



ELITE SQUARE FOR LEASE

NEXTGEN
COMMERCIAL

**1520 COLLEGE AVE,
SOUTH HOUSTON, TX 77587**

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Building Details

Rate	\$20/psf/yer
Total Building SQFT	40,248 SF
Minimum SQFT	3,000 SF
Max SQFT	8,247 SF
NNN	\$6/psf/year
Vacant SQFT	11,247 SF
Class	A
Year Built	1959
Year Remodeled	2022
Stories	1
County	Harris



- **Heavy Traffic Location:** The shopping center is strategically located at the intersection of the six lane College Ave and Highway I-45.
- **Tenants:** Chevron Gas Station with 12 pumps, SOHO Express, Nails Of USA, Cafe 88, Furniture and Appliances Outlet Center, Taquitos Don Agave.
- The property offers new construction opportunities to further enhance and expand the space, accommodating a variety of businesses.
- Rear Driveway for Deliveries, Pylon Sign, ESFR sprinkler system.
- 150 Parking Spaces
- Bitcoin ATM inside SOHO Express
- Population 16,568
- Housing Units 5,156
- Median Home Income \$52,611 to \$82,900
- Total Daytime Population 14,600

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THE CITY OF SOUTH HOUSTON IS THE HOME OF OVER 600 INDEPENDENT BUSINESS OWNERS, COMPRISED PRIMARILY LIGHT MANUFACTURING AND FABRICATING RELATED TO THE PETROLEUM AND CHEMICAL INDUSTRIES, SERVICE AND RETAIL ORIENTED BUSINESSES. IT IS ADJACENT TO THE HOUSTON SHIP CHANNEL AND REFINERY COMPLEX, PASADENA, DEER PARK, AND ELEVEN MILES FROM DOWNTOWN HOUSTON, A SHORT DISTANCE TO CLEAR LAKE AREA, GALVESTON AND THE NASA JOHNSON SPACE CENTER

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AVAILABLE UNITS

SUITE B
3,000 SF

SUITE D
8,247 SF

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