

FAIRVIEW DISTRICT



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Meet Me in Montrose

Fairview District

Opportunities Available

95 Tuam

212 Fairview

Contact



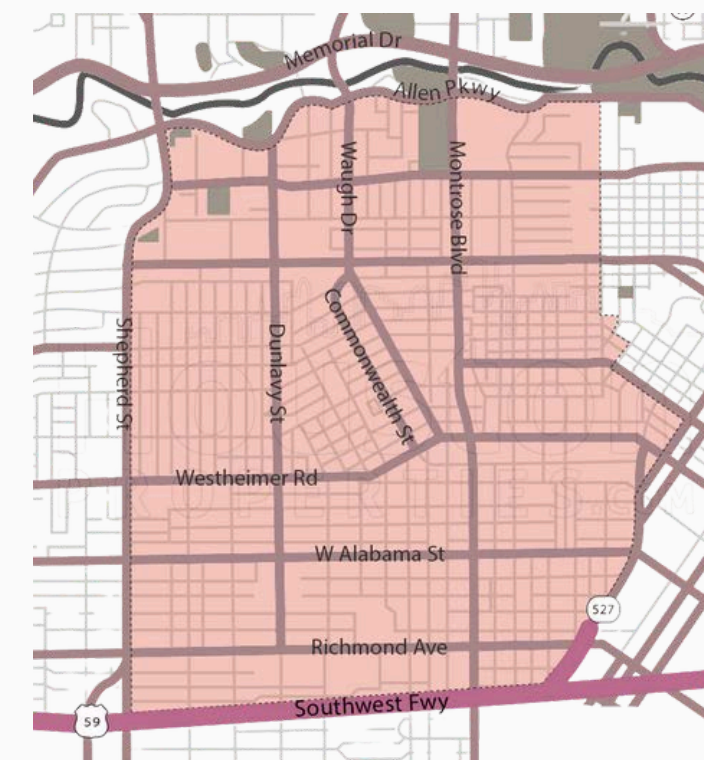
MEET ME IN MONTROSE

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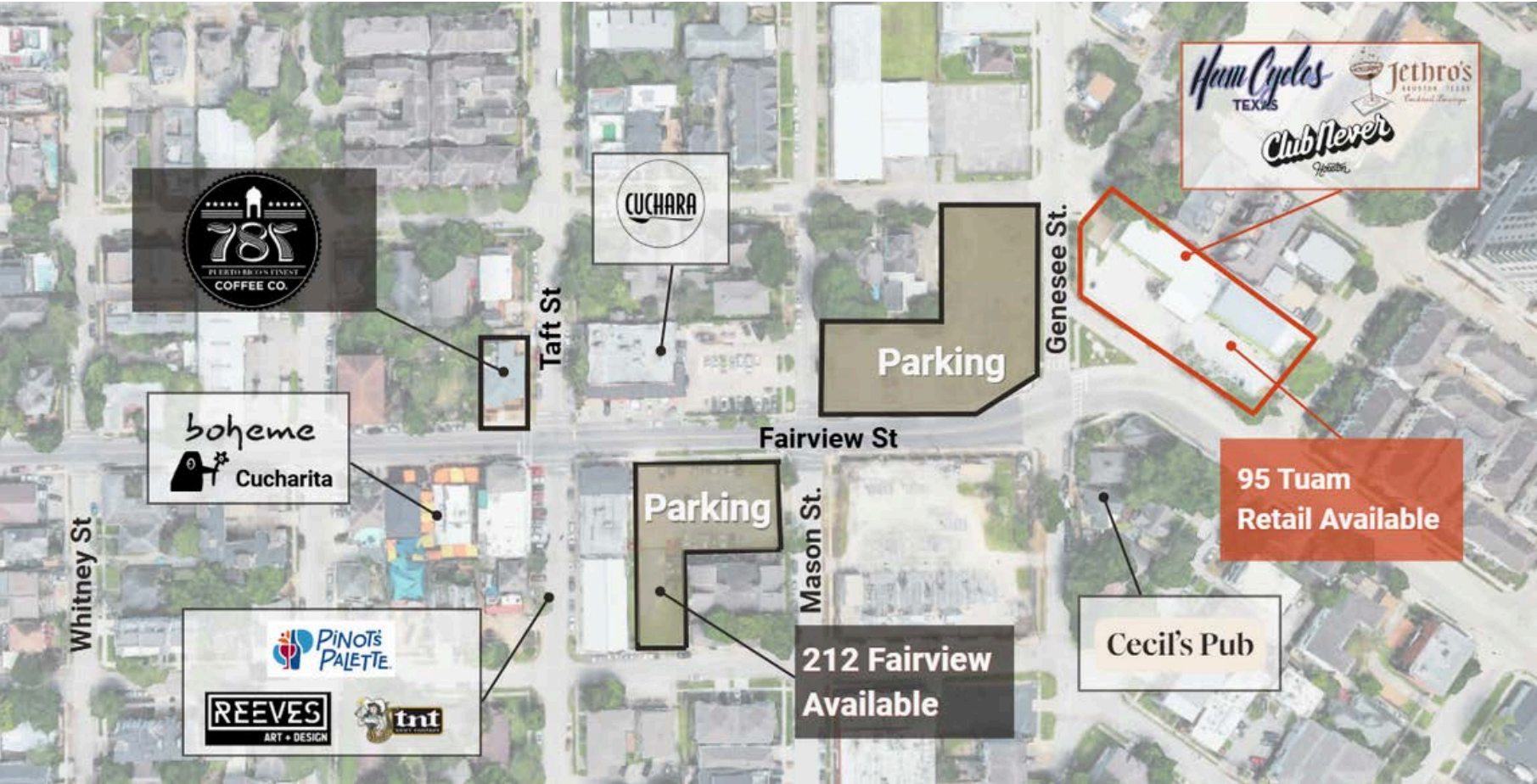
Montrose is a centrally located neighborhood just inside Houston's I-610 Loop, known as Houston's creative and culturally diverse hub, Montrose blends a dynamic art and dining scene with a storied LGBTQ+ legacy—once the city's iconic "gayborhood" and still a cultural anchor. The neighborhood boasts a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



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



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



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RETAIL & RESTAURANT SPACE AVAILABLE

First Floor

- 2,970 SF

Second Floor

- 1,000 SF
- 2,267 SF



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RETAIL & RESTAURANT SPACE AVAILABLE

1ST. FLOOR SITE PLAN

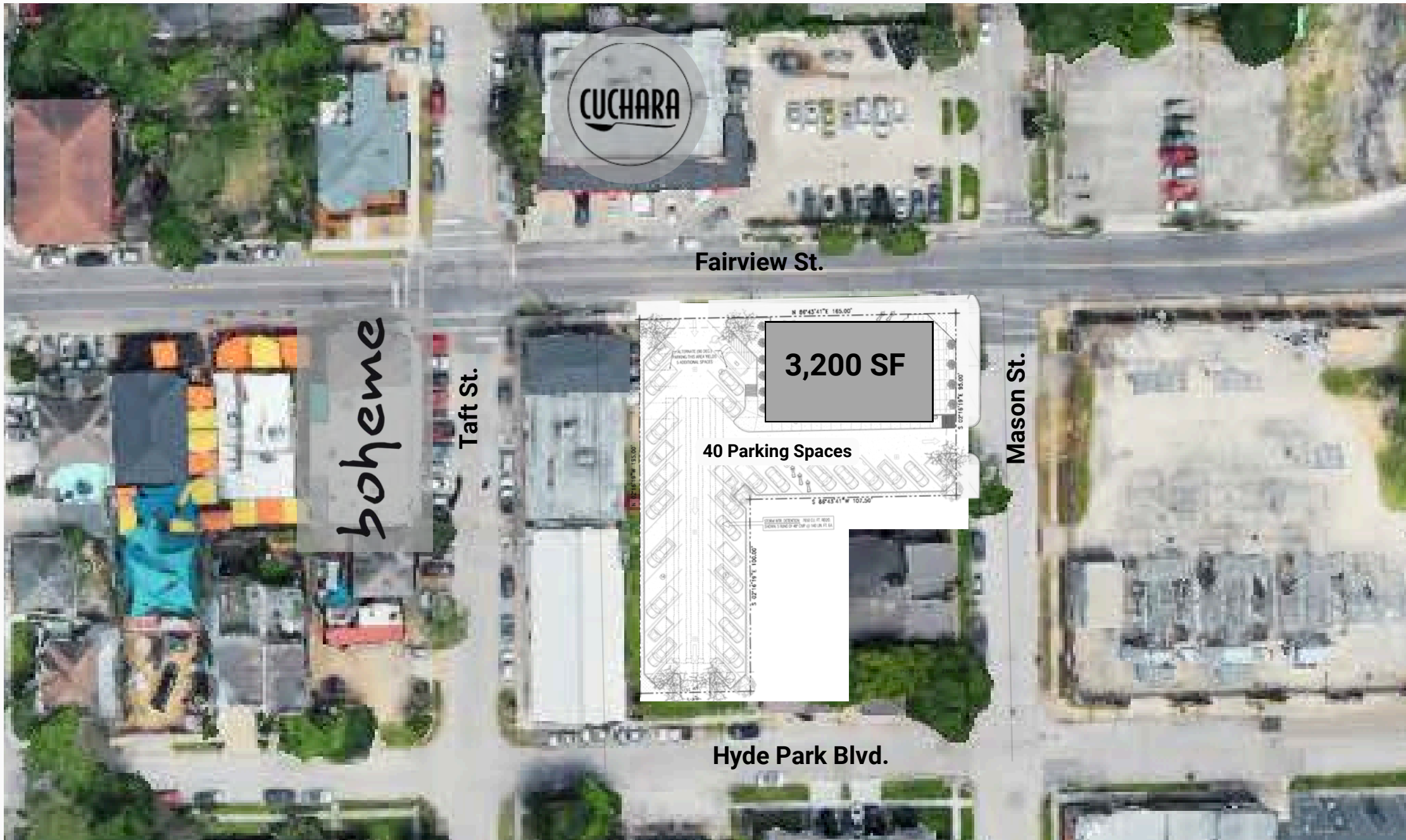


2ND. FLOOR SITE PLAN



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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:

Lacee Jacobs,
laceej@rebelretailadvisors.com
713.742.2268

Gideon Perritt,
gideonp@rebelretailadvisors.com
713.364.8627

