

RETAIL SPACE FOR LEASE

Almeda Crossing

1013 Almeda-Genoa Road Houston, TX



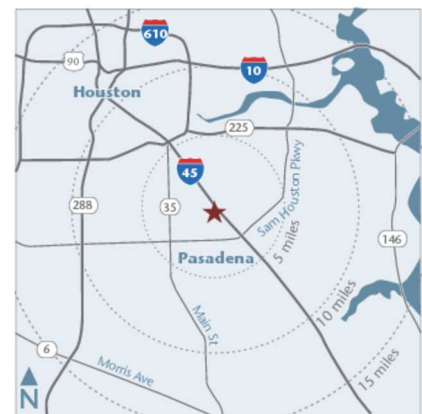
SUITES AVAILABLE FROM 2,450 TO 2,955 SF



Property Highlights

- » 223,200-square-foot* power center anchored by Conn's Home Plus, Ross Dress for Less, Marshalls, Staples and PetSmart. The center is shadow-anchored by Walmart.
- » Situated in a dense retail corridor just west of Almeda Mall, an 897,000-square-foot* regional mall anchored by Macy's, Burlington Coat Factory and Palais Royal.
- » The property enjoys excellent visibility along Interstate 45, where traffic counts average more than 222,000 cars per day.**
- » More than 289,700 people live within a five-mile radius, a number that is expected to grow more than 7% during the next five years.***

*Approximate. **Texas DOT. ***Source: Esri.



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Property Lineup and Square Footage

Available	2,955 SF	Party City	11,325 SF	Aaron Rents	8,000 SF	Boost Mobile	1,400 SF
Available	2,450 SF	Shoe Carnival	11,000 SF	Payless ShoeSource	3,000 SF	La Beaute	2,800 SF
GameStop	2,020 SF	Wells Fargo	4,079 SF	Rue 21	4,970 SF	Dr. Cabrera	2,250 SF
Staples	20,480 SF	Dollar Tree	9,060 SF	Sally Beauty Supply	1,600 SF	Addis Liquor	1,750 SF
PetSmart	19,509 SF	Wallis State Bank	3,745 SF	Conn's	30,000 SF	Mattress One	4,130 SF
Marshall's	25,000 SF	Citi Trends	11,000 SF	Catherines	3,500 SF	Total	223,198 SF
Ross	27,650 SF	Five Below	8,125 SF	PrideStaff	1,400 SF		

Alameda Crossing

VER
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Anchors



Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2016 Estimated Population:	18,822	126,762	295,781
2016 Estimated Daytime:	8,608	39,246	128,346
2016 Estimated Households:	6,293	56,419	93,068
2016 Estimated Avg. Household Income:	\$ 48,294	\$ 58,705	\$ 60,974

Not to scale. *NOT A PART. **Source: ESRI.

Owned by Cole Credit Property Trust IV, Inc. and Managed by VEREIT, Inc