



OFFICE DEPOT

5205 N GARLAND AVE., GARLAND, TX 75040

Office DEPOT®

5205 N GARLAND AVE., GARLAND, TX 75040

INVESTMENT OFFERING MEMORANDUM

PREPARED BY / CULVER AND ASSOCIATES

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PROPERTY OVERVIEW

01

EXECUTIVE SUMMARY

Office Depot 5205 N GARLAND AVE. GARLAND, TX 75040 / Culver and Associates, Bang Realty / Confidential Offering Memorandum Culver and Associates, and Bang Realty is pleased to exclusively market for sale a single tenant Office Depot property located in Garland, Texas. Office Depot has been operating at this location since 2005. The current lease runs through February 2029 and features one 5-year renewal option. The lease is triple net, with the exception of the roof and structure. The 20,925 square foot building benefits from the high volume of traffic generated by the shopping center's anchor tenant SuperTarget. There is a population of 315,000 within a 5-mile radius, and the average annual household income is \$92,000.00. Office Depot is a well-known American office supply retailing company that was founded in 1986. As of May 2024, there are 902 Office Depot stores operating in the US. In 2023, Office Depot's annual sales were \$7.8 billion.

LEASE ABSTRACT

TENANT / Office Depot LLC

LOCATION / 5205 North Garland Avenue, Garland, TX 75044

BUILDING SQUARE FEET / 20,925 SF

LAND AREA / +/-3.81 acres

LEASE EXPIRATION / February 28, 2029

RENEWAL OPTIONS / One, 5-Year Option

RENT INCREASES / \$0.75 PSF in Year 3

LEASE TYPE / NNN

YEAR BUILT / 2005

ROOF & STRUCTURE / Landlord's Responsibility



RENT SCHEDULE

YEARS	ANNUAL RENT	RENTAL PSF
03/01/24 - 02/28/26	\$334,800	\$16.00
03/01/26 - 02/28/29	\$350,494	\$16.75
03/01/29 - 02/28/34 (Renewal Option #1)	\$371,419	\$17.75

SHOPCOMPANIES.COM

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PRICING

- LISTED / \$4,500,000
- CAP RATE / 7.65%

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Office DEPOT®

Office Depot is a well-known American office supply retailing company that was founded in 1986. Headquartered in Boca Raton, Florida, the company operates both online and brick-and-mortar stores, providing a wide range of office products, furniture, technology, and business services. With a strong presence in North America, Office Depot serves businesses of all sizes, government institutions, and individual consumers. The company's product offerings include office supplies, electronics, printing services, office furniture, and janitorial and breakroom supplies. As of May 2024, there are 902 stores operating in the US, and their 2023 sales totaled 7.8 billion.

www.officedepot.com

TENANT PROFILE

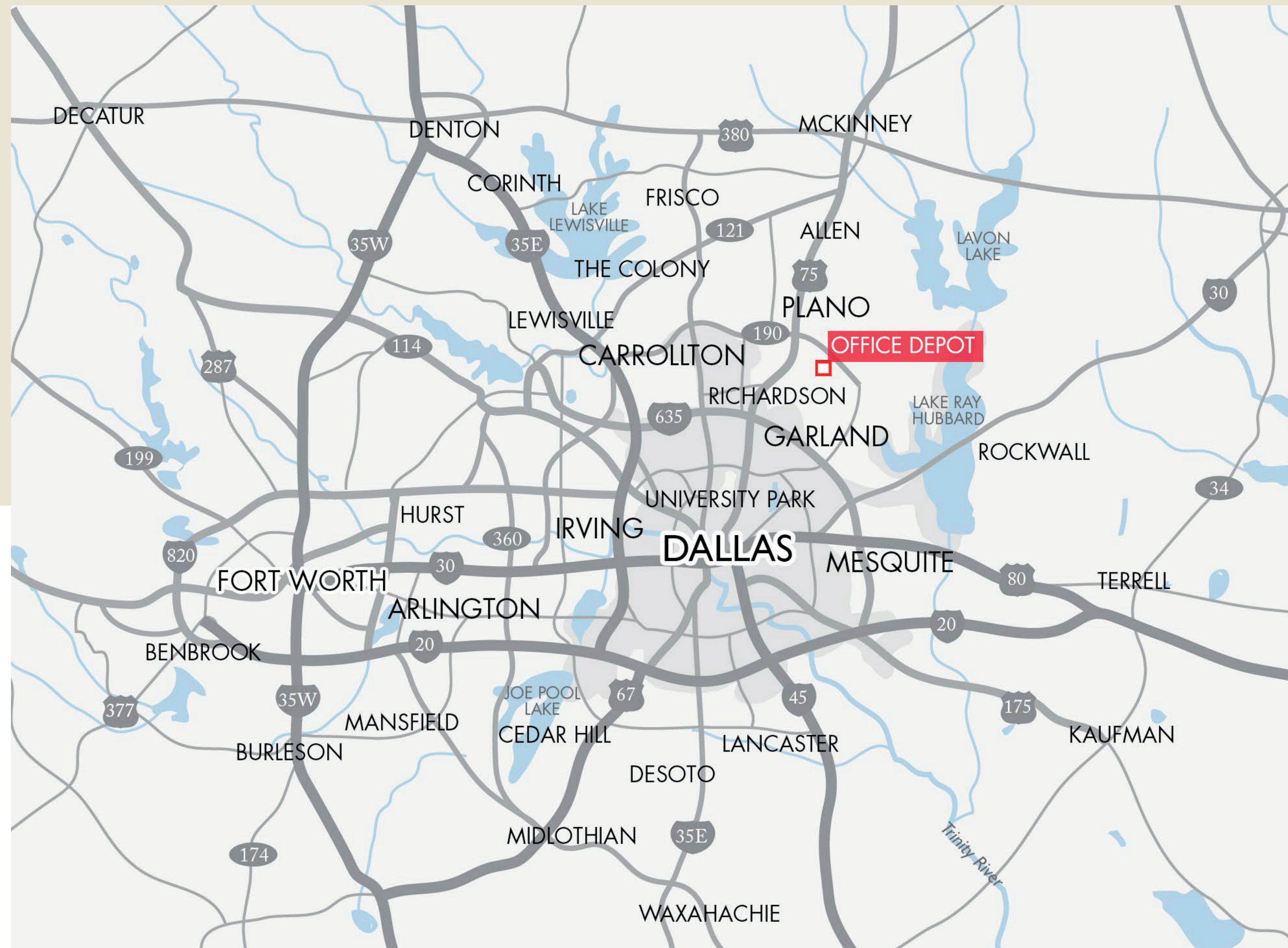
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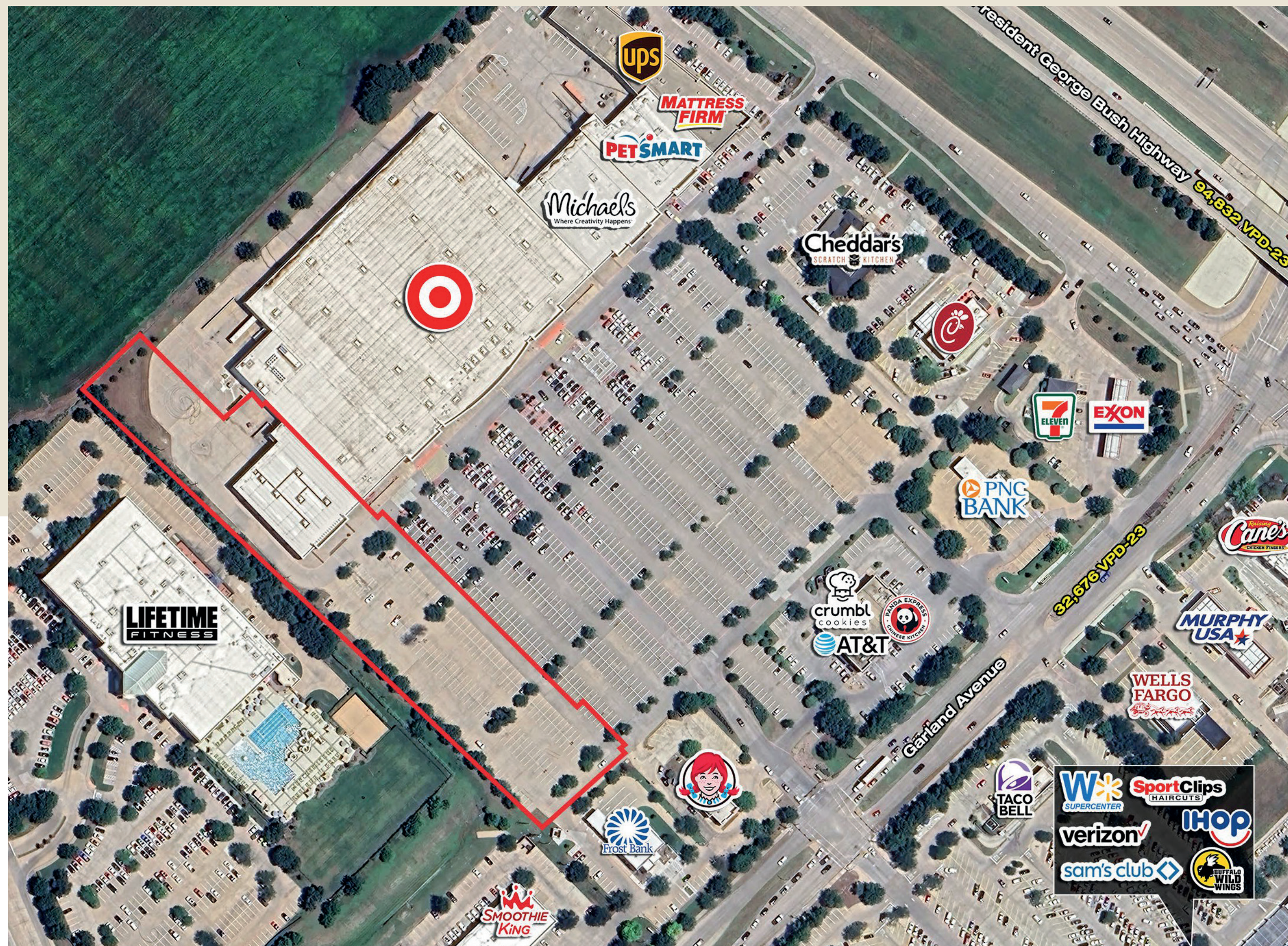
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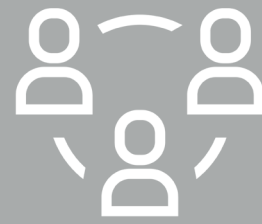
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DEMOGRAPHICS



DEMOGRAPHICS 5205 N GARLAND AVE

	1 MILE	3 MILE	5 MILE
2023 Total Population	8,948	111,555	315,128
2028 Population	9,234	111,4733	20,347
Pop Growth 2023-2028	+ 3.20%	(0.07%)	+ 1.66%
Average Age	38	39	38
2023 Total Households	3,626	39,934	108,667
HH Growth 2023-2028	+ 3.31%	(0.16%)	+ 1.80%
Median Household Inc	\$91,652	\$86,074	\$81,142
Avg Household Size	2.50	2.80	2.90
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$276,989	\$258,931	\$259,861
Median Year Built	2004	1986	1986

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PROPERTY DETAIL

Office DEPOT®

PROPERTY DETAIL

Information for the property located at 5205 N Garland Ave Garland, TX includes data gathered from Dallas County tax records, public records data providers and LoopNet historical data records.

Address	5205 N Garland Ave	CBSA	Dallas-Fort Worth-Arlington, TX
Subdivision Name	North Garland Crossing Replat	APN/Parcel ID	263918000101R0000
Legal Description	NORTH GARLAND CROSSING REPLAT BLK 1 LT 1R ACS 3.812 INT20060013430 DD04052006 CO-DC 3918000101R00 3CG39180001	Land Use	Storebuilding
County	Dallas	Zoning	X
State	Texas	Flood Zone	48113C0210L
Lot #	1r	Tax Year	2022
Lot Size	3.812	Assessed Year	2023
Submarket	Garland	Census	019027
Market	Dallas/Ft Worth	TOTAL SQ FT	20,925

CULVER AND ASSOCIATES

Culver and Associates is a family owned and operated real estate firm, specializing in all sectors of real estate. Founded in 1970, our team has over 50 year of experience. Our offices are located in Escondido California, however we have helped clients buy and sell properties around the country. We also specialize in asset management, commercial and residential.

BANG REALTY

Bang Realty is an industry leader in utilizing cutting-edge technology to market and sell their client's properties, while remaining focused on the Bang Family values of hard work, outstanding service, and integrity. Bang Realty has agents specializing in every area of real estate; residential, commercial, and investment properties.

CONFIDENTIALITY & DISCLAIMER

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ABOUT CULVER & ASSOCIATES

02



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LISTED / \$4,500,000

CAP RATE / 7.65%

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