

RETAIL PROPERTY
FOR LEASE



Highway 6 Plaza

5920 HIGHWAY 6 N, HOUSTON, TX 77084

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 210.837.8036 // victoria@blueskycommercial.net

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Blue Sky Commercial, LLC or by any agent, independent associate, subsidiary or employee of Blue Sky Commercial, LLC. This information is subject to change without notice.

For Lease • Highway 6 Plaza



PROPERTY DESCRIPTION

An exceptional opportunity to lease a fully built-out, second-generation 6,138 SF nightclub in one of Northwest Houston's most active and high-visibility retail corridors.

Strategically positioned along Highway 6 North, the property offers direct access to over 50,000 vehicles per day, strong surrounding demographics, and ample on-site parking — making it an ideal destination for nightlife, dining, or entertainment-driven concepts.

PROPERTY HIGHLIGHTS

- 6,138 SF fully built-out nightclub (Formerly "Club 701")
- Existing infrastructure includes: elevated stage, DJ booth, lighting grid, and dance floor
- Functional bar setup with service wells and back-of-house support areas
- Lounge/VIP areas, modern restrooms, and open seating design
- Excellent visibility and signage potential
- Ample surface parking with easy access

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	20
Available SF:	6,138 SF
Lot Size:	142,498 SF
Building Size:	52,451 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,287	44,182	101,042
Total Population	23,854	132,019	308,235
Average HH Income	\$90,313	\$104,676	\$108,678

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 210.837.8036 // victoria@blueskycommercial.net

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Blue Sky Commercial, LLC or by any agent, independent associate, subsidiary or employee of Blue Sky Commercial, LLC. This information is subject to change without notice.

For Lease • Highway 6 Plaza



Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

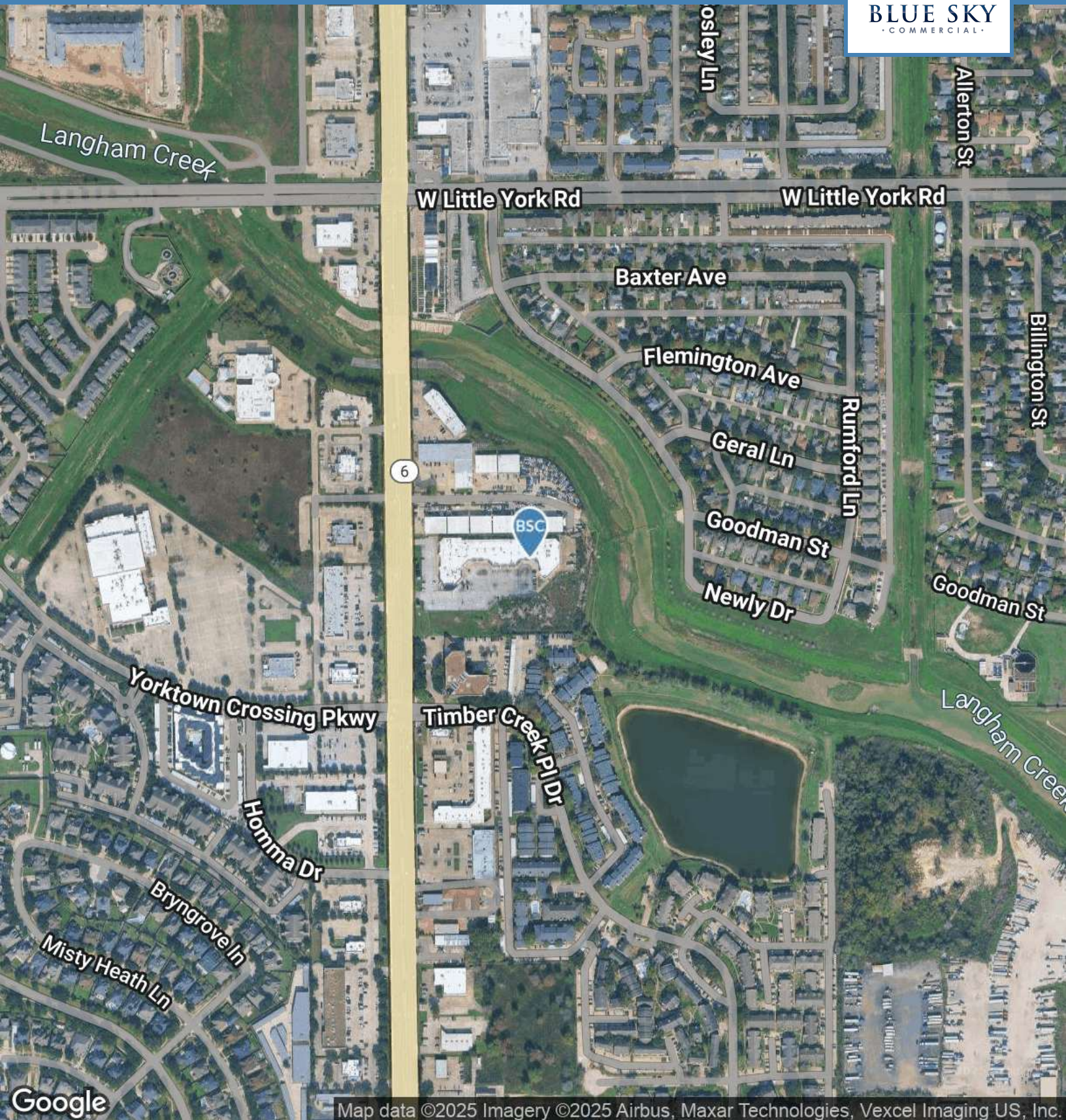
VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 210.837.8036 // victoria@blueskycommercial.net

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Blue Sky Commercial, LLC or by any agent, independent associate, subsidiary or employee of Blue Sky Commercial, LLC. This information is subject to change without notice.

For Lease • Highway 6 Plaza



Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

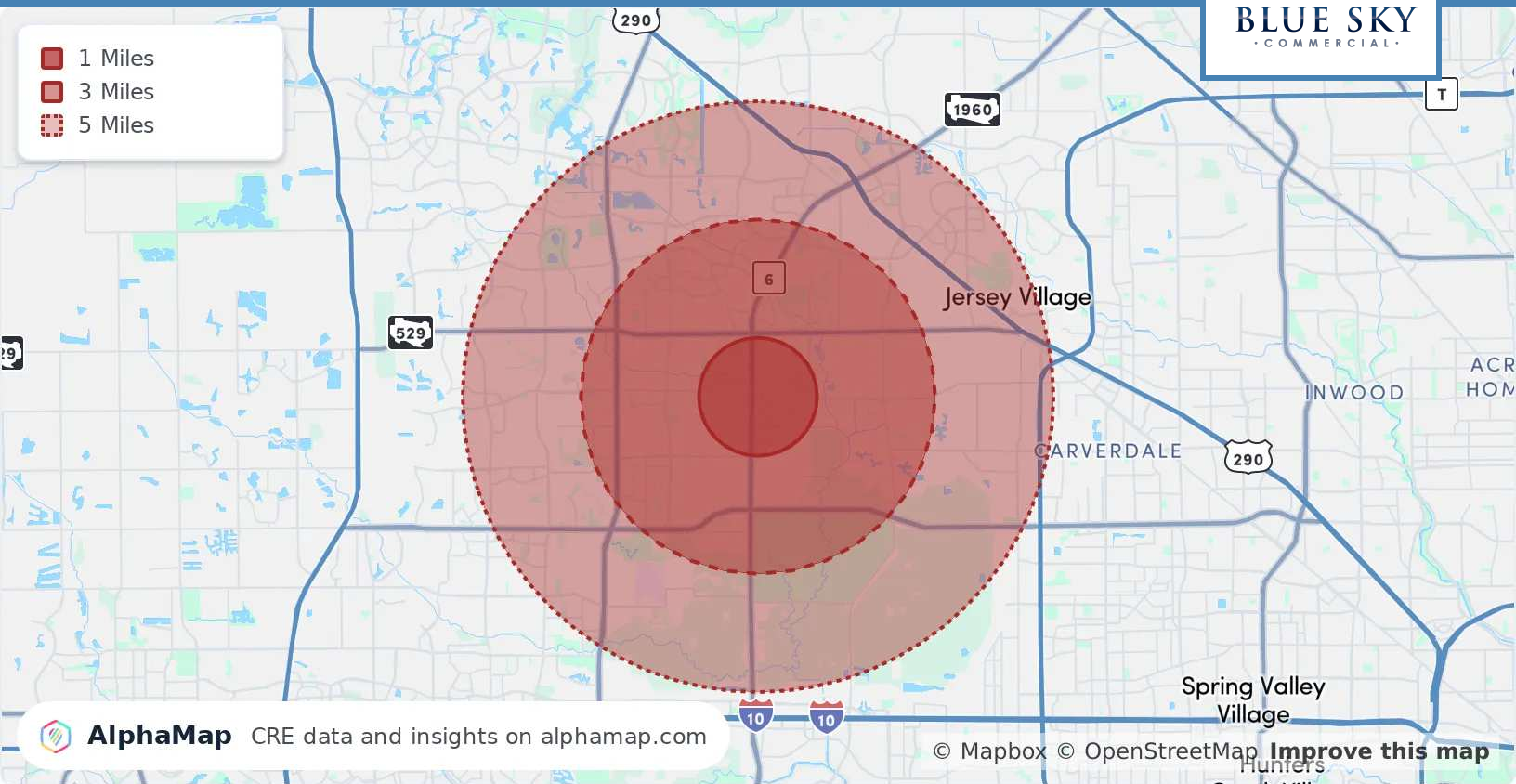
VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 210.837.8036 // victoria@blueskycommercial.net

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Blue Sky Commercial, LLC or by any agent, independent associate, subsidiary or employee of Blue Sky Commercial, LLC. This information is subject to change without notice.

For Lease • Highway 6 Plaza



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,854	132,019	308,235
Average Age	36	38	37
Average Age (Male)	35	37	36
Average Age (Female)	36	39	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,287	44,182	101,042
Persons per HH	2.9	3	3.1
Average HH Income	\$90,313	\$104,676	\$108,678
Average House Value	\$269,802	\$277,556	\$293,164
Per Capita Income	\$31,142	\$34,892	\$35,057

Map and demographics data derived from AlphaMap

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 210.837.8036 // victoria@blueskycommercial.net

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Blue Sky Commercial, LLC or by any agent, independent associate, subsidiary or employee of Blue Sky Commercial, LLC. This information is subject to change without notice.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov