LION SQUARE

10780-10804 BELLAIRE
& 6787-6796 WILCREST DR.
HOUSTON, TX 77072

RETAIL PROPERTY FOR LEASE

WENDELL NAULT

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LION SQUARE

CROWN SEAFOOD RESTAURANT ANCHORED | 10780-10804 BELLAIRE & 6787-6796 WILCREST DR., HOUSTON, TX 77072

PROPERTY DESCRIPTION

- In the heart of Little Saigon - Houston.
- Dense Asian population & High Traffic Count on Bellaire Blvd
- Located at the intersection of Bellaire Blvd & Wilcrest Dr.
- **Pad Building Available!**

PROPERTY HIGHLIGHTS

- Located in the Dense Asian population & High traffic volumes on Bellaire Blvd
- Easy access to Beltway 8 & Westpark Toll Way
- New Redevelopment Retail - Coming Soon

OFFERING SUMMARY

Available SF:	2,000 SF, and 3,295 SF Available Inline Plus 5,300 SF Pad Site
Building Size:	117,592 SF
Vehicles Per Day:	74,000 VPD
Major Tenants:	Crown Seafood Restaurant (Houston's #1 dim sum restaurant); Kpot; Sam's Nail Supply.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	$52,108	$52,619	$64,566
Total Population	20,544	233,908	572,765
Total Households	7,223	97,313	238,646

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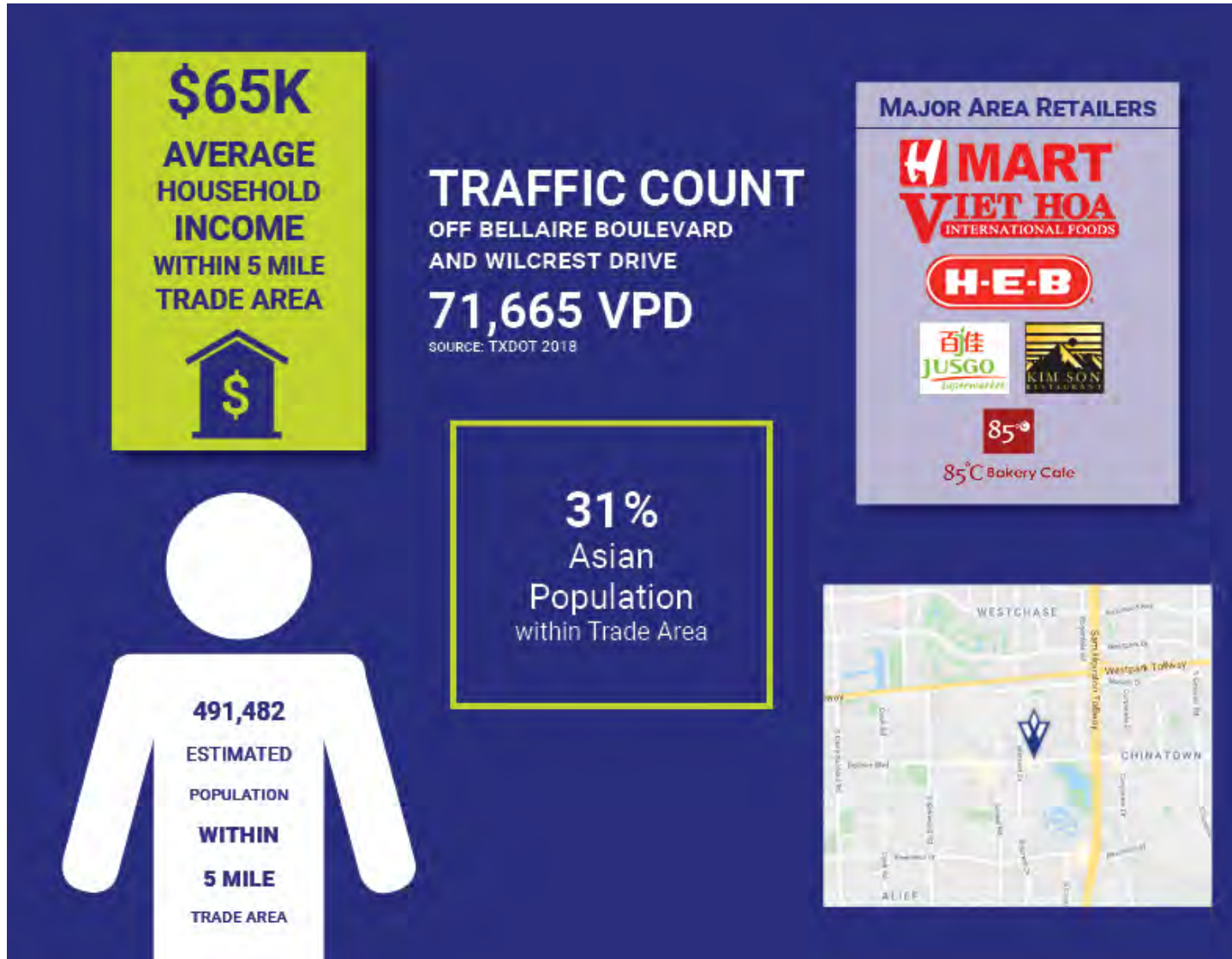wnault@whitestonereit.com
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$65K
AVERAGE HOUSEHOLD INCOME WITHIN 5 MILE TRADE AREA

TRAFFIC COUNT
OFF BELLAIRE BOULEVARD AND WILCREST DRIVE
71,665 VPD
SOURCE: TXDOT 2018

31%
Asian Population within Trade Area

491,482
ESTIMATED POPULATION WITHIN 5 MILE TRADE AREA

MAJOR AREA RETAILERS

H MART
VIET HOA INTERNATIONAL FOODS
H-E-B
百佳 JUSGO Supermarket
KIM SON RESTAURANT
85°C
85°C Bakery Cafe

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WILCREST DRIVE - 25,000 VPD
(100' R.O.W.)

Contengo Spa Design
Foot Relax Massage
2,000 sf
DUY Sandwiches
TEA & HERBS
Mi La Cai Restaurant
Quan Yin Vegetarian
Merryland Bakery
MH Skin Spa
Happy Salon Spa
Saigon Cargo
Chow Tea
Pho Tran
Amerigroup
Kangen Water
Sapa Noodle
Hank's Cajun Crawfish
Gloral Salon
新苗超市
SAM's NAIL SUPPLY
金冠 CROWN SEAFOOD RESTAURANT
AMERICAN'S CHOICE CHECK CASH
Thuan Kieu Com Tam
KPOT HOT POT & BARBECUE
Available 3,295 SF
Bellaire Home Healthcare
Chiropractic
AP Insurance
Day Dental
Faith Com Grill
PHO NGON
Wise Up Financial

CHASE

Apple Dentist

Available 5,300 SF

BELLAIRE BOULEVARD - 50,000 VPD
(120' R.O.W.)

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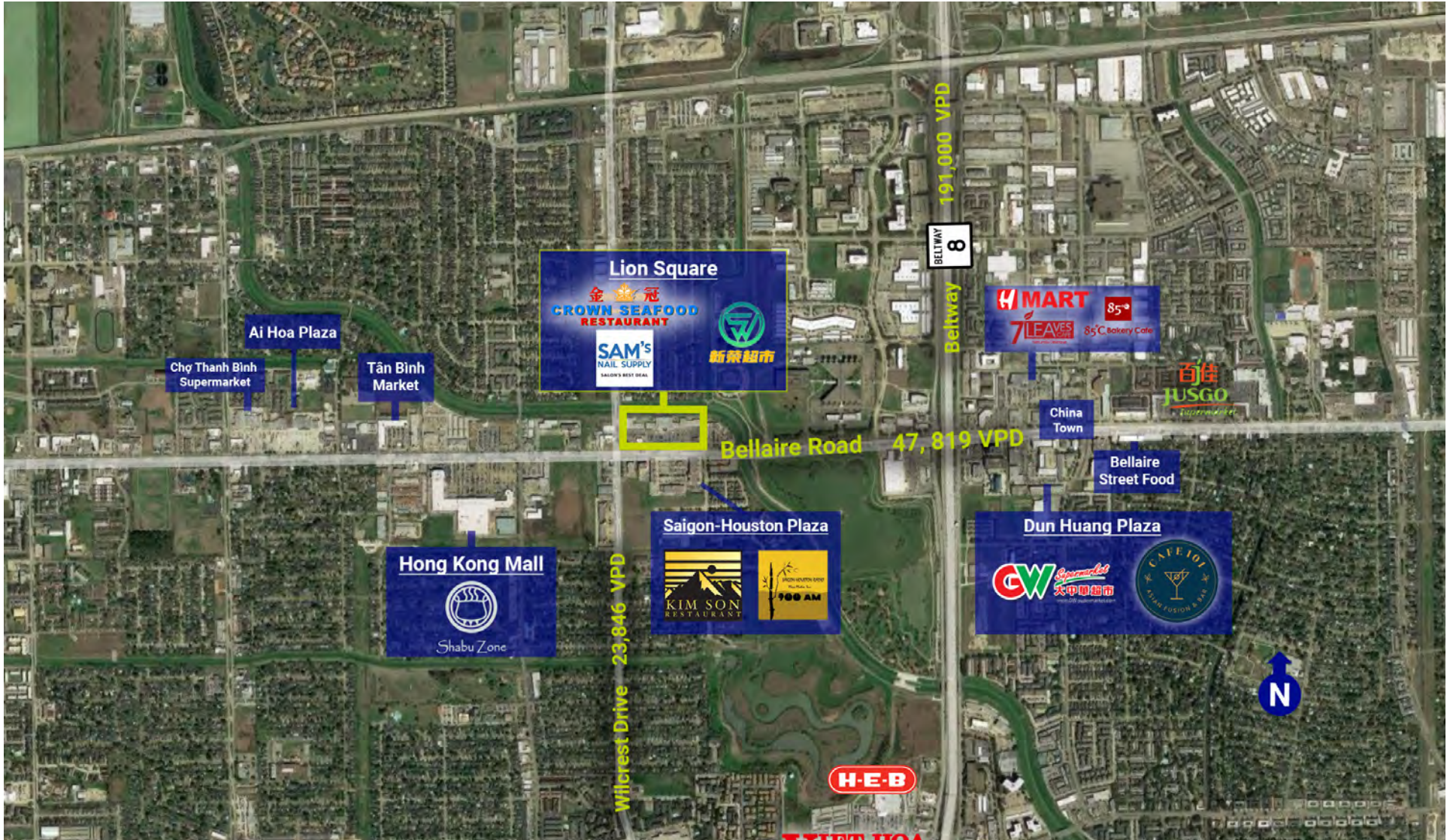wnault@whitestonereit.com
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191,000 VPD

BELTWAY 8

Beltway 8

Lion Square
金 冠 CROWN SEAFOOD RESTAURANT
SAM's NAIL SUPPLY — SALON'S BEST DEAL
新榮超市

H MART
7 LEAVES
85°C Bakery Cafe

百佳 JUSGO Supermarket

Ai Hoa Plaza

Chợ Thanh Bình Supermarket

Tân Bình Market

China Town

Bellaire Street Food

Bellaire Road   47, 819 VPD

Hong Kong Mall
Shabu Zone

Saigon-Houston Plaza
KIM SON RESTAURANT
900 AM

Dun Huang Plaza
GW Supermarket 大中華超市
CAFE 101 ASIAN FUSION & BAR

Wilcrest Drive   23,846 VPD

H-E-B

VIET HOA

N

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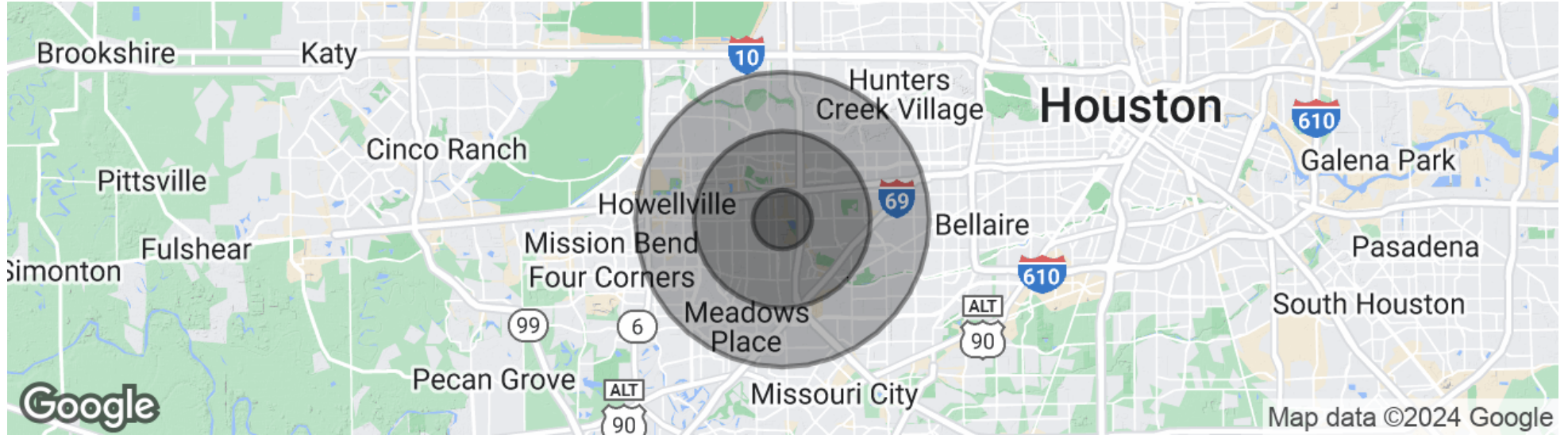p: 713.435.2203

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,544	233,908	572,765
Median age	33.4	33.3	34.3
Median age (Male)	31.4	32.1	33.0
Median age (Female)	37.9	34.3	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,223	97,313	238,646
# of persons per HH	2.8	2.4	2.4
Average HH income	$52,108	$52,619	$64,566
Average house value	$112,238	$106,229	$155,579

* Demographic data derived from 2020 ACS - US Census

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