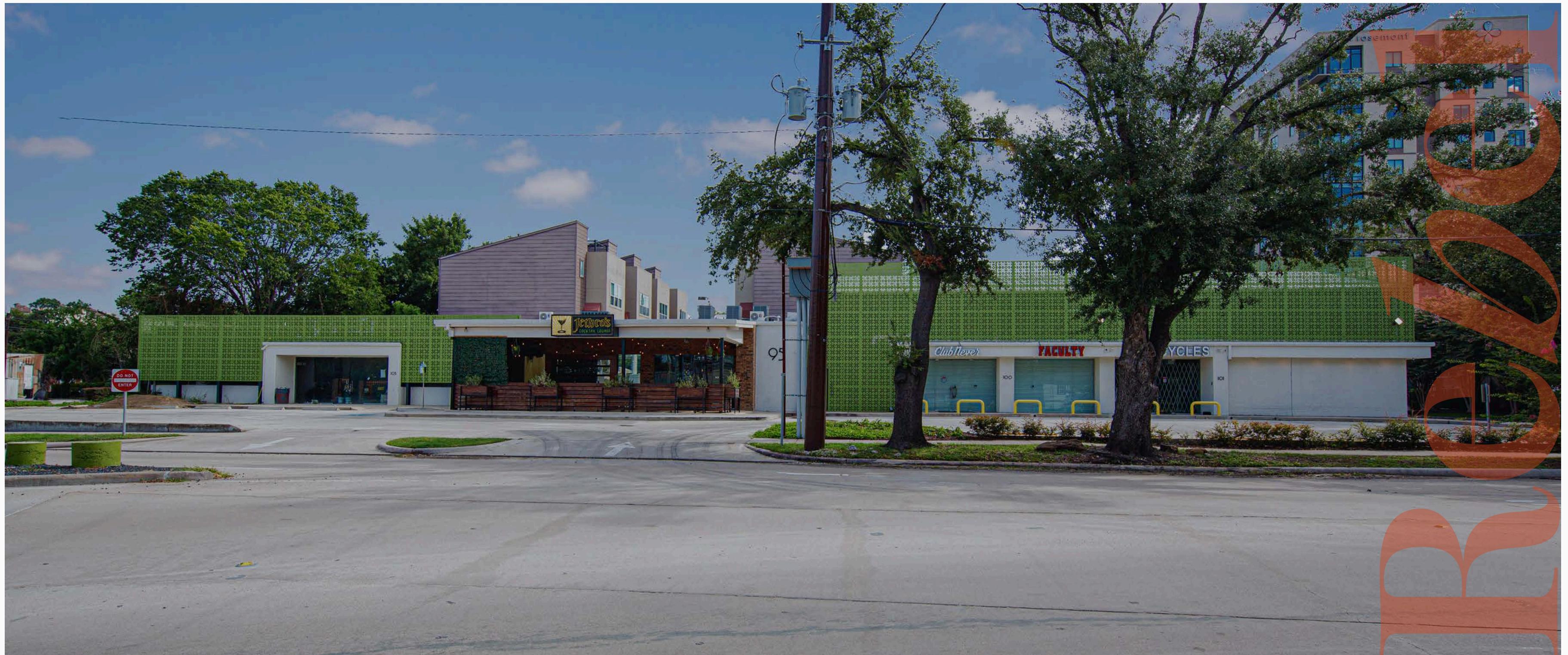


# FAIRVIEW DISTRICT



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[Meet Me in Montrose](#)

[Fairview District](#)

[Opportunities Available](#)

[95 Tuam](#)

[212 Fairview](#)

[Contact](#)



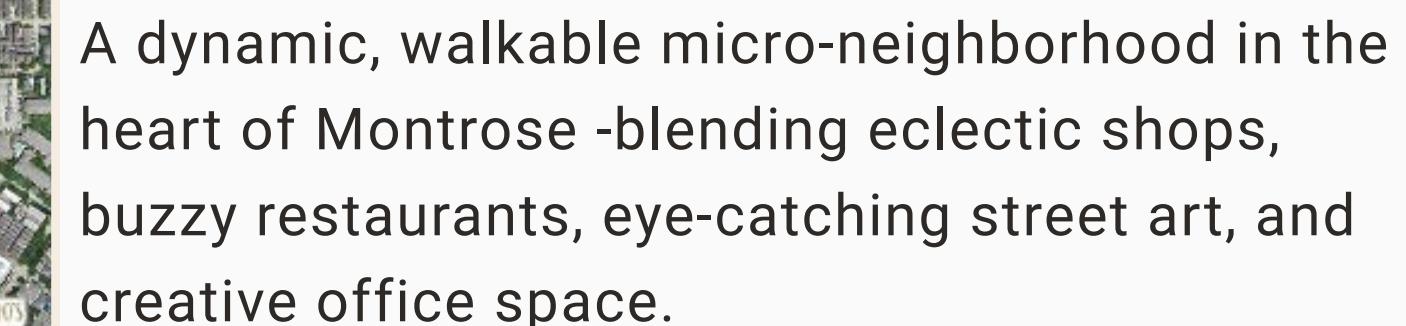
# MEET ME IN MONTROSE

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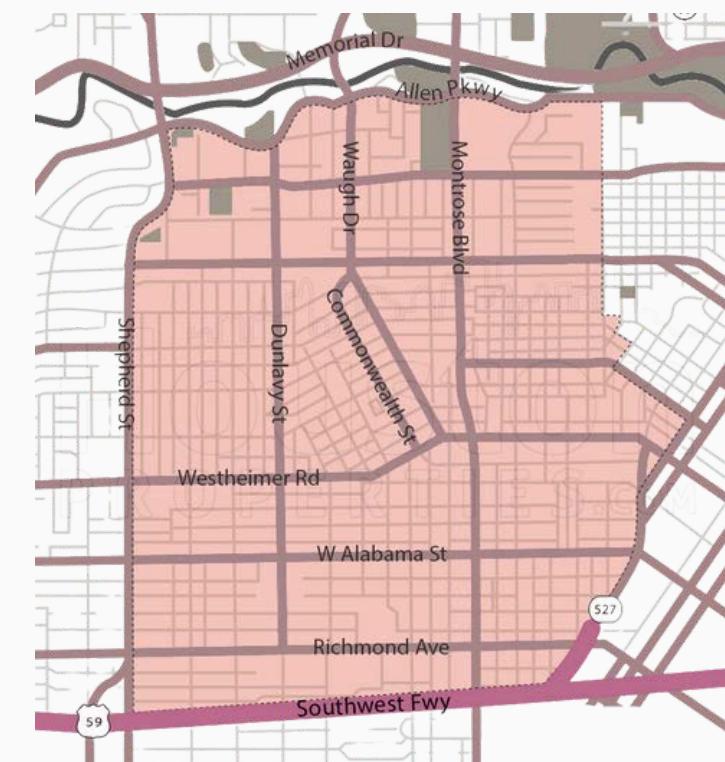
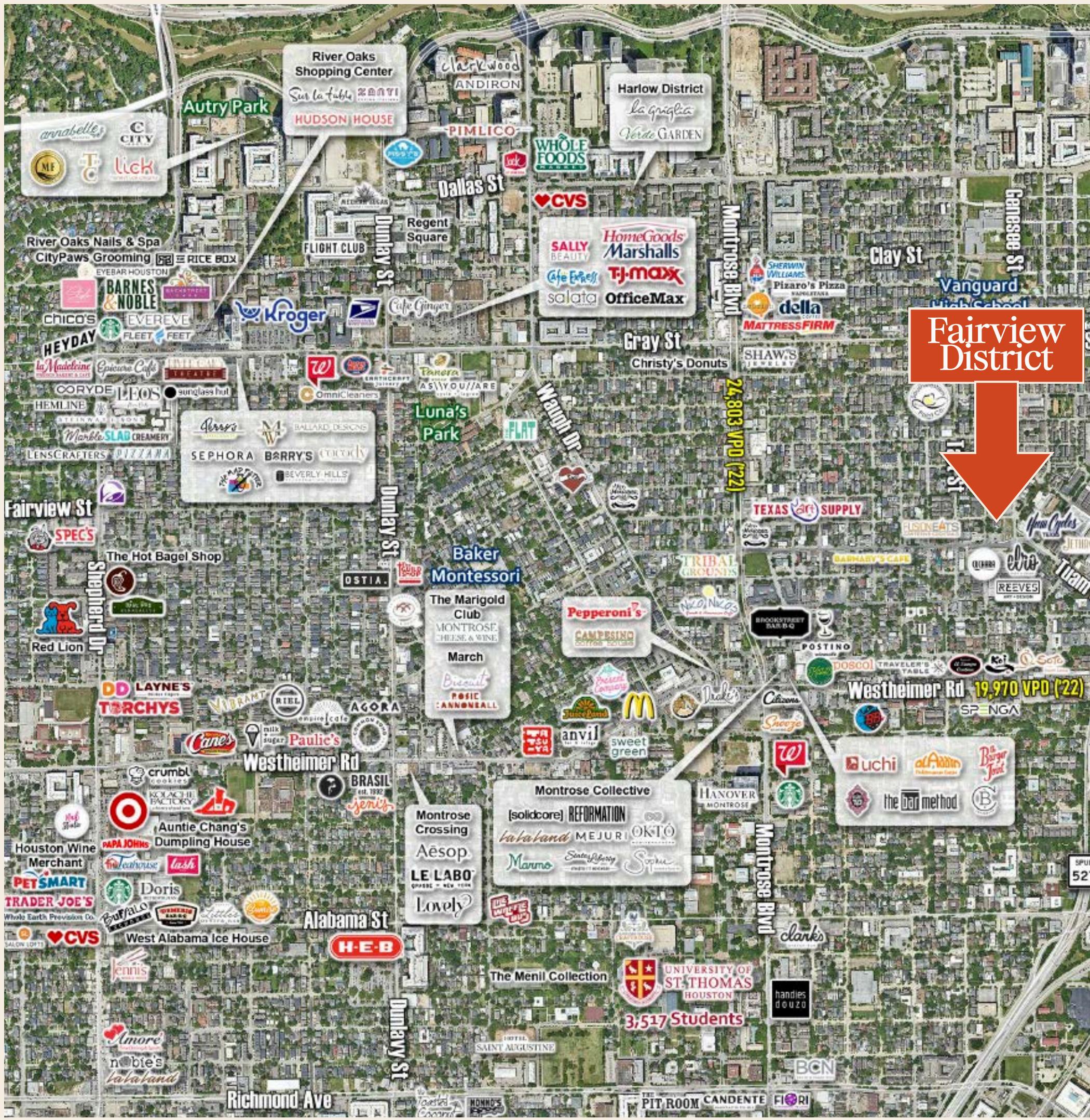
Montrose is a centrally located neighborhood just inside Houston's I-610 Loop, known as Houston's creative and culturally diverse hub, Montrose blends a dynamic art and dining scene with a storied LGBTQ+ legacy—once the city's iconic "gayborhood" and still a cultural anchor. The neighborhood boasts a vibrant restaurant and nightlife scene, with everything from acclaimed fine dining to eclectic bars, cafés, and live music venues.



# FAIRVIEW DISTRICT



A dynamic, walkable micro-neighborhood in the heart of Montrose -blending eclectic shops, buzzy restaurants, eye-catching street art, and creative office space.



# RETAIL & RESTAURANT OPPORTUNITY AVAILABLE

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## DEMOS

	1 Mile	3 Mile
2025 Total Population	35,106	217,847
2025 Total Daytime Population	65,959	465,177
Workers	57,648	390,863
Residents	8,311	74,314
Average Household Income	\$151,993	\$175,880

## AUG 2025 TABC SALES

	12-Mo Trailing
Cuchara	\$1,693,348
Boheme	\$1,633,692
Cecil's Pub	\$597,079
Jethro's	\$840,690



# 95 Tuam | Houston, TX

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RETAIL & RESTAURANT SPACE AVAILABLE

## First Floor

- 2,970 SF

## Second Floor

- 1,000 SF
- 2,267 SF



# 95 Tuam | Houston, TX

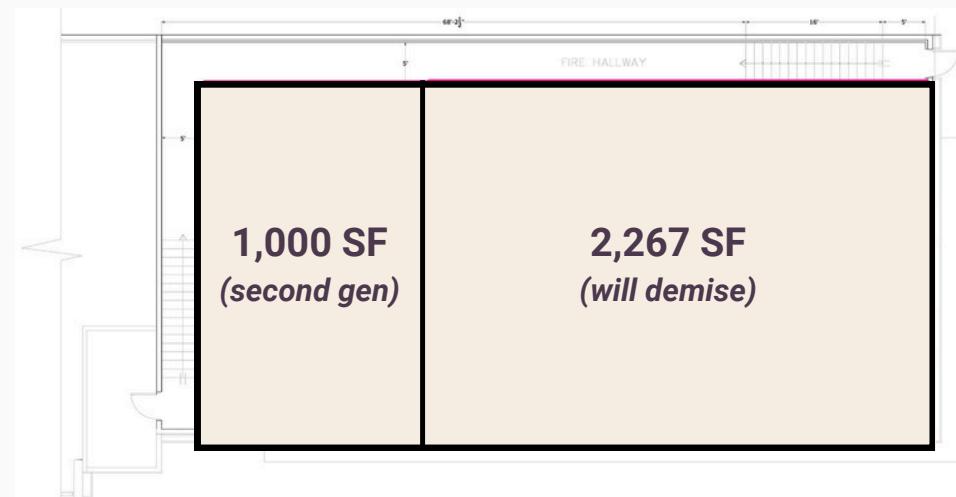
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RETAIL & RESTAURANT SPACE AVAILABLE

## 1ST. FLOOR SITE PLAN



## 2ND. FLOOR SITE PLAN



# 212 Fairview | Houston, TX

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GROUND LEASE / BUILD-TO-SUIT



PROPOSED LAYOUT:  
3,200 SF + 40 PARKING SPACES

# Thank you,

For more information and leasing  
opportunities, please contact:



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