

A RARE.  
STAND-ALONE  
RETAIL  
OPPORTUNITY

5613



EST.

1950

**ALMEDA**

STATION

# USHER IN THE NEXT GENERATION OF HOUSTON COMMERCE

Originally built in 1950, operating as Braswell's of Houston, 5613 Almeda Rd flourished as a shop for local florists B.W. and Blanch Braswell for more than 20 years, before becoming a community hub for arts and culture in the early 1980s. The building sat along Houston's prominent rail line which connected commerce in downtown Houston to cities all over Central Texas in the 1800s.

Today, this historical adaptive reuse building in Riverside Terrace represents a rare, surviving example of the commercial businesses that proliferated on Almeda Road from the late 1920s into the 1960s.

5613 Almeda Rd offers an exciting opportunity to help usher in a new generation of Houston commerce within a thriving neighborhood that offers great proximity to downtown Houston, the Texas Medical Center, the Museum District and Midtown.

CIRCA 1950





## PROPERTY SPECS

5613 ALMEDA RD HOUSTON, TX 77004

### BUILDING 1

1-Story  
Concrete masonry  
building

### SPACE AVAILABLE

2,491 SF  
+919 SF outdoor patio

### BUILDING 2

Attached 2-story  
wood frame building

### SPACE AVAILABLE

1,123 SF across  
two floors

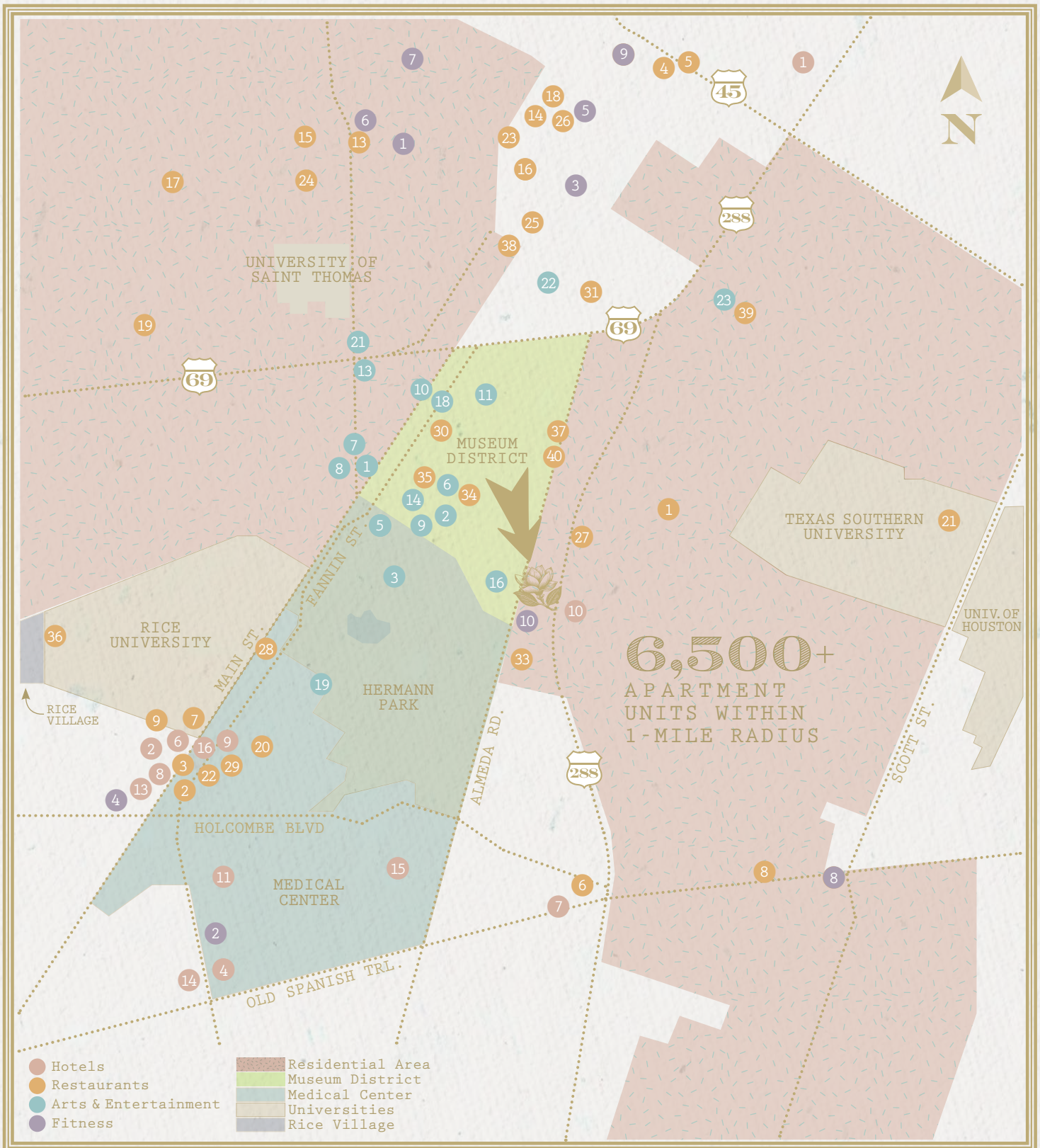


PROPERTY HAS EARNED  
A PROTECTED LANDMARK  
DESIGNATION

Small parking lot included with +280  
market based spaces adjacent/off-site

# WHERE LOCATION...

{MAP IS 1-MILE RADIUS}



# ...MEETS OPPORTUNITY

## RESTAURANTS

- 1 Wow Bao
- 2 Murphy's Deli
- 3 Roti Mediterranean Grill
- 4 Louisiana Fried Chicken
- 5 Pappas Restaurants
- 6 Church's Chicken
- 7 The Halal Guys
- 8 Papa John's
- 9 Piada Italian Street Food
- 10 Bonchon
- 11 American Deli
- 12 Jinya Ramen Bar
- 13 Velvet Taco
- 14 Dave's Hot Chicken
- 15 Voodoo Doughnut
- 16 Gen Korean BBQ
- 17 Jeni's Splendid Ice Creams
- 18 Gloria's Latin Cuisine
- 19 Starbucks
- 20 Wolfgang Puck
- 21 Wingstop
- 22 Salata
- 23 Costa Coffee
- 24 sweetgreen
- 25 Kura Sushi
- 26 Chipotle Mexican Grill
- 27 Denny's
- 28 Au Bon Pain
- 29 CAVA
- 30 Mo Better' Brews
- 31 Retrospect Coffee
- 32 Cosmo Eatery
- 33 Davis Street
- 34 Lucille's
- 35 MF Sushi
- 36 Navy Blue
- 37 Reggae Hut
- 38 The Breakfast Klub
- 39 The Rado Market
- 40 Turkey Leg Hut

## FITNESS

- 1 The Bar Method
- 2 Orangetheory Fitness
- 3 TITLE Boxing Club
- 4 LA Fitness
- 5 F45 Training
- 6 solidcore
- 7 CrossFit
- 8 Planet Fitness
- 9 YogaWorks
- 10 Vegvisir Cross Fit  
& Personal Training

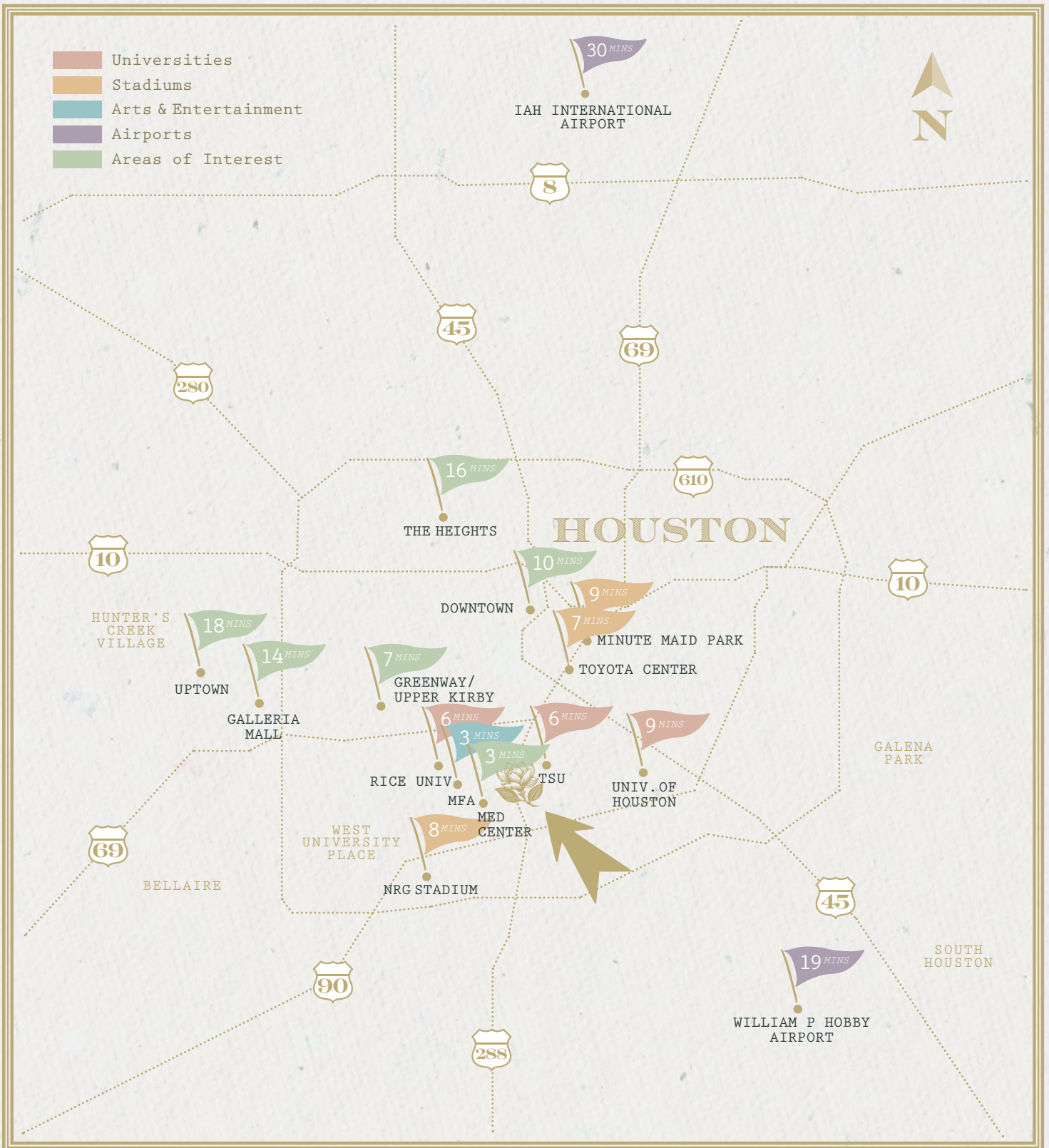
## ART & ENTERTAINMENT

- 1 Museum of Fine Arts Houston
- 2 Children's Museum Houston
- 3 Miller Outdoor Theatre
- 4 Japanese Garden
- 5 Houston Museum of Natural Science
- 6 Holocaust Museum Houston
- 7 Contemporary Arts Museum of Houston
- 8 Cullen Sculpture Garden
- 9 The Health Museum
- 10 Lawndale Art Center
- 11 Houston Museum of African American Culture
- 12 Burke Baker Planetarium
- 13 Classical Theatre Company
- 14 Houston Bicycle Museum
- 15 MFAH Brown Auditorium Theater
- 16 Wortham IMAX Theatre
- 17 Anya Tish Gallery
- 18 Czech Center Museum Houston
- 19 Pioneer Memorial Log House Museum
- 20 David Shelton Gallery
- 21 Barbara Davis Gallery
- 22 Buffalo Soldiers Museum
- 23 El Dorado Ballroom

## HOTELS

- 1 Holiday Inn Express
- 2 Best Western
- 3 Hyatt Place
- 4 Hyatt House
- 5 Hilton International
- 6 Hilton Hotels & Resorts
- 7 MainStay Suites
- 8 InterContinental Hotel
- 9 Marriott Hotels & Resorts
- 10 Americas Best Value Inn
- 11 Extended Stay America
- 12 Home2 Suites
- 13 DoubleTree by Hilton
- 14 Hampton
- 15 Hilton Garden Inn
- 16 Westin Hotels & Resorts

# DRIVE TIME MAP



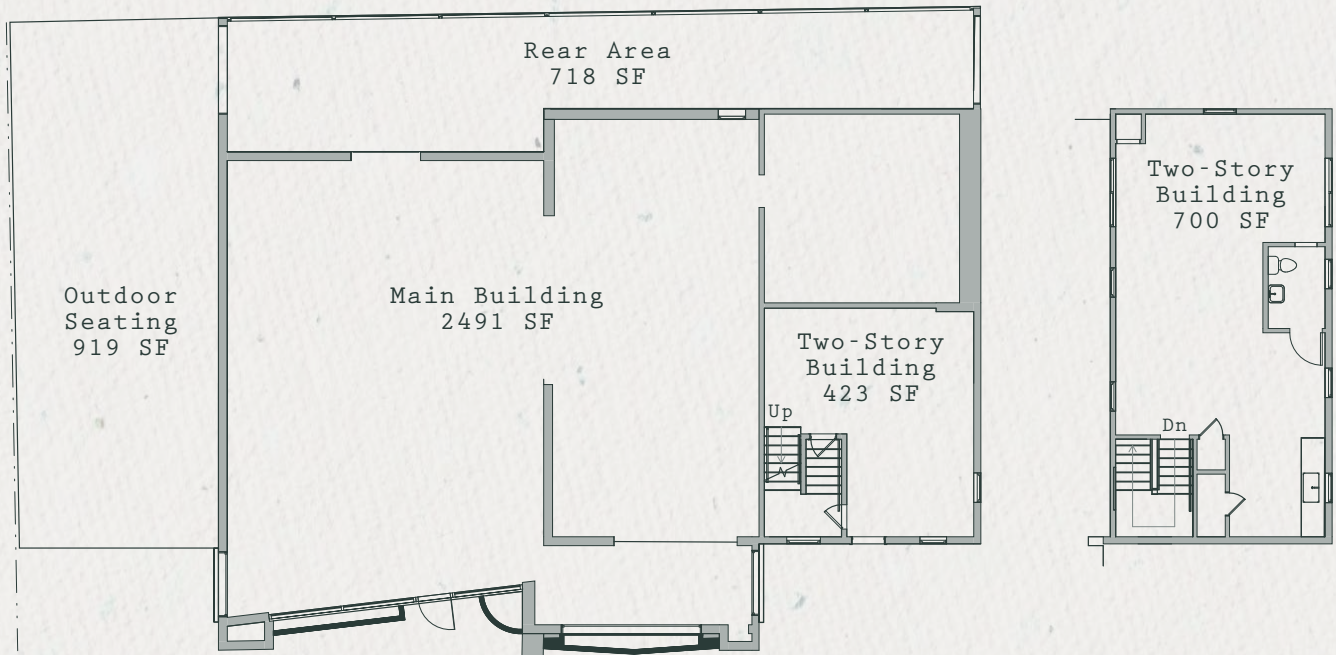
# ENDLESS POTENTIAL



Located in Houston's Riverside Terrace neighborhood, 5613 Almeda Rd offers an exciting opportunity to embrace a thriving area of Houston that offers endless potential for businesses looking to make their mark on this vibrant city.

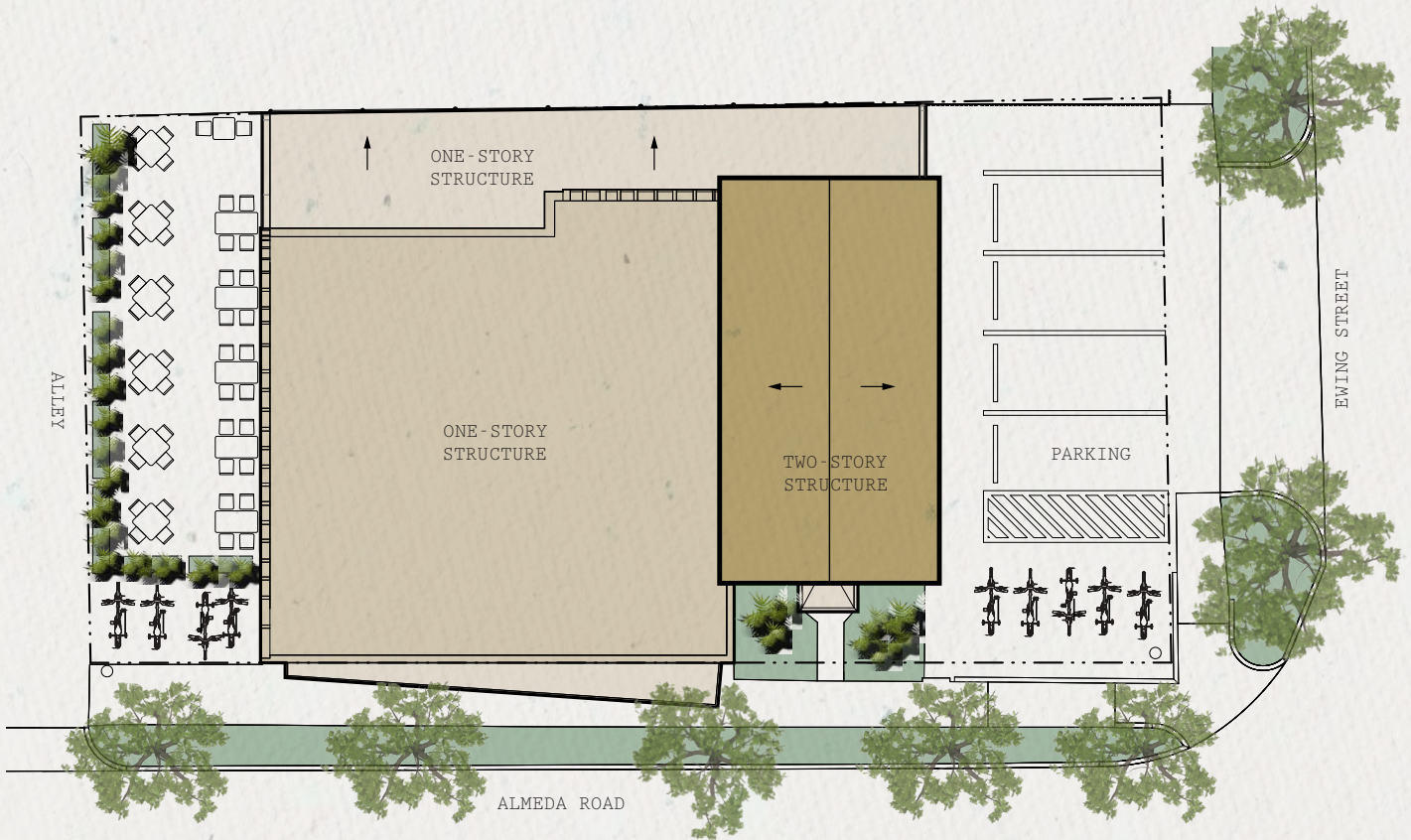
		<b>AREA DEMOGRAPHICS</b>	
		<p><i>*Numbers show 2023 data within a 1-mile and 3-mile radius</i></p>	
		<b>POPULATION:</b>	
		1-mile radius	<b>AGES</b> <b>20-64</b>
		3-mile radius	
		12,431 (69% of pop.)	
		131,843 (67% of pop.)	
		<hr/>	
		<b>Households:</b>	
1-mile radius	<b>10,140</b>	Median Age:	<b>38.0</b>
3-mile radius	<b>96,015</b>	Average Household Income:	<b>\$130,975</b>
		<hr/>	
		<b>Households:</b>	
Vehicles Per Day: <small>(ESRI, 2019 Data)</small>	ALMEDA RD. <b>16,117</b>	ALMEDA & BINZ: <b>9,170</b>	HWY 288 <b>192,739</b>

# PROPOSED FLOOR PLAN





# SITE PLAN



## PRELIMINARY PARKING REQUIREMENTS

Restaurant Spaces:	<b>31</b>	Total Spaces Required With 40% Reduction:	<b>21</b>
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Office Spaces:	<b>4</b>	Total Spaces Required With Bike Reduction 10%:	<b>19</b>
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Total Spaces Required:	<b>34</b>	Total Spaces Required Off-Site:	<b>15</b>
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\*Total Spaces Available Off Site:  
 \*Denotates a combination of market based + valet parking only (not street level) **+280**

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FOR  
MORE  
INFO

PLEASE  
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