

# La Michoacana Market Center

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P R Associates Commercial



**1535 Elton St**  
Houston, TX 77034

|                              |                              |
|------------------------------|------------------------------|
| <b>County:</b>               | Harris                       |
| <b>Property Type:</b>        | Retail<br>Free Standing Bldg |
| <b>Building Size:</b>        | 10,000 SF                    |
| <b>Occupancy:</b>            | 100%                         |
| <b>Price:</b>                | \$1,200,000                  |
| <b>Price/SF</b>              | \$120.00                     |
| <b>Cap Rate:</b>             | 8.50%                        |
| <b>Net Lease Investment:</b> | Yes                          |

## Property Description

+/- 10,000 SF La Michoacana Market Center with strong Hispanic demographics, retail frontage, Visible from I-45.\*\*\*100% OCCUPANCY; RENT ESCALATION ARE BUILT INTO LEASES; TRIPLE NETS (NNN) PAST THROUGH TO TENANTS\*\*\*PROPERTY HAS ADDITIONAL LAND TO BUILD FREE STANDING PAD SITE (UPSIDE POTENTIAL)\*\*\*

## Location Description

Located on 45 South/College



- Retail Frontage
- Easy Accessibility of I-45
- Great Location
- Strong Hispanic Demographics
- High Traffic Count

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