

MONARCH COMMERCIAL

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OFFERING MEMORANDUM • MULTI-TENANT RETAIL INVESTMENT

Highway 6 Plaza

5920 Highway 6 N • Houston, Texas 77084 • 52,721 SF

\$6,375,000

OFFERING PRICE

9.45%

CAP RATE INCL. SELLER GUARANTEE

88.4%

LEASED • 100% INCL. GUARANTEED
SUITE 1010

EXCLUSIVELY OFFERED BY MONARCH COMMERCIAL



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2211 Norfolk St., Suite 650
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Offering Summary

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\$6,375,000

OFFERING PRICE

\$120.92

PRICE PER SF

9.45%

CAP RATE INCL. GUARANTEE

7.89%

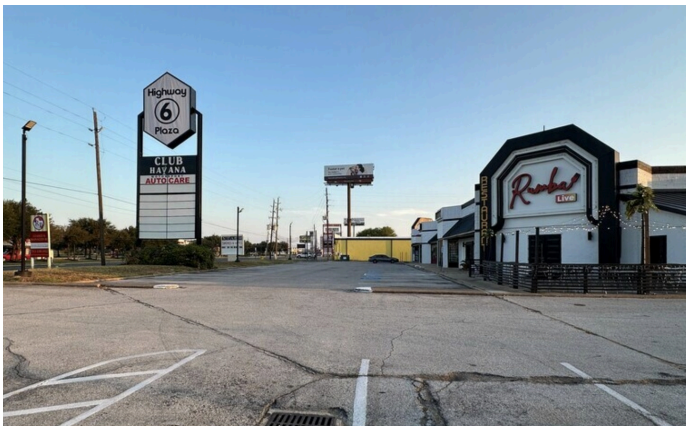
CAP RATE, ADJUSTED T-12

Property	Highway 6 Plaza	Leased	88.4% • 100% incl. guarantee
Address	5920 Highway 6 N, Houston, TX 77084	Adjusted T-12 NOI	\$503,113
Gross leasable area	52,721 SF (rent roll)	NOI incl. Suite 1010 guarantee	\$602,713
Land area	3.57 acres	Seller rent guarantee	Suite 1010 • \$8,300/mo • 12 months
Year built	1984	Weighted avg. remaining term	2.5 years (by SF)
HCAD account	0431990000270	Security deposits	\$85,950

Property Photos

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Pylon signage on Highway 6 N



East wing



Building exterior



Center frontage

Investment Highlights

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A 52,721 SF, multi-tenant neighborhood center on Highway 6 N in west Houston, offered with a seller rent guarantee on its only vacancy and clear paths to grow income.

- **Guaranteed income on the vacancy.** Seller will guarantee rent on Suite 1010 (6,138 SF) at **\$8,300/month for 12 months** after closing — \$99,600 of income while the space is leased up.
- **Rent roll up 12.5% year over year.** Scheduled monthly rent and CAM rose from \$48,191 (09/01/25) to \$54,234 (09/10/26), driven by new leases and scheduled increases.
- **Tenants pay.** 2025 uncollectable rent was \$1,826 — about 0.3% of income.
- **Leasing momentum.** Three new leases since February 2025, including two running through January 2031.
- **\$85,950 in security deposits** transfer to the buyer at closing.
- **Strong operating results.** Adjusted trailing-12 NOI of **\$503,113** — a 7.89% cap rate before the Suite 1010 guarantee.
- **Below-market rents on the largest spaces.** Club Havana (14,725 SF at \$8.56/SF gross) and Zion Church (7,500 SF at \$6.80/SF gross) renew in 2029, against a \$13.97/SF center average.
- **Dense, young trade area.** ZIP 77084 has about 110,000 residents, a \$80,575 median household income and a median age of 34.1 (ACS 2024 5-year).
- **Highway 6 N frontage and signage**, with more than 50,000 vehicles per day.
- **Attractive basis** at \$120.92/SF on 3.57 acres.

Upside at a glance

SUITE 1010 LEASE-UP

\$99.6K/yr

6,138 SF second-generation space at \$8,300/mo, guaranteed by the seller for year one.

EXPENSE PROFILE

\$2.55/SF

Adjusted trailing-12 operating expenses of \$134,323.

2029 MARK-TO-MARKET

~\$134K/yr

Club Havana and Zion Church moved to \$14.00/SF gross at renewal.

Rent Roll

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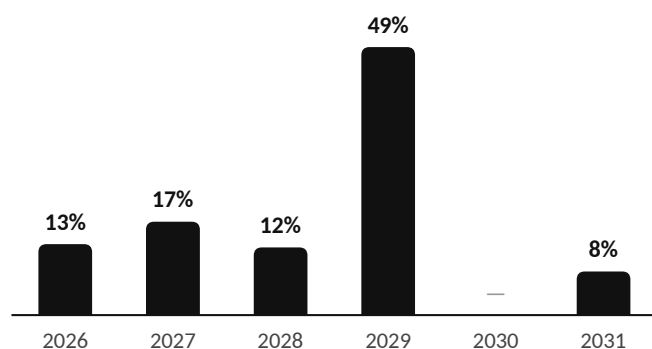
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UNIT	TENANT	SF	% GLA	BASE RENT/MO	CAM/MO	TOTAL/MO	GROSS \$/SF/YR	LEASE END
1001A	Caribbean Beauty Salon	1,874	3.6%	\$3,076.48	—	\$3,076.48	19.70	09/30/26
1002	Cuban Mini Market LLC	4,000	7.6%	\$4,000.00	\$1,500.00	\$5,500.00	16.50	08/31/29
1003	Chatman, Antoinette	1,020	1.9%	\$1,075.00	\$425.00	\$1,500.00	17.65	01/31/31
1004	LV Foot Spa	1,350	2.6%	\$3,433.00	\$567.00	\$4,000.00	35.56	11/30/26
1005	Penalver Manso, Sunlay	1,423	2.7%	\$2,245.34	\$597.66	\$2,843.00	23.97	01/31/31
1010	Available — seller guarantee \$8,300/mo for 12 months	6,138	11.6%	—	—	—	—	—
1013	Hwy 6 Computer Repair	2,600	4.9%	\$2,408.00	\$1,092.00	\$3,500.00	16.15	01/31/29
1015/1017	Zion Church	7,500	14.2%	\$4,250.00	—	\$4,250.00	6.80	09/30/29
1019	Alba Ortiz	5,441	10.3%	\$5,000.00	\$1,750.00	\$6,750.00	14.89	01/31/28
1030	Club Havana Sport Bar LLC	14,725	27.9%	\$7,000.00	\$3,500.00	\$10,500.00	8.56	09/30/29
1040	Motor Sport Auto Care	2,150	4.1%	\$2,076.00	\$924.00	\$3,000.00	16.74	09/30/29
A	Rumba Live, LLC	4,500	8.5%	\$7,425.00	\$1,890.00	\$9,315.00	24.84	09/30/27
Total • 46,583 SF leased (88.4%)		52,721	100%	\$41,988.82	\$12,245.66	\$54,234.48	13.97	

Rent roll as of 09/10/26. Operating charges are fixed monthly amounts. Seasonal pad licenses (fireworks) are not included. Lease abstracts and security deposit detail available in due diligence.

Lease expirations by year

Share of in-place income



Expiration schedule

YEAR	SF	ANNUAL INCOME	SHARE
2026	3,224	\$84,918	13%
2027	4,500	\$111,780	17%
2028	5,441	\$81,000	12%
2029	30,975	\$321,000	49%
2031	2,443	\$52,116	8%
Total	46,583	\$650,814	100%

Operating Statement

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TRAILING 12 MONTHS • ADJUSTED	ANNUAL	\$/SF
INCOME		
Rents received	\$451,506	8.56
CAM (reimbursement + other)	\$185,617	3.52
Late fees & other income	\$2,139	0.04
Uncollectable rent	(\$1,826)	-0.03
Total income	\$637,436	12.09
RECOVERABLE EXPENSES		
Real estate taxes	\$41,002	0.78
Tax protest	\$1,988	0.04
Insurance	\$47,000	0.89
Management fees	\$6,000	0.11
Landscaping	\$3,990	0.08
Electrical maintenance	\$4,716	0.09
Plumbing	\$433	0.01
Waste removal	\$10,831	0.21
Painting	\$325	0.01
Water & sewer	\$11,543	0.22
Electricity	\$3,370	0.06
Total recoverable	\$131,197	2.49
NON-RECOVERABLE		
Bank service charges	\$2,921	0.06
Other owner expenses	\$205	0.00
Total expenses	\$134,323	2.55
Net operating income	\$503,113	9.54
WITH SELLER GUARANTEE		
Suite 1010 guarantee (\$8,300/mo × 12)	\$99,600	1.89
NOI including guarantee	\$602,713	11.43

Notes

Based on the Owner's cash-basis RentManager P&L for the trailing-12 period beginning 09/01/25, excluding non-operating items, with the following adjustments per Owner:

- Roof, HVAC, leasing commissions, legal and keys & locks excluded as capital or non-recurring
- Management fees at \$6,000
- Insurance at \$47,000 (buyer to verify against current policy)
- Portering, signage and maintenance repairs excluded

The Owner's original P&L reports are available in due diligence. Buyers should expect HCAD to revalue the Property after a sale.

OPERATING EXPENSES

\$2.55/SF

Adjusted trailing 12 months

Pricing & Seller Guarantee

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OFFERING PRICE

\$6,375,000

\$120.92/SF • 52,721 SF • 3.57 acres

CAP RATE INCL. GUARANTEE

9.45%

NOI of \$602,713

CAP RATE, ADJUSTED T-12

7.89%

NOI of \$503,113

Suite 1010 seller guarantee

GUARANTEED RENT

\$8,300/month

12 months from closing • \$99,600 total • \$16.23/SF gross

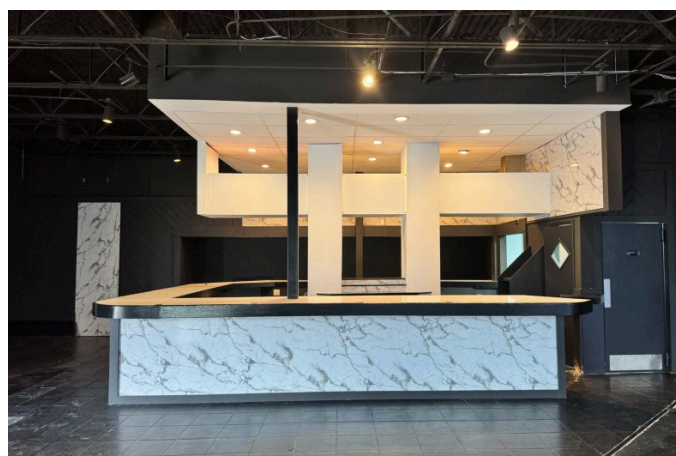
Suite 1010

Size 6,138 SF • 11.6% of GLA

Space Second-generation, former nightclub

Term of guarantee 12 months after closing

Final guarantee structure — escrow holdback or master lease, and early termination when a replacement tenant begins paying rent — to be set out in the purchase and sale agreement.



Offer guidelines

- Offers should be submitted as a letter of intent to Monarch Commercial.
- Please include price, earnest money, due diligence and closing periods, financing terms, and buyer background.
- Tours by appointment only. Please do not contact tenants.

Suite 1010 Photo Tour

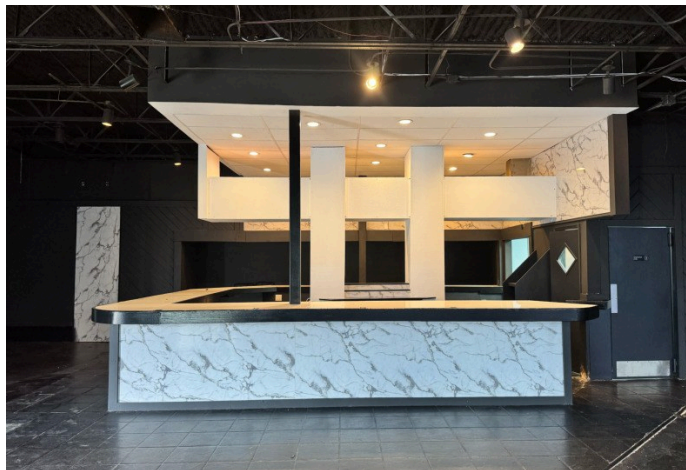
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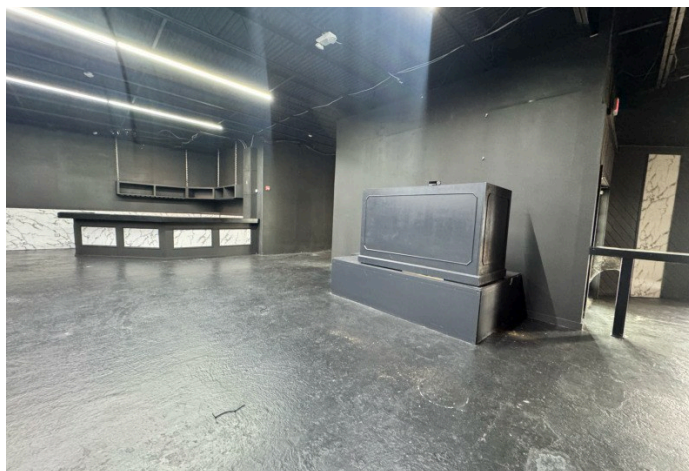
6,138 SF of finished, second-generation space with a full bar, open floor, restrooms and storefront glass, backed by a 12-month seller rent guarantee at \$8,300/month.



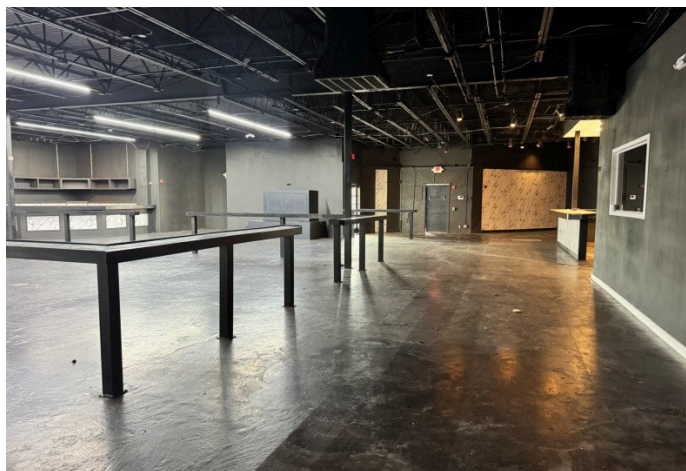
Main floor and bar



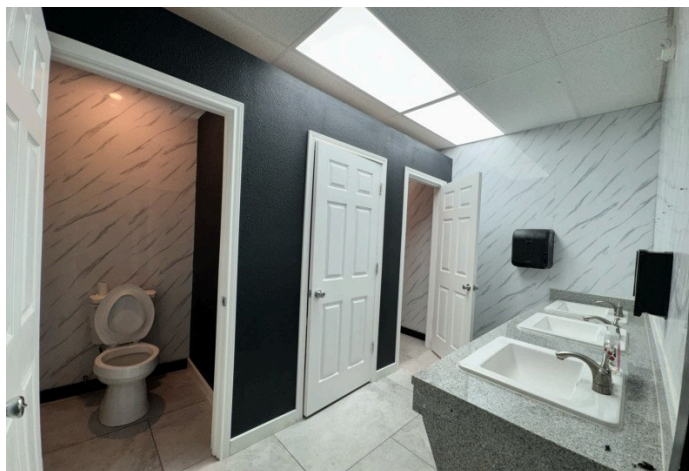
Finished bar



Open floor



Interior



Restrooms

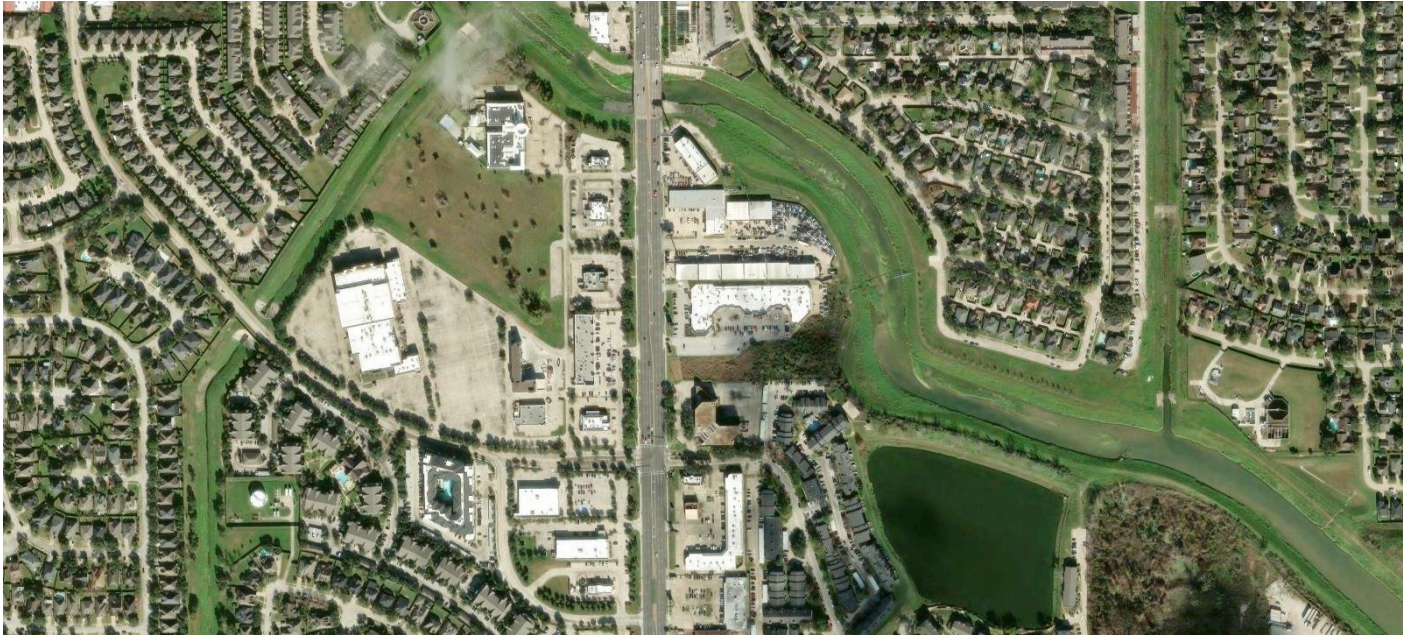


Storefront entry

Location & Demographics

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West Houston on Highway 6 N

Highway 6 Plaza sits on Highway 6 N in the Bear Creek / Copperfield area of west Houston (ZIP 77084), between the Katy Freeway (I-10) and US 290. Highway 6 is one of west Houston's main north-south corridors, connecting surrounding neighborhoods to both freeways.

The center's frontage and signage on Highway 6 N give its tenants daily exposure to more than 50,000 vehicles per day.

ZIP 77084 at a glance

110,217
POPULATION

36,886
HOUSEHOLDS

\$80,575
MEDIAN HH
INCOME

34.1
MEDIAN AGE

3.0
PERSONS PER HH

3,473
PEOPLE PER SQ.
MI.

Source: U.S. Census Bureau, American Community Survey 2024 5-year estimates, via Census Reporter.

Confidentiality & Disclaimer

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This Offering Memorandum (the “Memorandum”) has been prepared by Monarch Commercial (“Broker”) solely for the use of prospective purchasers in evaluating the acquisition of Highway 6 Plaza, 5920 Highway 6 N, Houston, Texas 77084 (the “Property”). It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Broker.

By accepting this Memorandum, the recipient agrees to keep its contents and all related information strictly confidential, not to copy or distribute it in whole or in part, and to return or destroy it upon request.

The information in this Memorandum has been obtained from the Owner and other sources believed to be reliable, including owner-provided, unaudited cash-basis operating statements and the rent roll dated September 10, 2026. Broker has not verified this information and makes no representation or warranty, express or implied, as to its accuracy or completeness. Adjusted and pro forma figures reflect Owner-directed normalizations and stated assumptions and are provided for illustration only; actual results will vary.

This Memorandum does not purport to contain all information a prospective purchaser may require. Prospective purchasers should conduct their own independent investigation of the Property, including its physical condition, leases, tenant credit, environmental condition, zoning and title, and should consult their own legal, tax and financial advisors.

The Owner reserves the right, at its sole discretion, to reject any or all offers, to modify the terms of the offering, and to terminate discussions at any time without notice. No agreement is binding unless and until a written purchase and sale agreement has been fully executed and delivered.

Please do not contact tenants, property staff or management, or visit the Property without an appointment arranged through Broker. All inquiries, tours and requests for due diligence materials should be directed to the contacts listed on the back page.

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