UMIYA SUSHI - 20 UNIT CONCEPT/OPERATOR

601 S JACKSON RD, PHARR, TX 78577

LOWE'S & COSTCO ANCHORED OUTPARCEL
ABS NNN LEASE | 2.5% ANNUAL INCREASES W/ 8 YRS REMAINING | 7.0% CAP

OFFERING MEMORANDUM

Marcus & Millichap


MCALLEN MEMORIAL HIGH SCHOOL
±2,060 Students
THE HOME DEPOT
MAIN EVENT
Academy SPORTS+OUTDOORS
IKEA
H-E-B plus!
ROSS DRESS FOR LESS
dd's DISCOUNTS
Burlington
TOPGOLF
2
LOWE'S
COSTCO WHOLESALE
planet fitness
Little Caesars
DOLLAR TREE
DICK'S SPORTING GOODS
SHOE CARNIVAL
TARGET
HomeGoods
NORDSTROM rack
HitTrax
T Mobile
UMIYA
SUSHI x SEAFOOD x GRILL
Yard House
macy's
OLD NAVY
ZARA
FLOOR & DECOR
JCPenney
Dillard's
LA PLAZA MALL
PSJA STADIUM
Walmart Supercenter
sam's club
MCALLEN MEDICAL PLAZA
MCALLEN INTERNATIONAL AIRPORT
H-E-B plus!
N

Executive Summary

601 S Jackson Rd, Pharr, TX 78577

FINANCIAL SUMMARY

Price	**$3,210,000**
Cap Rate	7.0%
Building Size	6,089 SF
Net Cash Flow	7.0% $224,684.16
Year Built	2000
Lot Size	1.63 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Umiya Sushi (20 Locations)
Guarantor	Yan Hao Huang & Yi Xing Zheng ($19M Net Worth)
Lease Commencement Date	May 7, 2025
Lease Expiration Date	May 31, 2035
Lease Term Remaining	8+ Years
Rental Increases	2.5% Annually
Renewal Options	1, 10 Year Renewal Option
Security Deposit	$22,547

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 5/31/2027	$224,684.16	7.00%
6/1/2027 - 5/31/2028	$230,301.26	7.17%
6/1/2028 - 5/31/2029	$236,058.80	7.35%
6/1/2029 - 5/31/2030	$241,960.27	7.54%
6/1/2030 - 5/31/2031	$248,009.27	7.73%
6/1/2031 - 5/31/2032	$254,209.50	7.92%
6/1/2032 - 5/31/2033	$260,564.74	8.12%
6/1/2033 - 5/31/2034	$267,078.86	8.32%
6/1/2034 - 5/31/2035	$273,755.83	8.53%

Base Rent	**$224,684.16**
Net Operating Income	**$224,684.16**
Total Return	**7.0% $224,684.16**

UMIYA

SUSHI x SEAFOOD x GRILL

29,909 CPD
JACKSON RD
109,272 CPD
INTERSTATE 2
UMIYA
SUSHI x SEAFOOD x GRILL
sam's club
Walmart Supercenter
DICK'S SPORTING GOODS
SHOE CARNIVAL
TARGET
HitTrax
HomeGoods
NORDSTROM rack
T Mobile
DOLLAR TREE
Office DEPOT
carter's
Marshalls
LACKS FURNITURE
golden corral
BOOTJACK
WHATABURGER
Club CARWASH
TEXAS
Valero
Jack in the box
PANDA EXPRESS CHINESE KITCHEN
WELLS FARGO
Valvoline.
IBC BANK
CHASE
SONIC
SUBWAY
TITLEMAX TITLE LOANS
BANK OF AMERICA
N

109,272 CPD
INTERSTATE 2
29,909 CPD
JACKSON RD
UMIYA
SUSHI x SEAFOOD x GRILL
N

at home
The Home Décor Superstore
COSTCO WHOLESALE
LOWE'S
UMIYA
SUSHI x SEAFOOD x GRILL
TAKE 5 OIL CHANGE
BANK OF AMERICA
SONIC
Jack in the box
29,909 CPD
JACKSON RD
TITLEMAX
TITLE LOANS
SUBWAY
IBC BANK
N

Property Description

INVESTMENT HIGHLIGHTS

- **8+ Years Remaining on Lease Term w/ Annual Rental Increases**
- Tenant Operates 20+ Locations Across the Country
- **Located in Dense Retail Corridor, Major Tenants Include Costco Wholesale, Lowe's Home Improvement, Best-Buy, Sam's Club, Walmart Supercenter, and More**
- 231,129 Residents Within a 5-Mile Radius
- **Average Household Income Exceeds $71,997 within a 5-Mile Radius**
- Excellent Frontage Along S Jackson Rd (29,909 CPD) and Easily Accessible by 109,272 CPD on US Hwy 2

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	10,753	96,683	238,143
2025 Estimate	10,357	93,387	231,129
Growth 2025 - 2030	3.82%	3.53%	3.03%
Households			
2030 Projections	4,040	35,209	81,845
2025 Estimate	3,836	33,736	78,706
Growth 2025 - 2030	5.31%	4.37%	3.99%
Income			
2025 Est. Average Household Income	$71,752	$67,706	$71,997
2025 Est. Median Household Income	$52,796	$51,464	$55,393

Tenant Overview

UMIYA
SUSHI x SEAFOOD x GRILL

SAN ANTONIO, TX
Headquarters

2021
Founded

20+
Locations

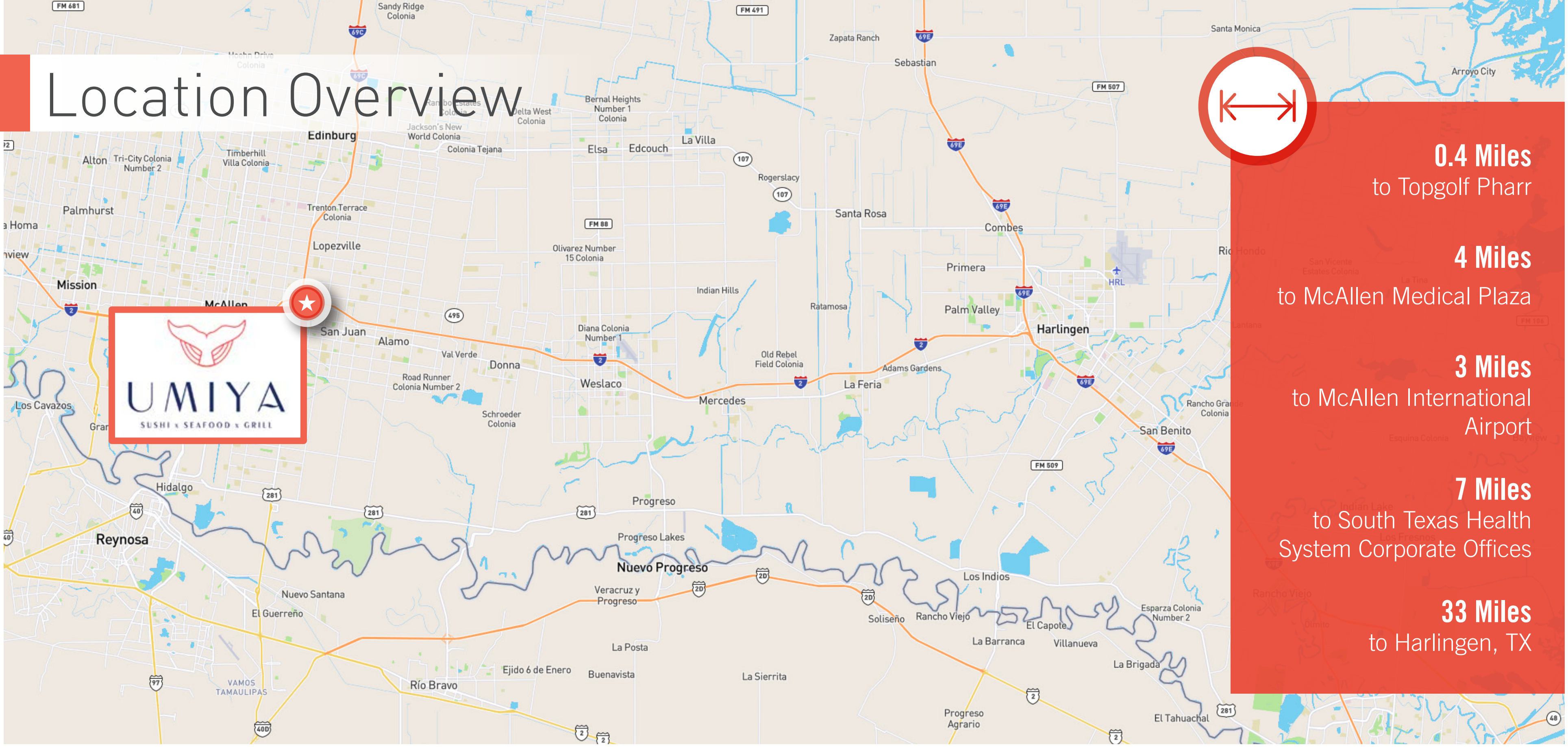
UMIYASA.COM
Website

Umiya is a national, family-led Japanese restaurant chain, serving up an all-you-can-eat dining experience that caters to every palate. Founded in Texas, Umiya now spans over 20 locations, bringing high-quality Japanese cuisine-including sushi, hotpot and more-to cities across the U.S. With each new restaurant, Umiya provides unmatched quality and variety to every guest.

Umiya which is a Japanese fusion cuisine meets all-you-can-eat. Their restaurant offers a full-service experience, with servers taking orders and delivering dishes right to the customers' table. Their diverse menu features sushi, seafood, and grill favorites as well as expertly crafted cocktails and sake.

Property Photos

Location Overview



0.4 Miles
to Topgolf Pharr

4 Miles
to McAllen Medical Plaza

3 Miles
to McAllen International Airport

7 Miles
to South Texas Health System Corporate Offices

33 Miles
to Harlingen, TX

Pharr is a city in Hidalgo County, Texas, United States. As of the 2024 census, the city population was 80,830, and in 2022, the estimated population was 80,187. Pharr, Texas, founded in 1909, is located in Hidalgo County at the heart of the Rio Grande Valley. This vibrant border city combines a rich history and strong sense of community with a focus on growth and innovation. Over time, Pharr has transitioned from its agricultural roots to a modern hub of industrial growth, trade, and technological advancements. Connected to Mexico, via the Pharr-Reynosa International Bridge, the city serves as a key gateway for international trade and cultural exchange.

MCALLEN–PHARR–EDINBURG TRADE AREA

McAllen–Pharr–Edinburg trade area is a vital binational economic hub in South Texas. Centered in Hidalgo County, it links the U.S. market with Reynosa, Mexico, via major international bridges and handles tens of billions in annual cross-border commerce, anchored by the McAllen Foreign Trade Zone and the Pharr-Reynosa commercial bridge. Johnson Space Center is a popular tourist and educational destination.

Top manufacturers, health services providers and more operate in the area for its access to key markets, a solid multimodal transportation network and a talent pool that is continually deepened by area colleges and universities enrolling more than 60,000 students in total.

This South Texas metro is emerging as a powerhouse in cross-border commerce, advanced manufacturing, and healthcare services. With strong GDP growth, rapid job creation, and major infrastructure investments, the region is uniquely positioned to attract investment and support long-term economic expansion.

Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS: .
•A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
•A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
•Put the interests of the client above all others, including the broker's own interests;
•Inform the client of any material information about the property or transaction received by the broker;
•Answer the client's questions and present any offer to or counter-offer from the client; and
•Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

•Must treat all parties to the transaction impartially and fairly;
•May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
•Must not, unless specifically authorized in writing to do so by the party, disclose:
othat the owner will accept a price less than the written asking price;
othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and
oany confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
•The broker's duties and responsibilities to you, and your obligations under the representation agreement.
•Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord's Initials ____ Date ____

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