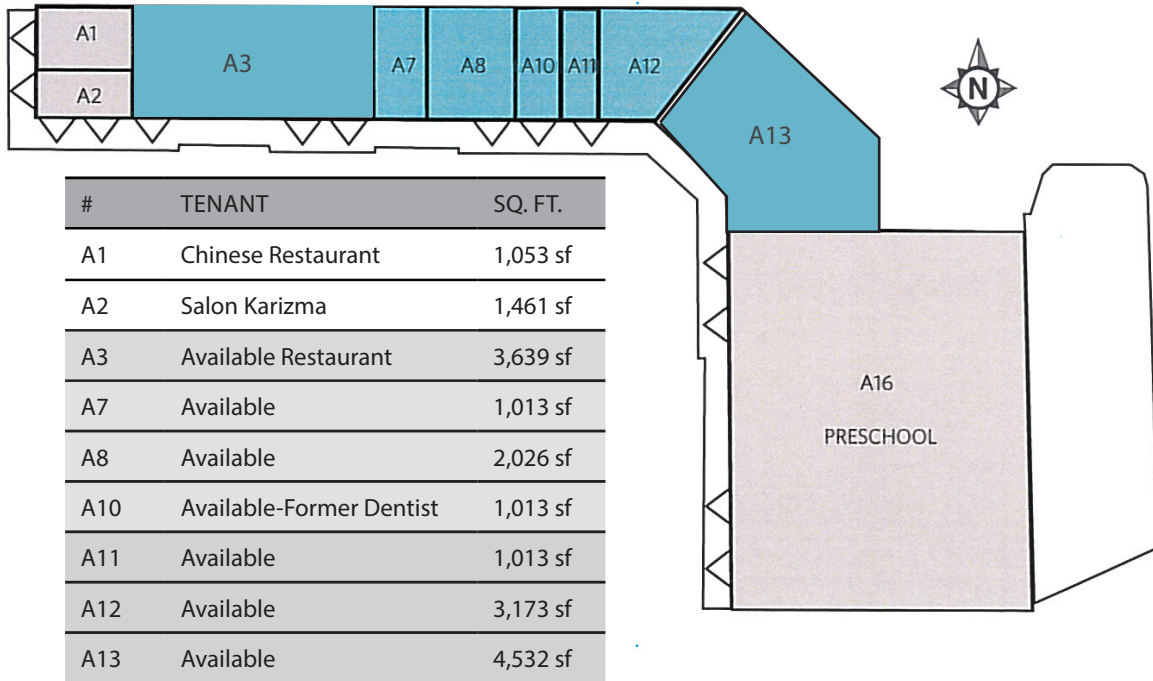
2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	16,951	146,761	444,193
Ave Household Income	\$95,317	\$83,612	\$82,089
Daytime Employment	3,430	62,570	185,631

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W Guadalupe Rd & S Alma School Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	16,951		146,761		444,193	
Projected Population (2025)	18,401		159,973		485,479	
Census Population (2010)	16,211		132,652		394,109	
Census Population (2000)	18,402		137,232		409,661	
Projected Annual Growth (2020 to 2025)	1,450	1.7%	13,212	1.8%	41,286	1.9%
Historical Annual Growth (2010 to 2020)	740	0.5%	14,109	1.1%	50,084	1.3%
Historical Annual Growth (2000 to 2010)	-2,191	-1.2%	-4,580	-0.3%	-15,552	-0.4%
Estimated Population Density (2020)	5,398 psm		5,193 psm		5,658 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	6,654		58,347		170,363	
Projected Households (2025)	6,993		61,601		180,030	
Census Households (2010)	6,304		52,491		149,888	
Census Households (2000)	6,551		51,780		148,296	
Estimated Households with Children (2020)	1,922	28.9%	17,261	29.6%	52,707	30.9%
Estimated Average Household Size (2020)	2.54		2.50		2.59	
Average Household Income						
Estimated Average Household Income (2020)	\$95,317		\$83,612		\$82,089	
Projected Average Household Income (2025)	\$106,266		\$92,068		\$91,035	
Estimated Average Family Income (2020)	\$112,432		\$99,861		\$99,280	
Median Household Income						
Estimated Median Household Income (2020)	\$80,348		\$71,380		\$70,101	
Projected Median Household Income (2025)	\$94,992		\$83,490		\$81,956	
Estimated Median Family Income (2020)	\$93,432		\$86,679		\$85,426	
Per Capita Income						
Estimated Per Capita Income (2020)	\$37,477		\$33,341		\$31,553	
Projected Per Capita Income (2025)	\$40,440		\$35,545		\$33,822	
Estimated Per Capita Income 5 Year Growth	\$2,963	7.9%	\$2,204	6.6%	\$2,269	7.2%
Estimated Average Household Net Worth (2020)	\$812,721		\$763,846		\$772,820	
Daytime Demos (2020)						
Total Businesses	462		6,805		19,369	
Total Employees	3,430		62,570		185,631	
Company Headquarter Businesses	-	-	42	0.6%	99	0.5%
Company Headquarter Employees	-	-	5,206	8.3%	10,742	5.8%
Employee Population per Business	7.4		9.2		9.6	
Residential Population per Business	36.7		21.6		22.9	

W Guadalupe Rd & S Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	12,616	74.4%	98,817	67.3%	297,121	66.9%
Black or African American (2020)	950	5.6%	9,678	6.6%	28,133	6.3%
American Indian or Alaska Native (2020)	348	2.1%	3,907	2.7%	10,649	2.4%
Asian (2020)	790	4.7%	7,488	5.1%	23,569	5.3%
Hawaiian or Pacific Islander (2020)	98	0.6%	648	0.4%	1,679	0.4%
Other Race (2020)	1,402	8.3%	19,318	13.2%	63,085	14.2%
Two or More Races (2020)	748	4.4%	6,906	4.7%	19,957	4.5%
Not Hispanic or Latino Population (2020)	13,174	77.7%	102,480	69.8%	299,029	67.3%
Hispanic or Latino Population (2020)	3,777	22.3%	44,281	30.2%	145,164	32.7%
Not Hispanic or Latino Population (2025)	14,117	76.7%	110,421	69.0%	323,141	66.6%
Hispanic or Latino Population (2025)	4,284	23.3%	49,552	31.0%	162,339	33.4%
Not Hispanic or Latino Population (2010)	13,248	81.7%	96,805	73.0%	272,734	69.2%
Hispanic or Latino Population (2010)	2,963	18.3%	35,847	27.0%	121,375	30.8%
Not Hispanic or Latino Population (2000)	15,940	86.6%	110,050	80.2%	310,070	75.7%
Hispanic or Latino Population (2000)	2,462	13.4%	27,181	19.8%	99,591	24.3%
Projected Hispanic Annual Growth (2020 to 2025)	507	2.7%	5,270	2.4%	17,175	2.4%
Historic Hispanic Annual Growth (2000 to 2020)	1,315	2.7%	17,100	3.1%	45,573	2.3%
Age Distribution (2020)						
Age Under 5	869	5.1%	8,879	6.0%	27,538	6.2%
Age 5 to 9 Years	949	5.6%	8,676	5.9%	27,569	6.2%
Age 10 to 14 Years	1,091	6.4%	9,129	6.2%	28,684	6.5%
Age 15 to 19 Years	1,094	6.5%	9,538	6.5%	29,750	6.7%
Age 20 to 24 Years	1,082	6.4%	11,507	7.8%	37,843	8.5%
Age 25 to 29 Years	1,325	7.8%	13,185	9.0%	40,275	9.1%
Age 30 to 34 Years	1,242	7.3%	11,655	7.9%	34,668	7.8%
Age 35 to 39 Years	1,165	6.9%	9,958	6.8%	29,790	6.7%
Age 40 to 44 Years	1,091	6.4%	9,210	6.3%	27,374	6.2%
Age 45 to 49 Years	1,176	6.9%	9,333	6.4%	27,858	6.3%
Age 50 to 54 Years	1,166	6.9%	9,288	6.3%	27,383	6.2%
Age 55 to 59 Years	1,361	8.0%	9,479	6.5%	26,787	6.0%
Age 60 to 64 Years	1,146	6.8%	8,166	5.6%	22,943	5.2%
Age 65 to 74 Years	1,410	8.3%	11,054	7.5%	32,492	7.3%
Age 75 to 84 Years	591	3.5%	5,388	3.7%	16,457	3.7%
Age 85 Years or Over	193	1.1%	2,317	1.6%	6,781	1.5%
Median Age	37.8		35.4		34.3	
Gender Age Distribution (2020)						
Female Population	8,611	50.8%	73,845	50.3%	221,844	49.9%
Age 0 to 19 Years	1,991	23.1%	17,745	24.0%	55,484	25.0%
Age 20 to 64 Years	5,438	63.1%	45,618	61.8%	135,300	61.0%
Age 65 Years or Over	1,182	13.7%	10,482	14.2%	31,060	14.0%
Female Median Age	38.7		36.7		35.6	
Male Population	8,340	49.2%	72,916	49.7%	222,349	50.1%
Age 0 to 19 Years	2,012	24.1%	18,476	25.3%	58,056	26.1%
Age 20 to 64 Years	5,316	63.7%	46,162	63.3%	139,622	62.8%
Age 65 Years or Over	1,012	12.1%	8,278	11.4%	24,670	11.1%
Male Median Age	37.0		34.1		33.2	

W Guadalupe Rd & S Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	396	6.0%	3,560	6.1%	10,681	6.3%
HH Income \$150,000 to \$199,999	454	6.8%	3,420	5.9%	10,507	6.2%
HH Income \$100,000 to \$149,999	1,450	21.8%	10,096	17.3%	28,100	16.5%
HH Income \$75,000 to \$99,999	1,209	18.2%	9,160	15.7%	25,268	14.8%
HH Income \$50,000 to \$74,999	1,348	20.3%	11,955	20.5%	33,352	19.6%
HH Income \$35,000 to \$49,999	743	11.2%	7,891	13.5%	22,224	13.0%
HH Income \$25,000 to \$34,999	415	6.2%	4,544	7.8%	13,735	8.1%
HH Income \$15,000 to \$24,999	253	3.8%	3,614	6.2%	11,172	6.6%
HH Income Under \$15,000	384	5.8%	4,107	7.0%	15,323	9.0%
HH Income \$35,000 or More	5,602	84.2%	46,082	79.0%	130,132	76.4%
HH Income \$75,000 or More	3,510	52.7%	26,236	45.0%	74,556	43.8%
Housing (2020)						
Total Housing Units	6,904		61,011		178,084	
Housing Units Occupied	6,654	96.4%	58,347	95.6%	170,363	95.7%
Housing Units Owner-Occupied	4,729	71.1%	31,390	53.8%	85,516	50.2%
Housing Units, Renter-Occupied	1,925	28.9%	26,957	46.2%	84,846	49.8%
Housing Units, Vacant	250	3.8%	2,664	4.6%	7,722	4.5%
Marital Status (2020)						
Never Married	4,946	35.2%	47,581	39.6%	148,746	41.3%
Currently Married	6,311	44.9%	46,719	38.9%	135,085	37.5%
Separated	516	3.7%	5,030	4.2%	17,542	4.9%
Widowed	406	2.9%	4,429	3.7%	14,075	3.9%
Divorced	1,864	13.3%	16,319	13.6%	44,955	12.5%
Household Type (2020)						
Population Family	13,696	80.8%	113,655	77.4%	344,897	77.6%
Population Non-Family	3,178	18.7%	31,999	21.8%	96,737	21.8%
Population Group Quarters	77	0.5%	1,107	0.8%	2,559	0.6%
Family Households	4,357	65.5%	34,854	59.7%	101,895	59.8%
Non-Family Households	2,297	34.5%	23,493	40.3%	68,468	40.2%
Married Couple with Children	1,159	18.4%	9,637	20.6%	30,189	22.3%
Average Family Household Size	3.1		3.3		3.4	
Household Size (2020)						
1 Person Households	1,641	24.7%	17,102	29.3%	48,074	28.2%
2 Person Households	2,347	35.3%	18,767	32.2%	52,977	31.1%
3 Person Households	1,194	17.9%	9,538	16.3%	27,379	16.1%
4 Person Households	836	12.6%	6,876	11.8%	21,266	12.5%
5 Person Households	367	5.5%	3,500	6.0%	11,280	6.6%
6 or More Person Households	269	4.0%	2,565	4.4%	9,387	5.5%
Household Vehicles (2020)						
Households with 0 Vehicles Available	214	3.2%	2,939	5.0%	11,758	6.9%
Households with 1 Vehicles Available	2,147	32.3%	21,195	36.3%	60,541	35.5%
Households with 2 or More Vehicles Available	4,293	64.5%	34,213	58.6%	98,064	57.6%
Total Vehicles Available	12,925		105,734		305,403	
Average Vehicles Per Household	1.9		1.8		1.8	

W Guadalupe Rd & S Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	13,823		118,304		355,064	
Estimated Civilian Employed	9,540	69.0%	79,620	67.3%	235,738	66.4%
Estimated Civilian Unemployed	554	4.0%	4,740	4.0%	14,213	4.0%
Estimated in Armed Forces	6	-	120	0.1%	273	-
Estimated Not in Labor Force	3,723		33,824		104,841	
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	9,540		79,620		235,738	
Management, Business, Financial Operations	1,413	14.8%	12,019	15.1%	35,114	14.9%
Professional, Related	2,316	24.3%	17,570	22.1%	53,146	22.5%
Service	1,538	16.1%	15,301	19.2%	45,870	19.5%
Sales, Office	2,720	28.5%	20,130	25.3%	57,295	24.3%
Farming, Fishing, Forestry	25	0.3%	131	0.2%	336	0.1%
Construct, Extraction, Maintenance	647	6.8%	5,908	7.4%	18,006	7.6%
Production, Transport Material Moving	881	9.2%	8,562	10.8%	25,971	11.0%
White Collar Workers	6,449		49,718		145,554	
Blue Collar Workers	3,091		29,902		90,183	
Consumer Expenditure (2020)						
Total Household Expenditure	\$456.08 M		\$3.61 B		\$10.36 B	
Total Non-Retail Expenditure	\$239.63 M	52.5%	\$1.9 B	52.7%	\$5.46 B	52.7%
Total Retail Expenditure	\$216.45 M	47.5%	\$1.71 B	47.3%	\$4.89 B	47.3%
Apparel	\$16.07 M	3.5%	\$127.29 M	3.5%	\$366.83 M	3.5%
Contributions	\$14.72 M	3.2%	\$115.77 M	3.2%	\$332.78 M	3.2%
Education	\$13.35 M	2.9%	\$105.72 M	2.9%	\$308.6 M	3.0%
Entertainment	\$25.91 M	5.7%	\$203.27 M	5.6%	\$583.88 M	5.6%
Food and Beverages	\$67.37 M	14.8%	\$533.49 M	14.8%	\$1.53 B	14.8%
Furnishings and Equipment	\$16.13 M	3.5%	\$126.46 M	3.5%	\$362.9 M	3.5%
Gifts	\$11.08 M	2.4%	\$87.78 M	2.4%	\$252.67 M	2.4%
Health Care	\$38.67 M	8.5%	\$304.39 M	8.4%	\$869.73 M	8.4%
Household Operations	\$17.81 M	3.9%	\$140.47 M	3.9%	\$403.7 M	3.9%
Miscellaneous Expenses	\$8.62 M	1.9%	\$68 M	1.9%	\$195.03 M	1.9%
Personal Care	\$6.14 M	1.3%	\$48.43 M	1.3%	\$139.01 M	1.3%
Personal Insurance	\$3.22 M	0.7%	\$25 M	0.7%	\$71.87 M	0.7%
Reading	\$988.88 K	0.2%	\$7.8 M	0.2%	\$22.38 M	0.2%
Shelter	\$95.5 M	20.9%	\$762.04 M	21.1%	\$2.19 B	21.2%
Tobacco	\$2.74 M	0.6%	\$22.22 M	0.6%	\$63.59 M	0.6%
Transportation	\$84.15 M	18.5%	\$661.81 M	18.3%	\$1.9 B	18.3%
Utilities	\$33.62 M	7.4%	\$267.13 M	7.4%	\$765.1 M	7.4%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	11,866		99,033		292,809	
Elementary (Grade Level 0 to 8)	383	3.2%	4,430	4.5%	14,383	4.9%
Some High School (Grade Level 9 to 11)	640	5.4%	5,961	6.0%	19,238	6.6%
High School Graduate	2,277	19.2%	20,842	21.0%	60,470	20.7%
Some College	3,183	26.8%	25,088	25.3%	71,110	24.3%
Associate Degree Only	1,235	10.4%	9,846	9.9%	26,820	9.2%
Bachelor Degree Only	2,819	23.8%	21,856	22.1%	64,890	22.2%
Graduate Degree	1,329	11.2%	11,010	11.1%	35,899	12.3%

W Guadalupe Rd & S Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	4,912	77.9%	32,847	62.6%	94,148	62.8%
1 Attached Unit	174	2.8%	3,215	6.1%	9,802	6.5%
2 to 4 Units	320	5.1%	4,195	8.0%	12,860	8.6%
5 to 9 Units	361	5.7%	5,096	9.7%	13,648	9.1%
10 to 19 Units	387	6.1%	4,879	9.3%	14,357	9.6%
20 to 49 Units	133	2.1%	1,954	3.7%	6,725	4.5%
50 or More Units	288	4.6%	4,450	8.5%	14,179	9.5%
Mobile Home or Trailer	77	1.2%	1,651	3.1%	4,486	3.0%
Other Structure	2	-	60	0.1%	158	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	215	3.4%	2,210	4.2%	7,628	5.1%
Homes Built 2000 to 2009	264	4.2%	4,780	9.1%	15,390	10.3%
Homes Built 1990 to 1999	795	12.6%	9,690	18.5%	35,532	23.7%
Homes Built 1980 to 1989	2,262	35.9%	17,670	33.7%	43,738	29.2%
Homes Built 1970 to 1979	2,830	44.9%	18,844	35.9%	41,909	28.0%
Homes Built 1960 to 1969	162	2.6%	3,449	6.6%	15,903	10.6%
Homes Built 1950 to 1959	78	1.2%	1,063	2.0%	6,755	4.5%
Homes Built Before 1949	48	0.8%	642	1.2%	3,507	2.3%
Home Values (2020)						
Home Values \$1,000,000 or More	15	0.3%	101	0.3%	518	0.6%
Home Values \$500,000 to \$999,999	121	2.6%	1,441	4.6%	5,629	6.6%
Home Values \$400,000 to \$499,999	157	3.3%	1,696	5.4%	5,697	6.7%
Home Values \$300,000 to \$399,999	709	15.0%	5,375	17.1%	16,809	19.7%
Home Values \$200,000 to \$299,999	2,453	51.9%	13,665	43.5%	33,632	39.3%
Home Values \$150,000 to \$199,999	730	15.4%	4,546	14.5%	11,871	13.9%
Home Values \$100,000 to \$149,999	286	6.0%	2,135	6.8%	5,387	6.3%
Home Values \$70,000 to \$99,999	123	2.6%	715	2.3%	1,772	2.1%
Home Values \$50,000 to \$69,999	38	0.8%	239	0.8%	644	0.8%
Home Values \$25,000 to \$49,999	26	0.5%	240	0.8%	595	0.7%
Home Values Under \$25,000	57	1.2%	1,084	3.5%	2,561	3.0%
Owner-Occupied Median Home Value	\$242,623		\$246,614		\$264,497	
Renter-Occupied Median Rent	\$1,002		\$945		\$944	
Transportation To Work (2020)						
Drive to Work Alone	6,334	79.2%	53,034	76.3%	159,322	75.5%
Drive to Work in Carpool	795	9.9%	8,033	11.6%	24,118	11.4%
Travel to Work by Public Transportation	112	1.4%	1,921	2.8%	6,737	3.2%
Drive to Work on Motorcycle	83	1.0%	343	0.5%	973	0.5%
Walk or Bicycle to Work	211	2.6%	1,694	2.4%	6,672	3.2%
Other Means	72	0.9%	934	1.3%	2,898	1.4%
Work at Home	388	4.8%	3,580	5.1%	10,245	4.9%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,873	23.4%	18,011	25.9%	56,159	26.6%
Travel to Work in 15 to 29 Minutes	4,381	54.8%	35,258	50.7%	101,924	48.3%
Travel to Work in 30 to 59 Minutes	2,426	30.4%	18,400	26.5%	55,210	26.2%
Travel to Work in 60 Minutes or More	373	4.7%	3,650	5.2%	10,403	4.9%
Average Minutes Travel to Work	21.4		20.8		20.8	