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The Shops on Memorial | 5535 Memorial Dr

2,046 SF of Retail Space Available in Houston, TX 77007



HIGHLIGHTS

- The Rice Military/Washington Avenue area is a centrally located urban neighborhood in Houston, bounded by I-10 to the north, Sawyer Street to the east
- An approximately 2,046 SF retail space (Suite B) will soon be available for lease at 5535 Memorial Drive. Previously occupied by an urgent care clinic

SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste B	2,046 SF	Negotiable	Upon Request	Triple Net (NNN)



5535 Memorial Dr - 1st Floor - Ste B

Space Use

Retail

Condition

Full Build-Out

Availability

June 01, 2025

Street-Level Retail for Lease – 5535 Memorial Drive, Suite B An approximately 2,046 SF retail space (Suite B) will soon be available for lease at 5535 Memorial Drive. Previously occupied by an urgent care clinic, this street-level suite offers prime visibility and easy access on one of Houston's most heavily trafficked roads. Ideal for medical, retail, or service-based businesses seeking strong exposure in a high-demand area.

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Specialty Space
- Located in-line with other retail
- Space is in Excellent Condition

SELECT TENANTS AT THE SHOPS ON MEMORIAL

TENANT	DESCRIPTION	US LOCATIONS	REACH
Duck N Bao	Restaurant	1	-
enTrust Immediate Care	MD/DDS	11	Local
Jacques Dessange Salon & Spa	Services	1	-
Kolache Factory	Bakery	69	National
Memorial Park Vision	Optical	1	-
River Oaks Cleaners	Cleaners	4	Local

PROPERTY FACTS

Total Space Available	2,046 SF	Frontage	275' on Asbury
Center Type	Strip Center	Gross Leasable Area	30,020 SF
Parking	150 Spaces	Total Land Area	2.27 AC
Stores	15	Year Built	2003
Center Properties	1		

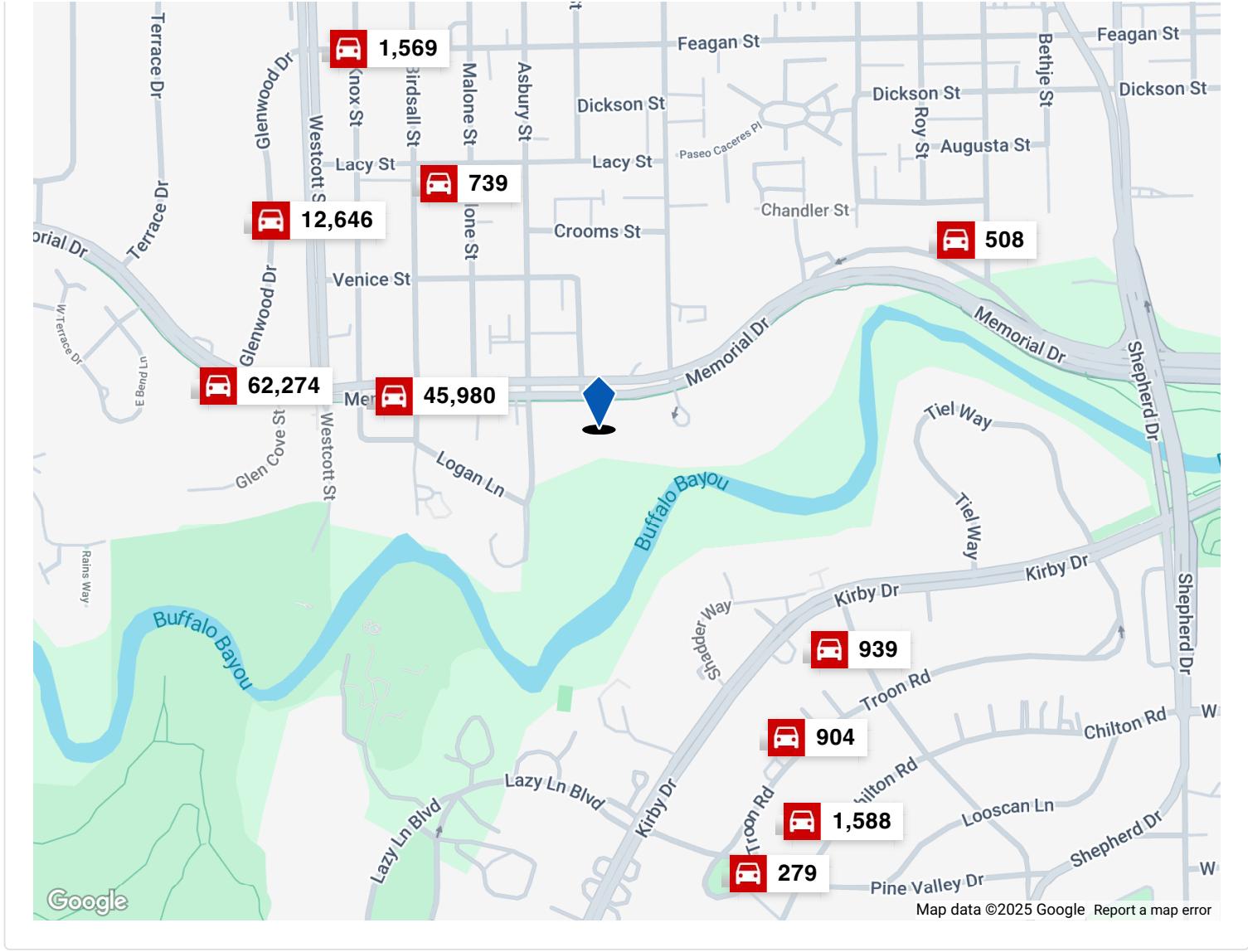
ABOUT THE PROPERTY

Prime Street-Level Retail Space – 5535 Memorial Drive

This highly visible retail space offers excellent street-level exposure along one of Houston's most heavily trafficked corridors. Located at 5535 Memorial Drive, the property provides easy access and strong visibility, making it ideal for high-foot-traffic businesses.

- Pylon Sign

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
Memorial Dr	Birdsall St, W	45,980	2022	0.15 mi
Malone St	Lacy St, N	739	2022	0.26 mi
Memorial Dr	Glen Cove St, E	62,274	2018	0.31 mi
Denman Rd	Troon Rd, SE	939	2022	0.31 mi
Westcott St	Lacy St, N	12,646	2022	0.32 mi
Troon Rd	Denman Rd, NE	904	2022	0.34 mi
Sandman St	Scotland St, N	508	2022	0.40 mi
Feagan St	Birdsall St, E	1,569	2022	0.40 mi
Chilton Rd	Pine Valley Dr, SW	1,588	2022	0.42 mi
Pine Valley Ct	Troon Rd, NW	279	2022	0.43 mi

NEARBY MAJOR RETAILERS

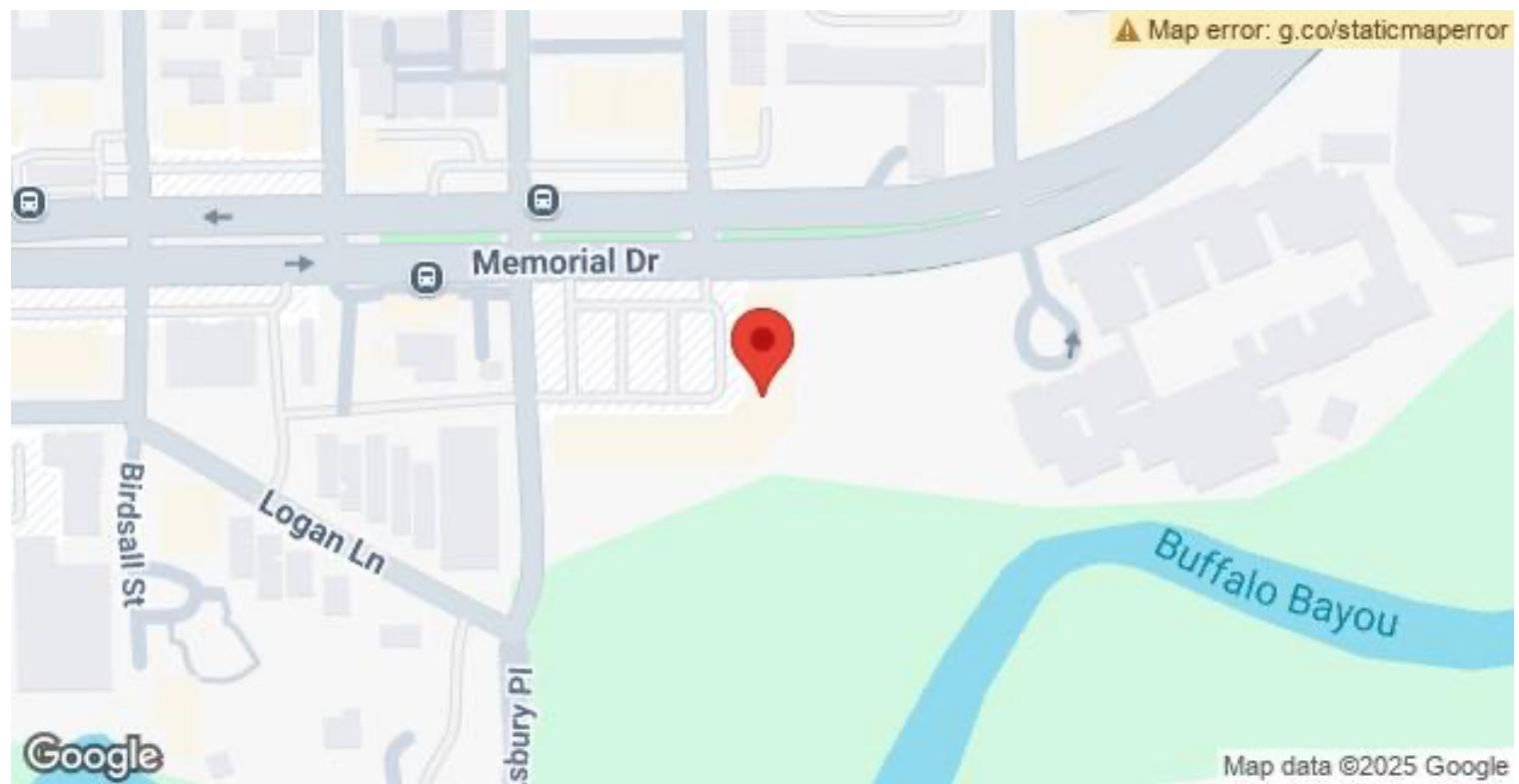
				
				

TRANSPORTATION

 TRANSIT/SUBWAY			
Theater District Rusk Eb		5 min drive	3.4 mi
Mcgowen 		8 min drive	3.8 mi
Downtown Transit Center 		8 min drive	4.1 mi
Ensemble/Hcc 		8 min drive	4.1 mi
Wheeler 		10 min drive	6.1 mi

 COMMUTER RAIL			
Houston 		6 min drive	3.6 mi

MAP



ADDITIONAL PHOTOS



Screenshot 2025-04-03 at 2.46.19 PM



Screenshot 2025-04-03 at 2.46.38 PM



Screenshot 2025-04-03 at 2.13.38 PM

Listing ID: 35366068

Date on Market: 4/3/2025

Last Updated: 4/3/2025

Address: 5535 Memorial Dr, Houston, TX 77007

