

RETAIL PROPERTY | FOR LEASE

Southview Square Retail Center

11021 Fuqua Street,
Houston, TX 77089



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Oak Hill Commercial
520 Post Oak Blvd., Suite 500
Houston, TX 77027

2 | Property Summary



PROPERTY DESCRIPTION

Located at 11021 Fuqua Street, Houston, TX, 77089, this exceptional property offers prime leasing opportunities. Boasting modern architecture and versatile spaces, it's perfectly suited for a diverse range of businesses. With its strategic location and ample parking, this property promises high visibility and convenience for both tenants and customers. Inside, the interior features spacious layouts, abundant natural light, and customizable options to meet specific needs. The property's attractive exterior and well-maintained grounds add to its professional appeal. This is an outstanding opportunity for businesses seeking a prominent and adaptable space in a thriving commercial area.

PROPERTY HIGHLIGHTS

- Strategic location
- Modern architecture

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	28
Available SF:	2,000 - 10,356 SF
Lot Size:	9.6 Acres
Building Size:	115,646 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	511	2,115	6,075
Total Population	1,432	5,439	15,973
Average HH Income	\$55,515	\$58,490	\$70,430



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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,000 – 10,356 SF

Lease Term:	36 months
Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
11003 – Southview Square Retail Center	Available	2,400 SF	NNN	\$15.00 SF/yr
11025 – Southview Square Retail Center	Available	2,000 SF	NNN	\$15.00 SF/yr
11045 A – Southview Square Retail Center	Available	2,400 SF	NNN	\$15.00 SF/yr
11049 – Southview Square Retail Center	Available	2,880 SF	NNN	\$15.00 SF/yr
11035 – Southview Square Retail Center	Available	2,000 SF	NNN	\$15.00 SF/yr



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LEASE INFORMATION

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
11039 - Southview Square Retail Center	Available	10,356 SF	NNN	Market Value



5 | Retailer Map



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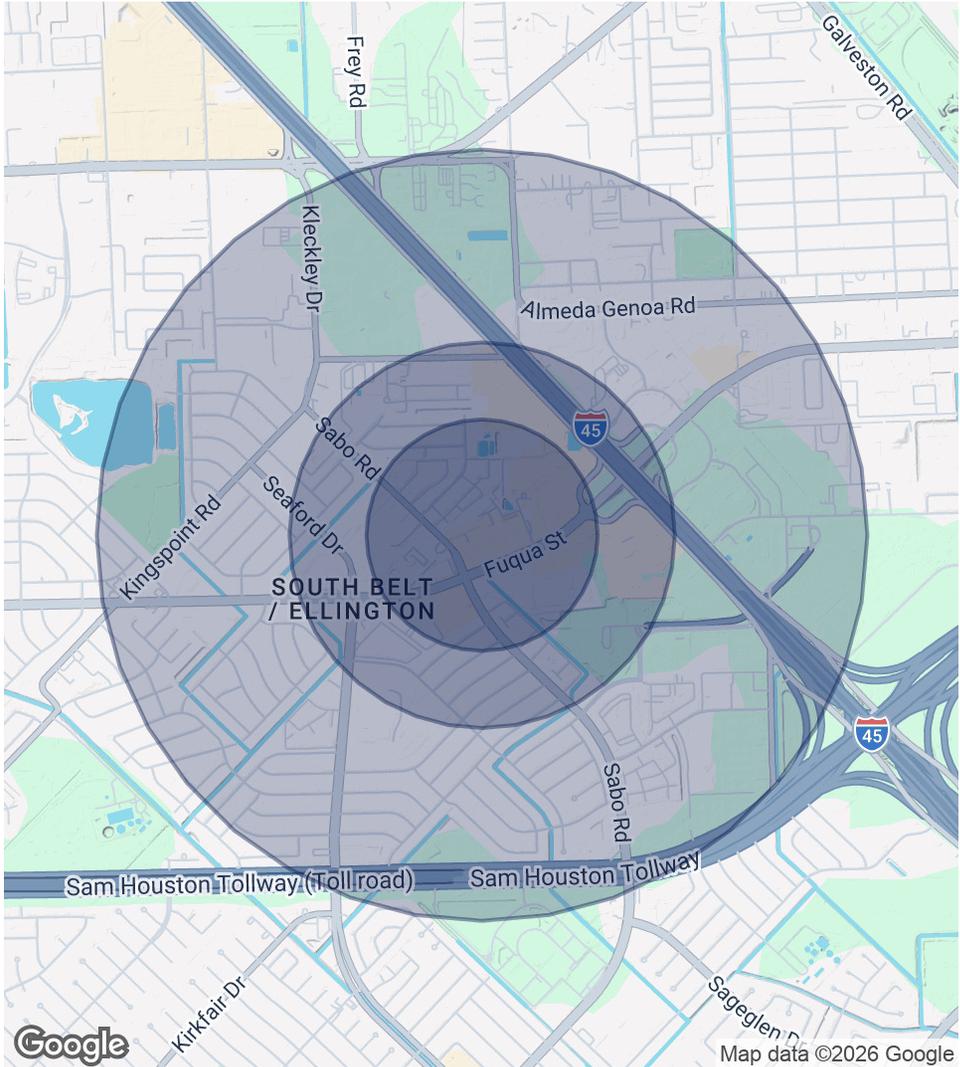
6 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,432	5,439	15,973
Average Age	35	35	36
Average Age (Male)	33	34	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	511	2,115	6,075
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$55,515	\$58,490	\$70,430
Average House Value	\$183,454	\$188,788	\$209,056

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	42.9%	42.3%	52.1%

Demographics data derived from AlphaMap



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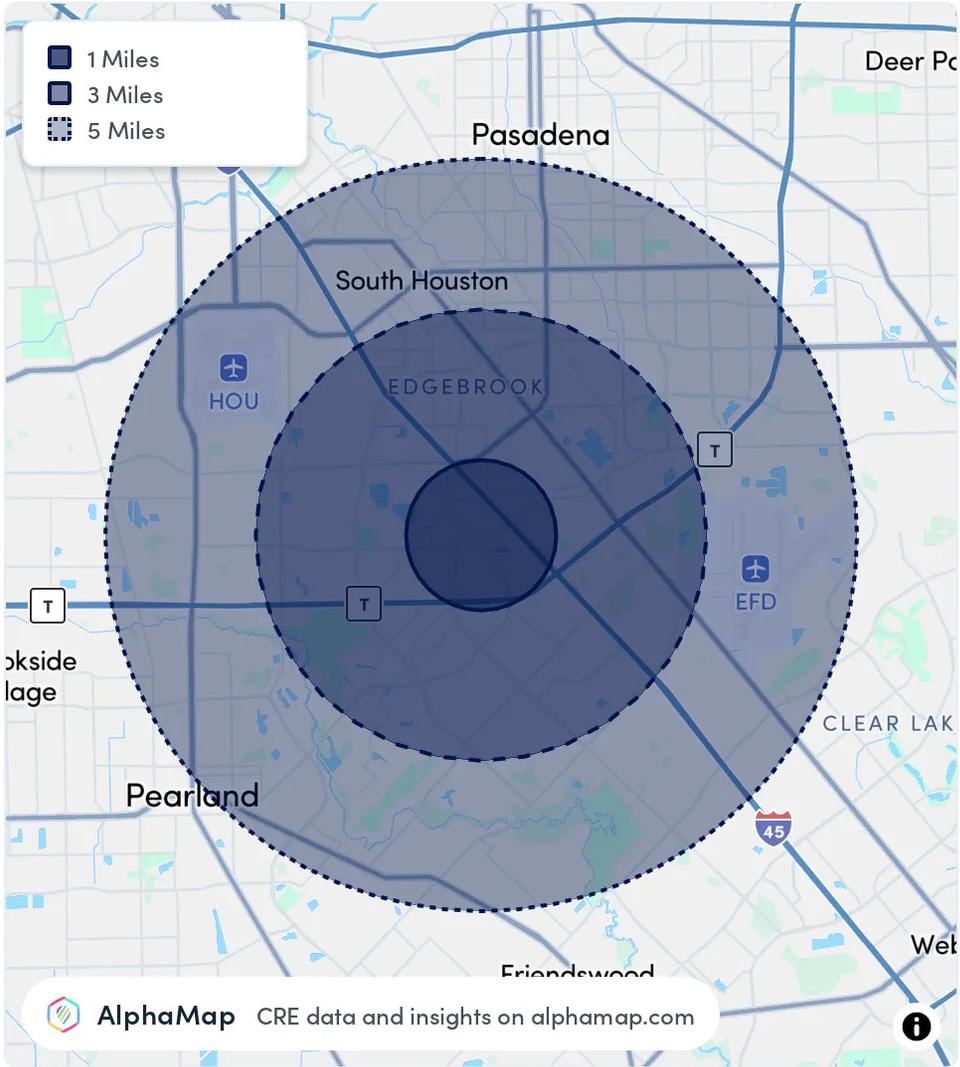
7 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,973	129,957	266,221
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

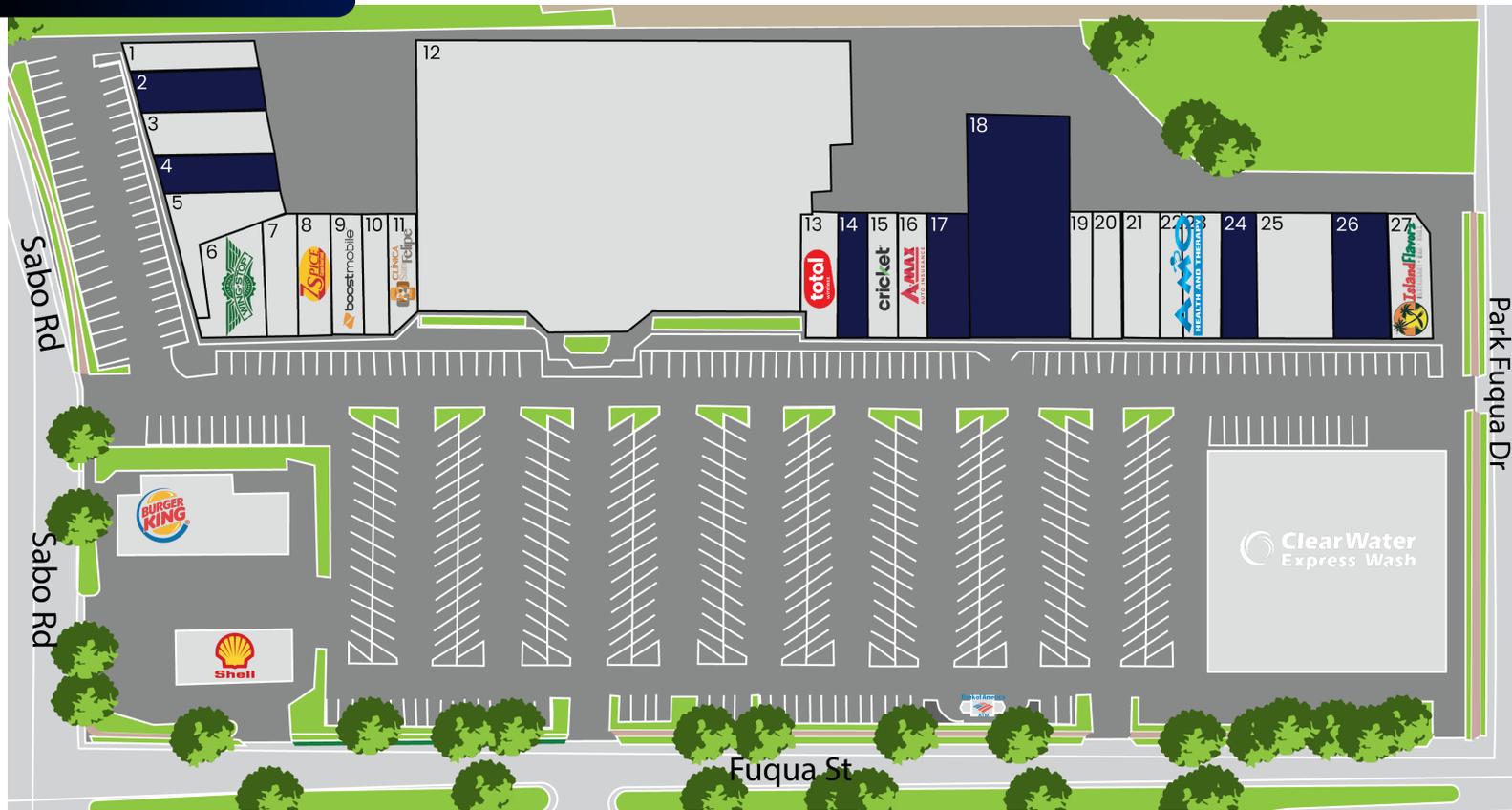
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,075	41,865	88,408
Persons per HH	2.6	3.1	3
Average HH Income	\$70,430	\$87,941	\$92,652
Average House Value	\$209,056	\$238,157	\$250,376
Per Capita Income	\$27,088	\$28,368	\$30,884

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	52.10%	63.20%	63%

Map and demographics data derived from AlphaMap



Site Map



Tenant	Unit	Size (SF)
1 Nancy's Hair & Nails	11001	1,542
2 <VACANT>	11003	2,400
3 Pho 21 Restaurant	11005	3,360
4 <VACANT>	11005 A - 11007	2,408
5 Barbershop	11007	1,350
6 Wingstop	11009	1,884
7 The Tea Bar	11009 A	1,756
8 7 Spice Seafood Kitchen	11013	2,175
9 Boost Mobile	11015	1,200
10 Social Smoke	11017	2,400
11 Clinica San Felipe	11019	1,945
12 Black Friday Deals	11021	52,990
13 Total Wireless	11023	1,200
14 <VACANT>	11025	2,000

Tenant	Unit	Size (SF)
15 Cricket Wireless	11031	1,520
16 AMAX Insurance	11033	2,080
17 <VACANT>	11035	2,000
18 <VACANT>	11039	10,356
19 PN Nails	11041	1,200
20 Retail	11043	1,600
21 JNL Medical Supplies	11043 C	2,400
22 AMO Health & Therapy	11043 D	1,600
23 AMO Health & Therapy	11045	2,400
24 <VACANT>	11045 A	2,400
25 Mai Laundry	11047	4,800
26 <VACANT>	11049	2,880
27 Island Flavorz Bar & Grill	11051 A	1,800
28 Bank of America ATM	PAD	0





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Oak Hill Commercial	-	-	713.275.2009
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
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date