
**COLES CROSSING SHOPPING CENTER
HOUSTON, TEXAS**

Investment Highlights

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- **INSTITUTIONAL QUALITY
BUILT BY REGENCY CENTERS**
 - **STABILIZED TENANTS
100% LEASED**
 - **81% NATIONAL & REGIONAL
CHAIN TENANTS**
Including Randall's (Safeway)
 - **UPSIDE IN RENTS**
 - **HIGH GROWTH AREA**
Over 145% since 2000.
 - **STRONG DEMOGRAPHICS**
*Projected 2006 Avg HH Income
Over \$111,000.*
 - **NEW FINANCING AVAILABLE**
 - **SAME 3RD PARTY PROPERTY
MANAGEMENT AVAILABLE**
 - **67,493 SF RANDALL'S ANCHOR
(SAFEWAY)**
With Strong Sales Volumes.
 - **BUILT IN 2001/2002**
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