


**SMOOTHIE
King**

 **Orangetheory®**

12314 North I-35


Lilac Dental



maxliving®

Austin, Texas



Subject Property



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SECTION 01

EXECUTIVE SUMMARY



**\$4,230,400**

ASKING PRICE

**6.00%**

CAP RATE

Address 12314 N Interstate Hwy 35, Austin, TX 78753**County** Travis

Tenant	Square Footage	Bldg %	Start	End	Monthly Rent	Base Rent	PSF	Rental Increases	Lease Term	Option
Smoothie King	1,504 SF	18.34%	Oct - 22 Nov - 27 Option 2	Oct - 27 Oct - 32 Option 2	\$4,743 \$5,232 \$5,755	\$56,926 \$62,792 \$69,063	\$37.85 \$41.75 \$45.95	10%-Yr 6 10% Option 1 10% Option 2	6+ Years	Tenant Executed First Option. One, 5-Yr Option with 10% Increase
Orangetheory Fitness	3,214 SF	39.20%	Sep - 17 Jan - 27 Jan - 30 Jan - 33	Dec - 26 Dec - 29 Dec - 32 Dec - 36	\$8,436 \$8,704 \$9,106 \$9,775	\$101,241 \$104,454 \$109,275 \$117,311	\$31.50 \$32.50 \$34.00 \$36.50	- 3.17% 4.63% 7.35%	10+ Years	No Options
Twin Lakes Family Chiropractic	1,900 SF	23.17%	Sep - 26 Sep - 27 Sep - 28 Sep - 29	Aug - 27 Aug - 28 Aug - 29 Aug - 30	\$3,906 \$3,985 \$4,064 \$4,145	\$46,872 \$47,823 \$48,773 \$49,742	\$24.67 \$25.17 \$25.67 \$26.18	2.00% 2.00% 2.00% 2.00%	3+ Years	Two, 3-Year Options with 2% Annual increases
Lilac Dental	1,510 SF	18.41%	Sep - 24 Mar - 29	Feb - 29 Feb - 34	\$3,397 \$3,737	\$40,770 \$44,847	\$27.00 \$29.70	10% in Year 6	7+ Years	Two, 5-Year Options at FMR
Zero Electric	-	-	Jul - 24	Jun - 29	\$400	\$4,800				
Total	8,128 SF	100%	WALT - 7.5 Years		\$21,152	\$253,824	\$30.50			

*NNN Lease, Landlord Responsible for Roof and Structure



INVESTMENT HIGHLIGHTS

Minimal Landlord Responsibilities

Landlord responsible for Roof & Structure

Attractive Rent Growth

All leases have attractive rental increases

Outstanding Demographics

1-Mile demographics exceed 20,782

Just Off I-35

The property is located off one of the largest highways in Texas

Austin MSA

Located just 11 miles from Downtown Austin

Early Lease Renewals

Both Smoothie King and Orangetheory Fitness Executed Early Lease Renewals

- **High-Traffic Location:** The subject property is strategically located just off Interstate 35, which experiences approximately 186,969 vehicles per day. The property also benefits from strong traffic counts along S I-35 Frontage Road, with approximately 59,801 vehicles per day, and W. Yager Lane, with approximately 22,300 vehicles per day.
- **Outstanding Demographics:** More than 20,782 residents live within a one-mile radius of the property, while the five-mile population exceeds 334,500 residents.
- **Strong Retail Corridor:** The property is positioned within a well-established retail corridor surrounded by prominent retailers, hotels, and demand drivers, including JCPenney, H-E-B, Walmart, Hilton, Courtyard by Marriott, and numerous other national brands.
- **Close Proximity to Downtown Austin:** The property is located approximately 11 miles, or a 15-minute drive, from downtown Austin.
- **Immediate Access to Interstate 35:** Interstate 35 is one of the most heavily traveled transportation corridors in Texas, providing direct connectivity between Austin, San Antonio, Dallas-Fort Worth, and other major markets throughout the state.



DEMOGRAPHICS

POPULATION (RADIUS)



20,782
1-Mile



168,030
3-Mile



334,550
5-Mile

AVERAGE HOUSEHOLD INCOME



\$84,807
1-Mile



\$83,302
3-Mile



\$87,155
5-Mile

*2026 Estimates - US Census



**SMOOTHIE
King**

Orangetheory®

Lilac Dental
MAKING SMILES BLOSSOM

maxliving®
Subject Property

SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

8,128
Square Feet

0.54
Acres

2017
Year Built



AERIAL



AERIAL



Walmart

Buffalo Wild Wings

Lowes

Wells Fargo

Carmax

Discount Tire

Golden Corral

Panera Bread

Staybridge Suites

Red Robin

Denny's

Fifth Third

PetSmart

ROSS Dress for Less

Floor Decor

Kroger

AMC Theatres

Fitness

In-N-Out Burger

MOD Pizza

Tropical Cafe

Schlotzsky's

H-E-B

PINSTACK

JCPenney

Fairfield by Marriott

Springhill Suites by Marriott

MEDVET

Hilton Garden Inn

COURTYARD by Marriott

SMOOTHIE KING

maxliving

Orangetheory

Lilac Dental

Subject Property

AERIAL



AMC THEATRES FITNESS CONNECTION

tropical CAFE SMOOTHIE KING PANDA EXPRESS

H-E-B

PINSTACK

Presidium Tech Ridge Apartments 358 Units

JCPenney

E Farmer St 52,219 VPD

INTERSTATE 35

186,969 VPD

22,022 VPD

Fairfield BY MARRIOTT

SPRINGHILL SUITES MARRIOTT

MEDVET

Pearson

NYOS Charter School 1,800 Students

Hilton Garden Inn

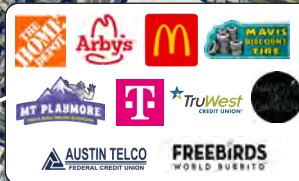
COURTYARD BY MARRIOTT

SMOOTHIE KING maxliving®
Orangetheory®
Lilac Dental
Subject Property

AERIAL



John B. Connally High School
1,974 Students



NYOS Charter School
1,800 Students

186,969 VPD



Presidium Tech Ridge Apartments
358 Units



W Yager Ln 22,022 VPD



SECTION 03

TENANT PROFILES



TENANT OVERVIEW



QUICK FACTS:

Dallas, TX
Headquarters

1,200+
Locations
Worldwide

50+
Years in Business

Current PSF
\$37.85

GLA Share
18.5%

Firm Through
Oct 31, 2032

Remaining Option
1 x 5 Years

Lease Facts	SMOOTHIE KING ROYAL BLENDS, LLC.
SF	1,504 SF
Current Min Rent	\$4,743.75/mo \$56,925 \$37.85 PSF
Current Term Ends	October 31, 2027
Option 1 (Exercised)	Nov 1, 2027 - Oct 31, 2032 \$5,232.67/mo \$41.75 PSF
Option 2 (Unexercised)	5 Years +10% ~\$45.92 PSF
Lease Type	NNN - Landlord Roof & Structure
Guranty	Personal Gurantees
Use	Smoothie King; Drive-Thru

Founded in 1973, Smoothie King is the world's largest smoothie franchise, operating more than 1,200 locations across the United States, South Korea, and other international markets. The company pioneered the smoothie category with a mission centered on health and wellness, offering nutrient-rich beverages made with whole fruits, vegetables, protein, and functional ingredients.

The brand has experienced significant expansion over the past decade through continued franchise development, menu innovation, and growing consumer demand for healthier dining options. Smoothie King's "Clean Blends" commitment eliminates artificial flavors, colors, preservatives, and added sugars in many menu offerings, further strengthening its position within the health-focused quick-service restaurant sector.

With a loyal customer base, strong franchise network, and increasing consumer emphasis on wellness and convenience, Smoothie King has established itself as one of the nation's premier better-for-you restaurant concepts. Its recurring customer visits and national brand recognition make it a valuable traffic-generating tenant within retail shopping centers.

TENANT OVERVIEW



FOUNDED IN 2010
Boca Raton, FL

QUICK FACTS:

Boca Raton
Headquarters

1,500+
Studios Worldwide

1 Million+
Members

1/1/27 Rent	GLA Share	Expires	Options
\$32.50 PSF	39.5%	Dec 31, 2036	None Remaining

Lease Facts	ORANGETHEORY FITNESS TECH RIDGE FITNESS PARTNERS, LLC.
SF	3,214 SF
Current Min Rent	\$8,436.75/mo \$101,241 \$31.50 PSF
1/1/2027-12/31/2029	\$8,704.58/mo \$104,455 \$32.50 PSF
1/1/2030-12/31/2032	\$9,106.33/mo \$109,276 \$34.00 PSF
1/1/2033-12/31/2036	\$9,775.92/mo \$117,311 \$36.50 PSF
Term	Firm through 12/31/2036 (4th Amendment)
Lease Type	NNN - Landlord Roof & Structure
Guranty	No Gurantees
Note	Dec 2026 Min rent waived; NNN still due
Use	Coach-Led Interval Training Studio

Founded in 2010, Orangetheory Fitness has become one of the fastest-growing boutique fitness concepts in the world, operating more than 1,500 studios across over 25 countries. The company offers coach-led, heart rate-based interval training designed to maximize calorie burn while creating measurable fitness results for members.

The brand's recurring membership model generates dependable customer traffic and predictable revenue, allowing Orangetheory to establish one of the strongest membership bases within the boutique fitness industry. Continued expansion has been fueled by increasing consumer demand for personalized fitness experiences and technology-driven performance tracking.

As health and wellness spending continues to rise, Orangetheory remains a leading destination for premium fitness services. Its established national brand, recurring customer base, and long-term membership relationships position the company as a highly desirable retail tenant.

TENANT OVERVIEW

Lilac Dental
FOUNDED IN 2016
Austin, TX

QUICK FACTS:

Austin, TX
 Headquarters

**Full-Service
 Family Dental**

2
 Locations &
 Growing

Current PSF
\$27.00

GLA Share
18.6%

Expires
Feb 2034

Year-6 Step
+10%

Lease Facts	LILAC DENTAL ORIGINAL TENANT
Suite/SF	1,510 SF
Current Min Rent	\$3,397.50/mo \$40,770 \$27.00 PSF
Mar 2029-Feb 2034	\$3737.25/mo \$44,847 \$29.70 PSF
Expiration	2/28/2034
Options	Two (2), Five (5) Year Options at FMR
Lease Type	NNN - Landlord Roof & Structure
Use	General/Family Dental
Guaranty	Personal Guaranty

Lilac Dental is a modern dental practice providing comprehensive oral healthcare services, including preventative, restorative, cosmetic, pediatric, and emergency dentistry. The practice serves patients of all ages with an emphasis on preventative care, patient education, and long-term oral health.

As an essential healthcare provider, dental practices benefit from recurring patient appointments and consistent demand that remains resilient throughout changing economic conditions. Routine cleanings, restorative procedures, and long-term treatment plans create dependable repeat visitation while serving the surrounding residential community.

Healthcare service tenants continue to be among the most sought-after retail occupants due to their internet-resistant business models and stable customer relationships. Lilac Dental's focus on comprehensive patient care and community engagement provides a strong complementary use within neighborhood shopping centers.

TENANT OVERVIEW



QUICK FACTS:

Orlando, FL
Headquarters

160+
Clinics & growing

500,000+
Patients Served

Current PSF
\$24.67

GLA Share
23.4%

Expires
Aug/Sep 2030

Guarantors
Two Physicians

Lease Facts	MAXLIVING TWIN LAKES FAMILY CHIROPRACTIC, PLLC.
Suite/SF	1,900 SF
Current Min Rent	\$3,906/mo \$46,872 \$24.67 PSF
Steps	2% Annually Through Base Term
Expiration	9/29/2030
Options	Two (2), Three (3) Year Options 2% Annually
Lease Type	NNN - Landlord Roof & Structure
Guaranty	Personal Guarantees
Use	Owner-Operated Chiropractic Clinic

Founded in 1998, MaxLiving is one of North America's leading chiropractic and wellness organizations, supporting more than 160 affiliated clinics focused on corrective chiropractic care and long-term health improvement. The organization emphasizes a holistic approach to wellness through chiropractic treatment, nutrition, exercise, mindset, and lifestyle coaching.

MaxLiving's comprehensive healthcare philosophy has helped establish a loyal patient base built around recurring wellness visits and preventative care. The brand continues to expand through affiliated practices that emphasize education, patient outcomes, and long-term health management.

As demand for preventative healthcare and non-invasive treatment options continues to grow, MaxLiving remains well-positioned within the healthcare services sector. Its recurring patient visits, essential service offering, and established national network make it a stable and complementary tenant within neighborhood retail centers.

TENANT OVERVIEW

ZERO ELECTRIC *ZERO ELECTRIC, INC.*

Min Rent \$4,800/yr	% Rent Cap \$1,500/mo	Expires Jun 30, 2029	Guarantors Two Individuals
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Lease Facts	ZERO ELECTRIC ZERO ELECTRIC INC.
Premises	4 Parking Stalls (No GLA)
Minimum Rent	\$400/mo \$4,800/yr
Percentage Rent	Lesser of 7.5% of Gross Revenue or \$1,500/mo
Rent Start	Jul 1, 2024
Expiration	Jun 30, 2029
Option	One Extension; % Cap Rises to \$2,000/mo
Guaranty	Personal Guarantees
Audit	Landlord Audit Right; 3% Shortfall Pays the Audit

SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW

Austin TX

Austin, Texas is one of the nation's premier high-growth metropolitan areas, consistently recognized for its robust population growth, diversified economy, and exceptional quality of life. As the capital of Texas and home to The University of Texas, Austin has evolved into a global hub for technology, healthcare, advanced manufacturing, and innovation. The Austin-Round Rock-Georgetown MSA is home to more than 2.6 million residents and continues to rank among the fastest-growing metropolitan areas in the United States, fueled by strong in-migration, corporate relocations, and sustained job creation.

The subject property is strategically located along Interstate 35, one of Texas' most heavily traveled transportation corridors, providing direct connectivity between Downtown Austin, Round Rock, Georgetown, and San Antonio. Situated approximately 10 miles north of Downtown Austin, the property benefits from immediate access to one of the region's strongest commercial corridors, surrounded by major employers including Dell Technologies, Samsung Electronics, Apple, Tesla, IBM, and numerous healthcare and technology companies. Continued investment throughout North Austin—including the nearby \$17 billion Samsung semiconductor expansion in Taylor and ongoing commercial development along the I-35 corridor—continues to support long-term economic growth throughout the market.

The surrounding retail corridor is one of North Austin's most established shopping destinations, with Interstate 35 carrying approximately 184,000 vehicles per day and neighboring roadways generating significant daily traffic. The property is surrounded by a strong mix of national retailers including H-E-B, Walmart, Target, The Home Depot, Lowe's, Costco, Sam's Club, Starbucks, Chick-fil-A, and numerous national restaurants and service providers. Combined with affluent demographics, a rapidly expanding employment base,





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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Stonecliff nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.