

RETAIL FOR LEASE

W AIRPORT BLVD RETAIL STORE

6690 W AIRPORT BLVD, HOUSTON, TX 77035



FOR LEASE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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TABLE OF CONTENTS

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| | |
|-------------------|---|
| EXECUTIVE SUMMARY | 3 |
| Property Photos | 4 |
| Aerial Map | 5 |
| Demographics | 6 |
| Professional Bio | 7 |
| Disclaimer | 8 |

EXECUTIVE SUMMARY

6690 WEST AIRPORT BOULEVARD



Offering Summary

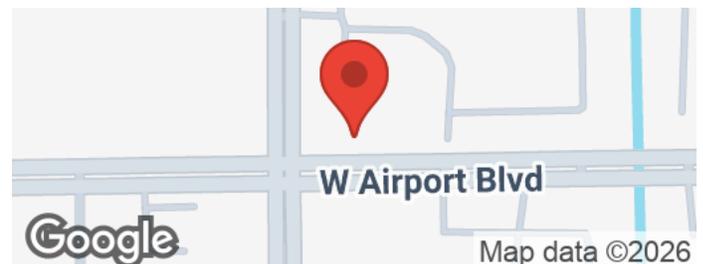
| | |
|--------------------|-----------------|
| Annual Lease Rate: | \$24 plus NNN |
| Lease Term: | 3 years minimum |
| Building SF: | 8,415 |
| Lot Size: | 39,896 SF |
| Year Built: | 2021 |

Property Overview

Located at 6690 W Airport Blvd, Houston, TX 77035, this 8,415 SF freestanding commercial building is available for lease in a high-traffic, high-visibility corridor of Southwest Houston. Built in 2021, the property features modern construction and strong street presence, making it ideal for retail, medical, office, or service-oriented tenants seeking a newer facility.

Situated on a 39,896 SF lot, the site offers functional layout and accessibility to support a variety of business operations. The space is offered at an annual lease rate of \$24.00 per SF plus NNN, with a minimum 3-year lease term, providing an excellent opportunity for tenants looking to secure space in a well-established commercial corridor.

The surrounding area is supported by strong demographics, with a 3-mile population of 150,062 and a median household income of \$58,257, delivering a solid consumer base. With its prime location, strong visibility, and modern improvements, this property presents a compelling leasing opportunity in a densely populated Houston submarket.



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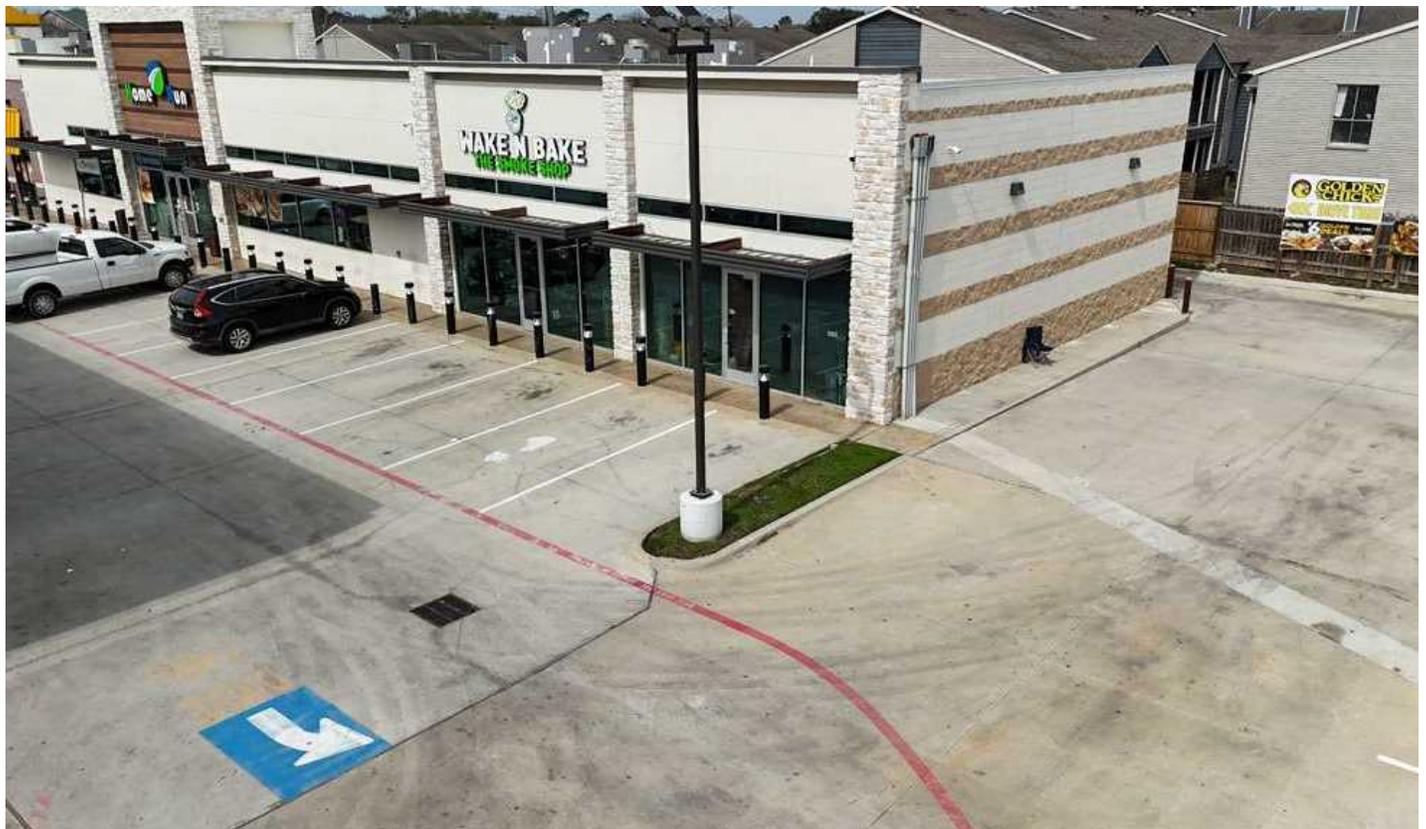
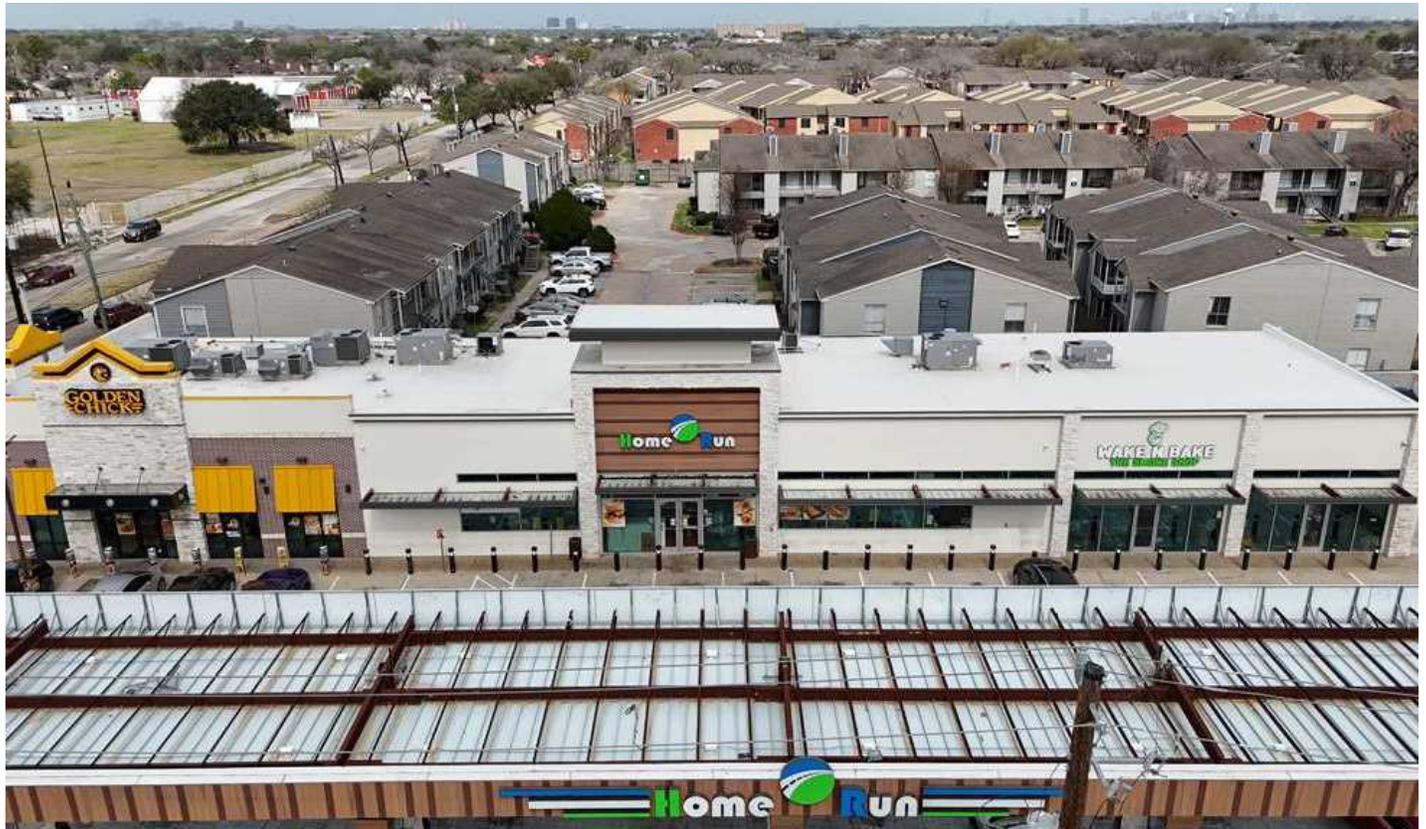
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PROPERTY PHOTOS

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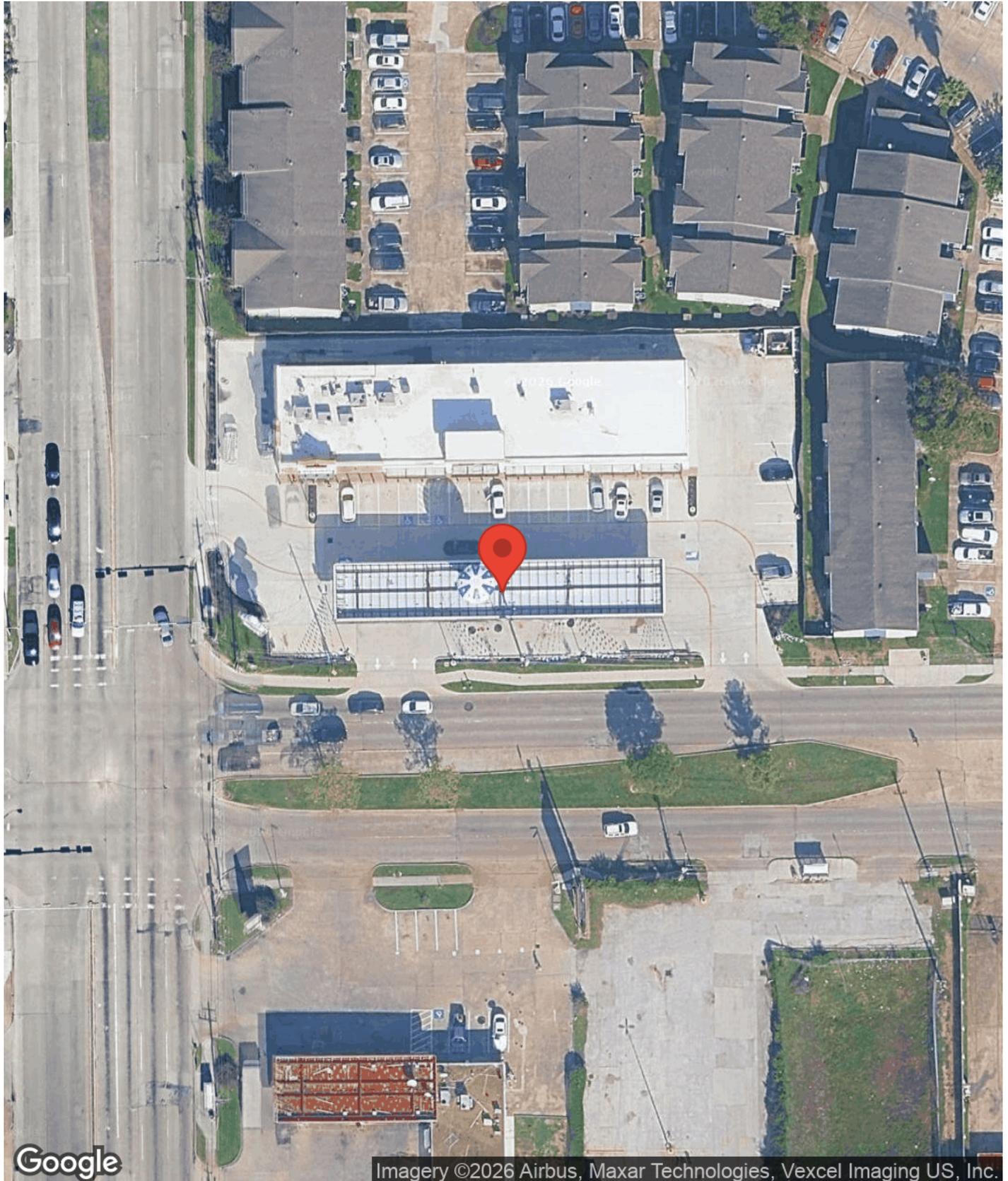
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AERIAL MAP

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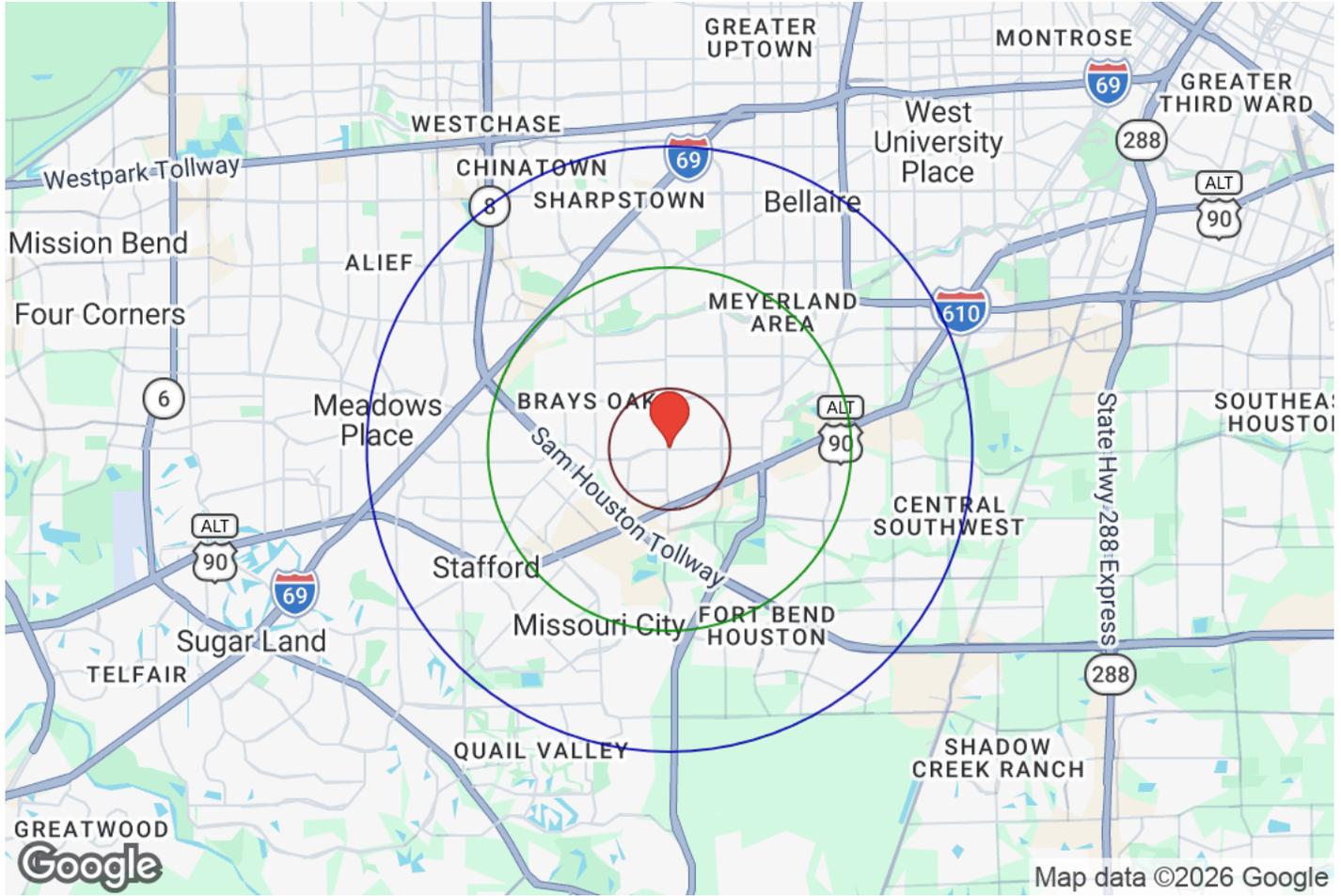
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DEMOGRAPHICS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 14,469 | 72,138 | 213,940 |
| Female | 16,529 | 77,924 | 221,723 |
| Total Population | 30,998 | 150,062 | 435,662 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 3,335 | 24,775 | 65,959 |
| Black | 13,311 | 47,465 | 125,514 |
| Am In/AK Nat | 28 | 135 | 436 |
| Hawaiian | 9 | 30 | 87 |
| Hispanic | 12,715 | 66,477 | 196,571 |
| Asian | 1,243 | 9,079 | 40,952 |
| Multiracial | 335 | 1,801 | 5,141 |
| Other | 25 | 315 | 958 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 12,402 | 59,724 | 171,211 |
| Occupied | 11,197 | 53,914 | 154,899 |
| Owner Occupied | 3,892 | 24,138 | 66,003 |
| Renter Occupied | 7,305 | 29,776 | 88,896 |
| Vacant | 1,205 | 5,810 | 16,312 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 7,176 | 32,194 | 91,456 |
| Ages 15 - 24 | 4,607 | 21,429 | 62,851 |
| Ages 25 - 54 | 12,310 | 60,843 | 180,592 |
| Ages 55 - 64 | 3,264 | 15,818 | 45,597 |
| Ages 65+ | 3,641 | 19,775 | 55,167 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$50,495 | \$58,257 | \$58,393 |
| Under \$15k | 1,824 | 5,794 | 15,553 |
| \$15k - \$25k | 1,057 | 4,239 | 12,606 |
| \$25k - \$35k | 1,109 | 5,450 | 16,420 |
| \$35k - \$50k | 1,558 | 7,347 | 21,135 |
| \$50k - \$75k | 2,422 | 10,164 | 29,325 |
| \$75k - \$100k | 1,167 | 6,220 | 19,135 |
| \$100k - \$150k | 1,188 | 6,906 | 20,363 |
| \$150k - \$200k | 441 | 3,560 | 8,605 |
| Over \$200k | 432 | 4,234 | 11,758 |

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PROFESSIONAL BIO

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Ash Noorani

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 ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

Disclaimer

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