

River Center

Property ID: 15396958

<http://listing.loopnet.com/15396958>

River Center
215 Mary Street
Waco, TX 76701
County: McLennan

CONTACT LISTING BROKER

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Wallace Bajjali
Development Partners, L.P.



For Lease **Active**

Type: Office
Office Building

Total Space Available: 13,650 SF

Divisible To: 650 SF

Maximum Contiguous: 13,000 SF

Building Size: 105,000 SF

Building Class: A

Year Built: 1935

Date Last Verified: 11/17/2008

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Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
3	650 SF			\$1.35/SF/Year	Immediate	Office Building	No
Lease Type:		Full Service		Lease Term:		12	
No. Parking Spaces:		2		% Procurement Fee:		3.00%	
				Additional Types:		Creative/Loft	
3	13,000 SF	5,000 SF	13,000 SF	\$1.35/SF/Month	Immediate	Office Building	No
Lease Type:		Full Service		Lease Term:		12	
No. Parking Spaces:		30		% Procurement Fee:		3.00%	
				Additional Types:		Creative/Loft	

Additional Photos



Office Building Common Areas

Entrance to Building and River Shops



Bogarts Pub on First Floor



Building Entry to Office Space



River Shops on Second Floor - Regional Draw



One of five Premier Restarants-Gratzionos

Additional Information

Property Description:

River Center is the premier mixed use, CLASS "A" property in downtown Waco, Texas. The building is a trophy property with office on the 3rd floor, River Shops on the second floor and retail and restuarant on the 1st floor. Restaurants include Ninfas, Diamond Backs Premium Steak House, Crickets, Gratzianos and more.

Location Description:

Located in downtown Waco, Texas across from the Hilton Hotel and City Hall. Located at 215 Mary Street in the heart of the Central Business District and 1 mile from Baylor University and one block from the new Waco Town Center Development and the New Waco Chamber of Commerce Building.

Zoning Description:

Commercial

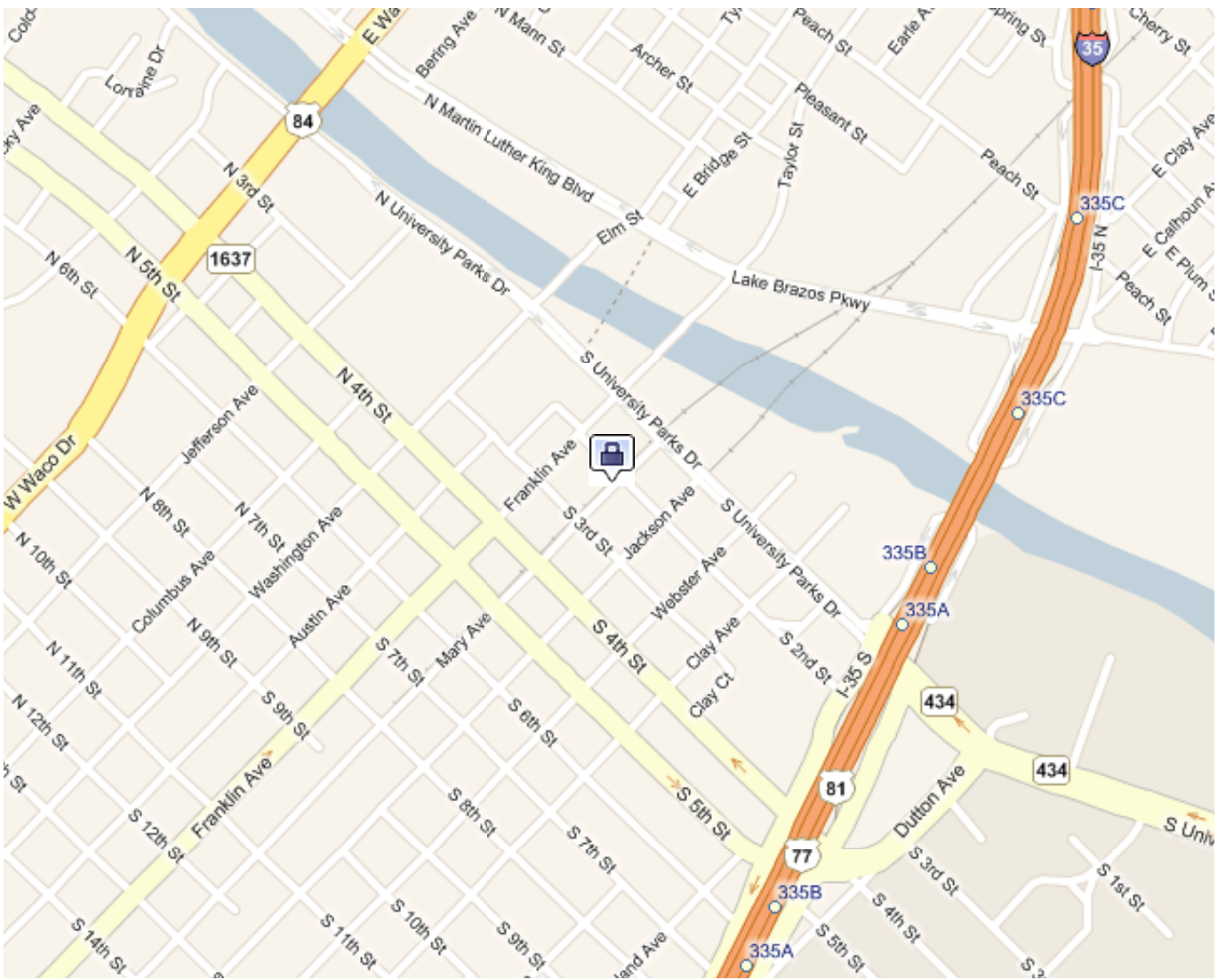
Lot Size: 2.00 Acres

Highlights

- 14 foot common area hallways
 - 14 foot celings in loft style settings
 - in the heart of Waco across from the Hilton Hotel and the Marriott Courtyard
 - Premium Plus Buildouts
 - retail shops and restaurants located on lower floors
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Map





Demographics

Population

	1-mi.	3-mi.	5-mi.
2008 Male Population	4,932	33,776	57,514
2008 Female Population	5,839	36,690	63,292
% 2008 Male Population	45.79%	47.93%	47.61%
% 2008 Female Population	54.21%	52.07%	52.39%
2008 Total Adult Population	9,419	52,791	92,597
2008 Total Daytime Population	11,252	66,700	124,160
2008 Total Daytime Work Population	5,707	25,124	55,203
2008 Median Age Total Population	21	26	29
2008 Median Age Adult Population	23	34	39
2008 Age 0-5	543	6,608	10,544
2008 Age 6-13	512	7,492	12,066
2008 Age 14-17	297	3,575	5,598
2008 Age 18-20	3,591	7,118	9,099
2008 Age 21-24	1,493	7,971	11,141
2008 Age 25-29	876	7,009	12,229
2008 Age 30-34	494	4,430	7,786
2008 Age 35-39	386	3,474	6,188
2008 Age 40-44	444	3,814	6,798
2008 Age 45-49	366	3,664	6,770
2008 Age 50-54	342	3,160	6,182
2008 Age 55-59	286	2,695	5,519
2008 Age 60-64	185	1,975	4,201
2008 Age 65-69	179	1,628	3,534
2008 Age 70-74	179	1,598	3,619
2008 Age 75-79	140	1,336	3,253
2008 Age 80-84	162	1,257	2,893

2008 Age 85+	296	1,660	3,384
% 2008 Age 0-5	5.04%	9.38%	8.73%
% 2008 Age 6-13	4.75%	10.63%	9.99%
% 2008 Age 14-17	2.76%	5.07%	4.63%
% 2008 Age 18-20	33.34%	10.10%	7.53%
% 2008 Age 21-24	13.86%	11.31%	9.22%
% 2008 Age 25-29	8.13%	9.95%	10.12%
% 2008 Age 30-34	4.59%	6.29%	6.45%
% 2008 Age 35-39	3.58%	4.93%	5.12%
% 2008 Age 40-44	4.12%	5.41%	5.63%
% 2008 Age 45-49	3.40%	5.20%	5.60%
% 2008 Age 50-54	3.18%	4.48%	5.12%
% 2008 Age 55-59	2.66%	3.82%	4.57%
% 2008 Age 60-64	1.72%	2.80%	3.48%
% 2008 Age 65-69	1.66%	2.31%	2.93%
% 2008 Age 70-74	1.66%	2.27%	3.00%
% 2008 Age 75-79	1.30%	1.90%	2.69%
% 2008 Age 80-84	1.50%	1.78%	2.39%
% 2008 Age 85+	2.75%	2.36%	2.80%
2008 White Population	5,626	33,777	69,629
2008 Black Population	3,055	20,462	28,098
2008 Asian/Hawaiian/Pacific Islander	443	1,351	1,918
2008 American Indian/Alaska Native	36	303	470
2008 Other Population (Incl 2+ Races)	1,611	14,573	20,692
2008 Hispanic Population	2,534	25,246	35,867
2008 Non-Hispanic Population	8,237	45,220	84,939
% 2008 White Population	52.23%	47.93%	57.64%
% 2008 Black Population	28.36%	29.04%	23.26%
% 2008 Asian/Hawaiian/Pacific Islander	4.11%	1.92%	1.59%
% 2008 American Indian/Alaska Native	0.33%	0.43%	0.39%
% 2008 Other Population (Incl 2+ Races)	14.96%	20.68%	17.13%
% 2008 Hispanic Population	23.53%	35.83%	29.69%
% 2008 Non-Hispanic Population	76.47%	64.17%	70.31%
2000 Non-Hispanic White	4,822	25,709	56,191
2000 Non-Hispanic Black	2,653	19,588	26,258
2000 Non-Hispanic Amer Indian/Alaska Native	6	205	319
2000 Non-Hispanic Asian	281	950	1,305
2000 Non-Hispanic Hawaiian/Pacific Islander	45	104	104
2000 Non-Hispanic Some Other Race	3	35	49
2000 Non-Hispanic Two or More Races	132	795	1,245
% 2000 Non-Hispanic White	60.72%	54.25%	65.74%
% 2000 Non-Hispanic Black	33.40%	41.34%	30.72%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.08%	0.43%	0.37%
% 2000 Non-Hispanic Asian	3.54%	2.00%	1.53%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.57%	0.22%	0.12%
% 2000 Non-Hispanic Some Other Race	0.04%	0.07%	0.06%
% 2000 Non-Hispanic Two or More Races	1.66%	1.68%	1.46%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	10,771	70,466	120,806
2008 Total Households	2,461	24,250	46,229
Population Change 1990-2008	676	6,612	12,054
Household Change 1990-2008	141	1,826	5,020
% Population Change 1990-2008	6.70%	10.35%	11.08%
% Household Change 1990-2008	6.08%	8.14%	12.18%
Population Change 2000-2008	760	2,145	5,696
Household Change 2000-2008	185	1,169	3,340
% Population Change 2000-2008	7.59%	3.14%	4.95%
% Households Change 2000-2008	8.13%	5.06%	7.79%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,553	25,429	46,395
2000 Occupied Housing Units	2,276	23,131	42,870
2000 Owner Occupied Housing Units	599	9,977	20,827
2000 Renter Occupied Housing Units	1,677	13,155	22,043

2000 Vacant Housing Units	277	2,298	3,525
% 2000 Occupied Housing Units	89.15%	90.96%	92.40%
% 2000 Owner Occupied Housing Units	23.46%	39.23%	44.89%
% 2000 Renter Occupied Housing Units	65.69%	51.73%	47.51%
% 2000 Vacant Housing Units	10.85%	9.04%	7.60%

Income

	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$22,359	\$27,145	\$31,038
2008 Per Capita Income	\$9,129	\$16,912	\$19,972
2008 Average Household Income	\$39,953	\$49,145	\$52,190
2008 Household Income < \$10,000	651	4,182	5,961
2008 Household Income \$10,000-\$14,999	306	2,637	4,407
2008 Household Income \$15,000-\$19,999	173	2,245	4,137
2008 Household Income \$20,000-\$24,999	214	2,169	4,002
2008 Household Income \$25,000-\$29,999	183	2,075	3,878
2008 Household Income \$30,000-\$34,999	91	1,757	3,510
2008 Household Income \$35,000-\$39,999	177	1,665	3,404
2008 Household Income \$40,000-\$44,999	181	1,413	3,118
2008 Household Income \$45,000-\$49,999	98	1,035	2,363
2008 Household Income \$50,000-\$59,999	70	1,442	3,748
2008 Household Income \$60,000-\$74,999	171	1,174	2,877
2008 Household Income \$75,000-\$99,999	55	1,195	2,546
2008 Household Income \$100,000-\$124,999	32	463	914
2008 Household Income \$125,000-\$149,999	22	385	607
2008 Household Income \$150,000-\$199,999	4	149	303
2008 Household Income \$200,000-\$249,999	17	85	140
2008 Household Income \$250,000-\$499,999	17	147	280
2008 Household Income \$500,000+	n/a	29	34
2008 Household Income \$200,000+	34	261	454
% 2008 Household Income < \$10,000	26.44%	17.25%	12.89%
% 2008 Household Income \$10,000-\$14,999	12.43%	10.88%	9.53%
% 2008 Household Income \$15,000-\$19,999	7.03%	9.26%	8.95%
% 2008 Household Income \$20,000-\$24,999	8.69%	8.95%	8.66%
% 2008 Household Income \$25,000-\$29,999	7.43%	8.56%	8.39%
% 2008 Household Income \$30,000-\$34,999	3.70%	7.25%	7.59%
% 2008 Household Income \$35,000-\$39,999	7.19%	6.87%	7.36%
% 2008 Household Income \$40,000-\$44,999	7.35%	5.83%	6.74%
% 2008 Household Income \$45,000-\$49,999	3.98%	4.27%	5.11%
% 2008 Household Income \$50,000-\$59,999	2.84%	5.95%	8.11%
% 2008 Household Income \$60,000-\$74,999	6.95%	4.84%	6.22%
% 2008 Household Income \$75,000-\$99,999	2.23%	4.93%	5.51%
% 2008 Household Income \$100,000-\$124,999	1.30%	1.91%	1.98%
% 2008 Household Income \$125,000-\$149,999	0.89%	1.59%	1.31%
% 2008 Household Income \$150,000-\$199,999	0.16%	0.61%	0.66%
% 2008 Household Income \$200,000-\$249,999	0.69%	0.35%	0.30%
% 2008 Household Income \$250,000-\$499,999	0.69%	0.61%	0.61%
% 2008 Household Income \$500,000+	0.00%	0.12%	0.07%
% 2008 Household Income \$200,000+	1.38%	1.08%	0.98%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$655,530	\$7,139,894	\$13,969,912
2008 Jewelry Stores	\$521,997	\$5,327,387	\$10,436,194
2008 Mens Clothing Stores	\$1,076,685	\$11,644,840	\$22,421,067
2008 Shoe Stores	\$901,084	\$10,397,083	\$20,334,081
2008 Womens Clothing Stores	\$1,893,292	\$21,219,512	\$41,455,376
2008 Automobile Dealers	\$11,755,369	\$123,734,990	\$255,086,896
2008 Automotive Parts/Acc/Repair Stores	\$1,544,561	\$16,372,226	\$32,387,175
2008 Other Motor Vehicle Dealers	\$478,200	\$5,229,059	\$10,068,859
2008 Tire Dealers	\$405,057	\$4,211,011	\$8,445,710
2008 Hardware Stores	\$223,262	\$2,750,914	\$4,500,721
2008 Home Centers	\$1,356,977	\$15,349,137	\$29,831,090
2008 Nursery/Garden Centers	\$434,457	\$4,342,573	\$8,686,880
2008 Outdoor Power Equipment Stores	\$150,250	\$1,421,454	\$3,127,175
2008 Paint/Wallpaper Stores	\$53,802	\$563,923	\$1,131,094
2008 Appliance/TV/Other Electronics Stores	\$1,152,524	\$12,658,735	\$24,722,680
2008 Camera/Photographic Supplies Stores	\$197,419	\$2,142,968	\$4,194,195
2008 Computer/Software Stores	\$587,112	\$6,530,375	\$13,040,288

2008 Beer/Wine/Liquor Stores	\$727,561	\$7,967,303	\$15,433,799
2008 Convenience/Specialty Food Stores	\$781,006	\$11,264,543	\$24,975,817
2008 Restaurant Expenditures	\$2,842,778	\$47,632,322	\$112,421,559
2008 Supermarkets/Other Grocery excl Conv	\$8,502,515	\$92,845,161	\$182,779,042
2008 Furniture Stores	\$1,198,474	\$12,921,502	\$25,614,685
2008 Home Furnishings Stores	\$816,218	\$8,758,324	\$16,457,277
2008 Gen Merch/Appliance/Furniture Stores	\$10,927,702	\$118,455,632	\$231,867,740
2008 Gasoline Stations w/ Convenience Stores	\$7,065,183	\$79,229,935	\$151,293,815
2008 Other Gasoline Stations	\$6,284,177	\$67,965,387	\$126,317,990
2008 Department Stores excl Leased Depts	\$12,080,225	\$131,114,367	\$256,590,420
2008 General Merchandise Stores	\$9,729,229	\$105,534,131	\$206,253,059
2008 Other Health/Personal Care Stores	\$815,811	\$8,477,717	\$17,045,622
2008 Pharmacies/Drug Stores	\$4,201,457	\$45,079,421	\$88,584,613
2008 Pet/Pet Supplies Stores	\$574,344	\$6,601,632	\$13,089,880
2008 Book/Periodical/Music Stores	\$277,381	\$3,296,514	\$5,973,623
2008 Hobby/Toy/Game Stores	\$295,108	\$2,725,343	\$5,915,870
2008 Musical Instrument/Supplies Stores	\$105,290	\$1,127,063	\$2,283,604
2008 Sewing/Needlework/Piece Goods Stores	\$47,991	\$545,400	\$985,890
2008 Sporting Goods Stores	\$628,207	\$7,317,994	\$12,674,976
2008 Video Tape Stores - Retail	\$95,785	\$1,039,002	\$2,056,960



10/19/2007

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