



ORANGE COMMERCIAL
Strategic Real Estate Services

RETAIL CENTER FOR LEASE



**9413 – 9419 MESA DR AT TIDEWELL ROAD,
HOUSTON, TX 77028**

ABOUT THE PROPERTY:

This neighborhood center has 102,640 SF. of GLA space and is anchored by the only grocery store in the area. The Fiesta grocery store has a 64,120 SF. footprint and there is an addition 38,520 SF. of retail space positioned to the left and right of the grocery store. The Center also has great visibility and access from Tidwell and Mesa and a Metro Transfer Station front and shopping center on Tidwell. Building and Pylon signage is available for prospect Tenants.

CONTACT INFORMATION:

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9413 – 9419 Mesa Drive, Houston, TX 77028

Suite	Tenant	SF
9413	Little Caesar's Pizza	1,200
9415	Fiesta Beverage Mart	3,400
9415B	Smilepoint Dental	1,800
9417A	Centerwell	7,300
9417B	Available	1,400
9417D	Fred Loya	1,600
9417F	Mesa Top Beauty Supply	2,400
9421B	EZ Pawn	8,000
9421D	Rent-A-Center	4,180
9421E	City Gear	4,840
9421G	Jackson Hewitt Tax Service	1,100
9421H	Available	1,350
9419	Fiesta	64,120
Total SF		102,640



Economics:

- Rent Rate: \$26.00-\$28.00 PSF
- NNN: \$5.20

Availability:

- 1,350 SF 2nd Gen. Restaurant
- 1,400 SF. 2nd Gen. Retail Space



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AREA DETAILS

9413 – 9419 Mesa
Drive, Houston, TX
77028



Area Retailers:

Fiesta, KIPP Academy, T-mobile, Beauty Empire, KFC, Auto Zone, O'Reilly's, City Gear, EZ Pawn, Little Caesars and Pizza Hut

Demographics:

	1 Mile	5 Miles
Population:	10,950	162,231
Households:	3,249	48,674
Median Income:	\$34,542	\$37,156

Features:

- Great access and visibility
- Pylon sign available
- 2nd generation space
- Plenty of parking
- Only grocery anchored center