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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	Street-Level Retail for Lease – 5535 Memorial Drive, Suite B An approximately 2,046 SF
Retail	retail space (Suite B) will soon be available for lease at 5535 Memorial Drive. Previously
Condition	occupied by an urgent care clinic, this street-level suite offers prime visibility and easy
Full Build-Out	access on one of Houston’s most heavily trafficked roads. Ideal for medical, retail, or
Availability	service-based businesses seeking strong exposure in a high-demand area.
June 01, 2025	<ul style="list-style-type: none">• 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

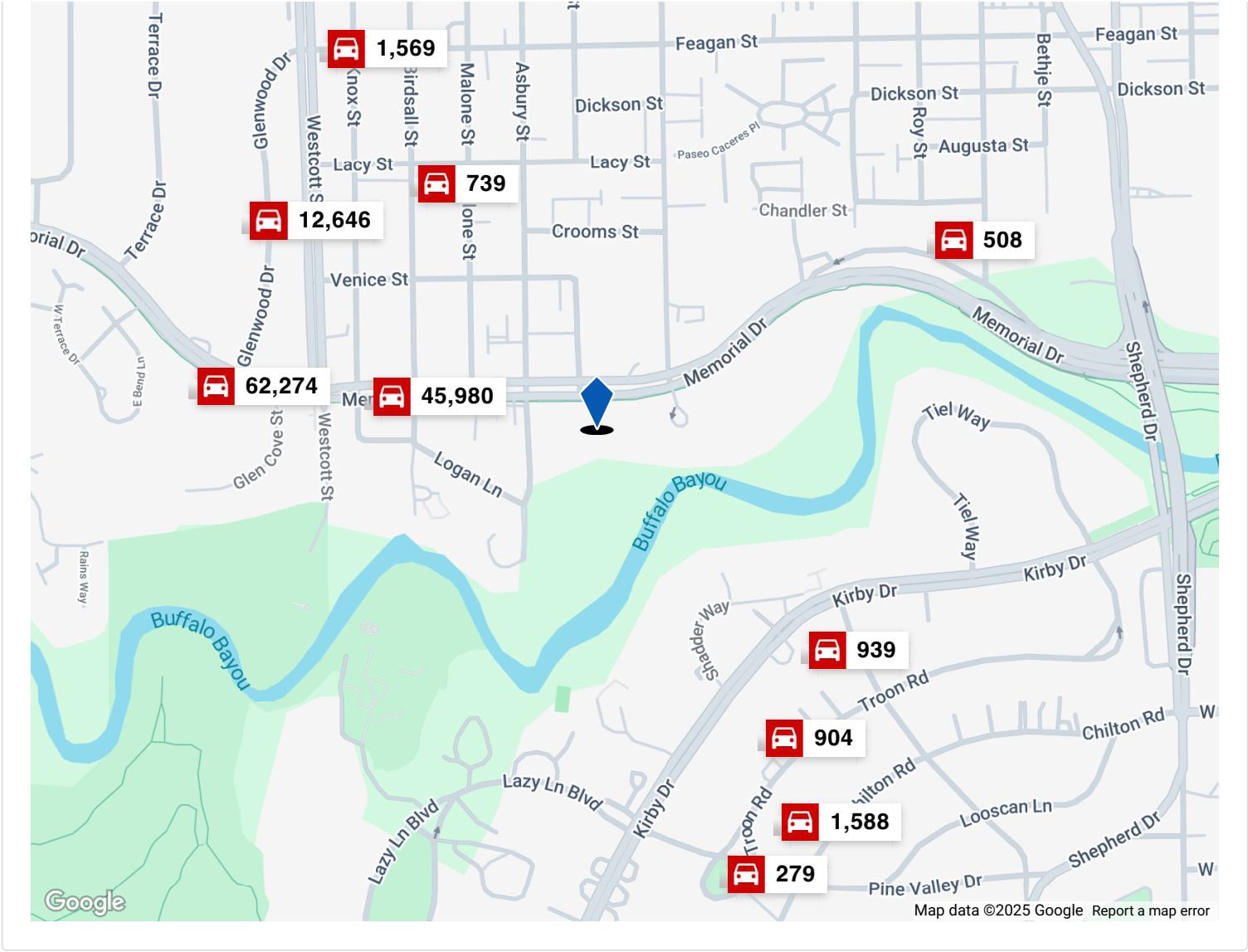
Total Space Available	2,046 SF	Frontage	275’ on Asbury
Center Type	Strip Center	Gross Leasable Area	30,020 SF
Parking	150 Spaces	Total Land Area	2.27 AC
Stores	15	Year Built	2003
Center Properties	1		

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

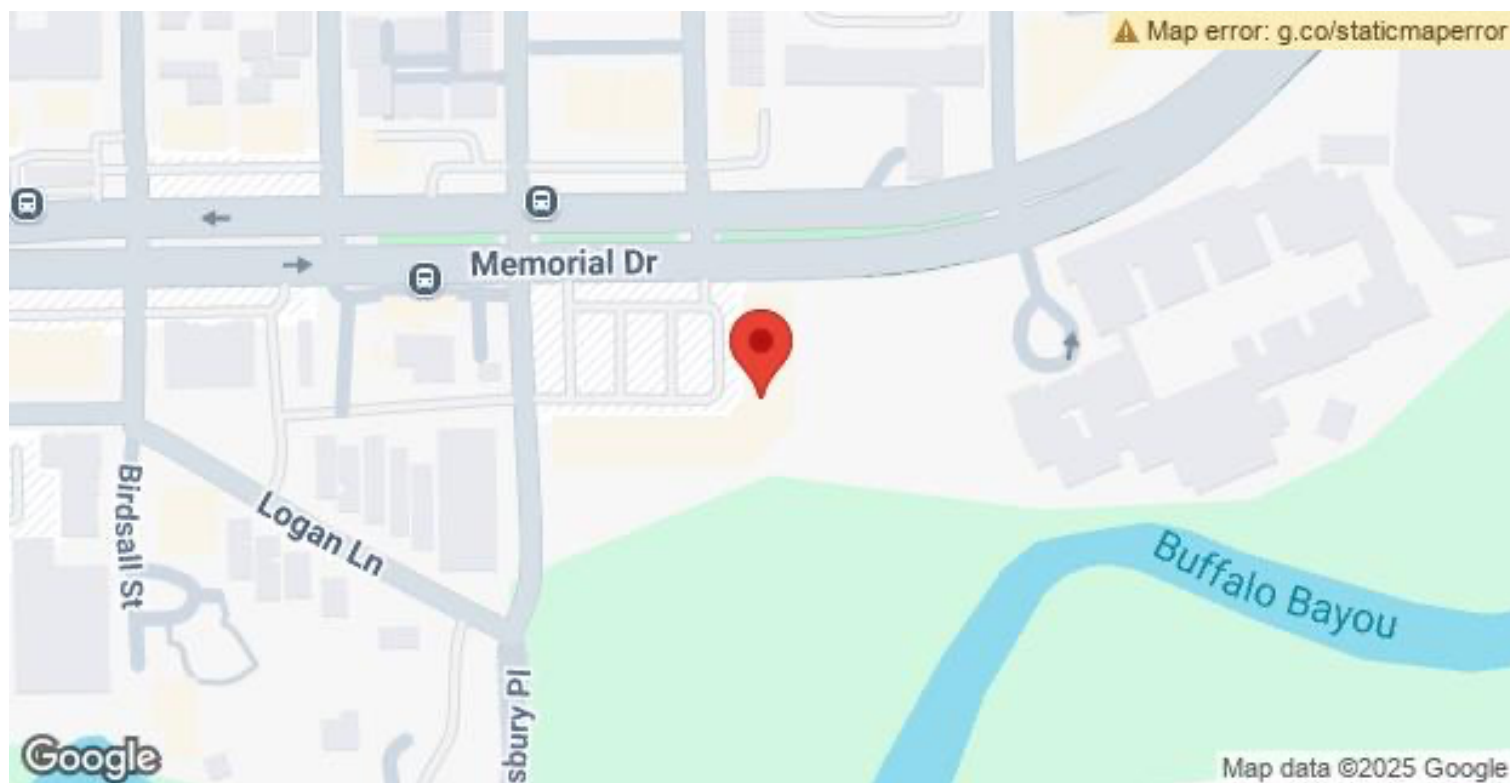
NEARBY MAJOR RETAILERS

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

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