

HOUSTON HEIGHTS | 19TH STREET



FOR LEASE

2ND GEN. RETAIL
HISTORIC HEIGHTS

2,500 SF - 5,000 SF

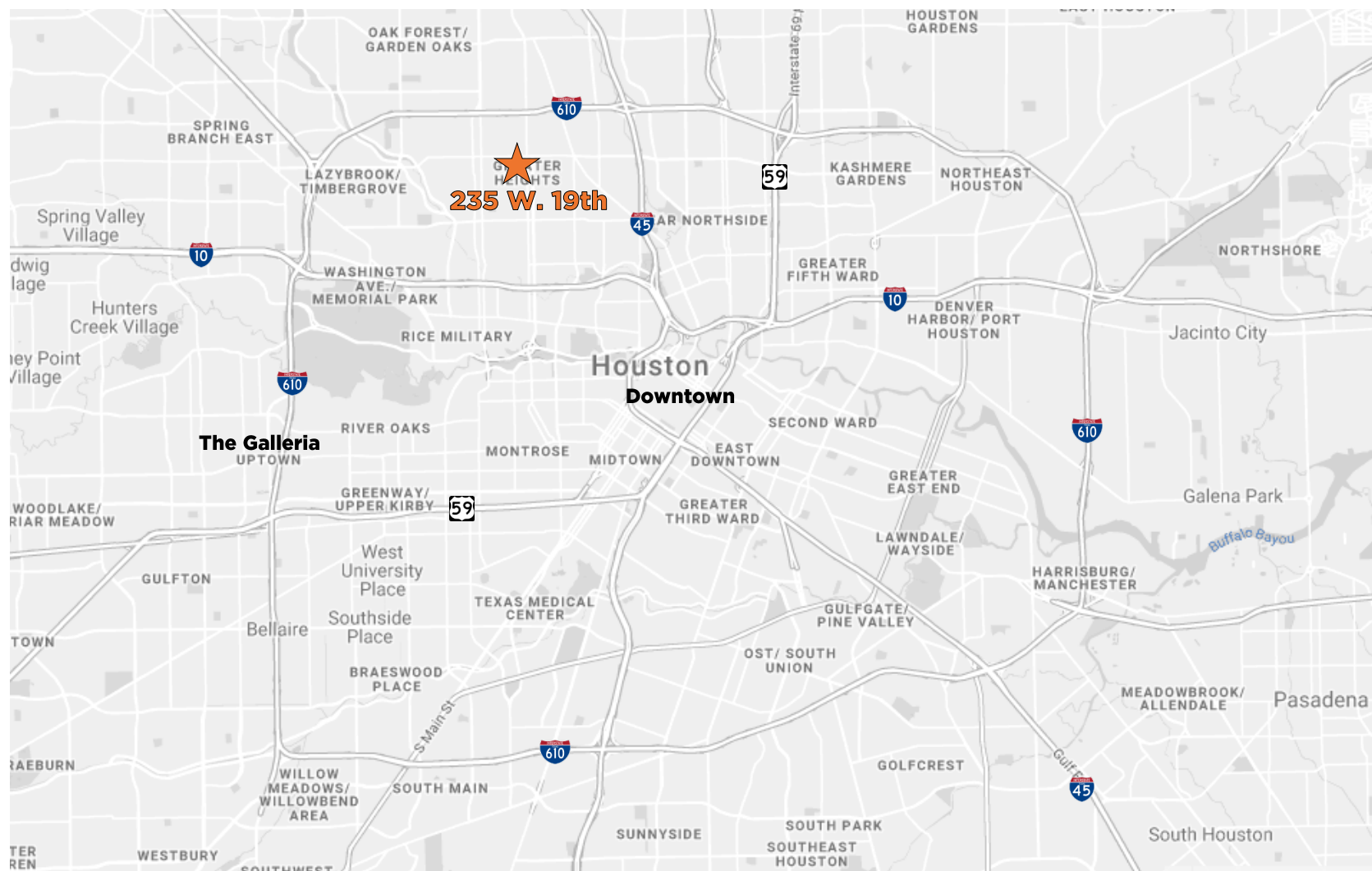
19TH ST. MARKET PLACE
235-249 W. 19TH ST
HOUSTON, TX 77008

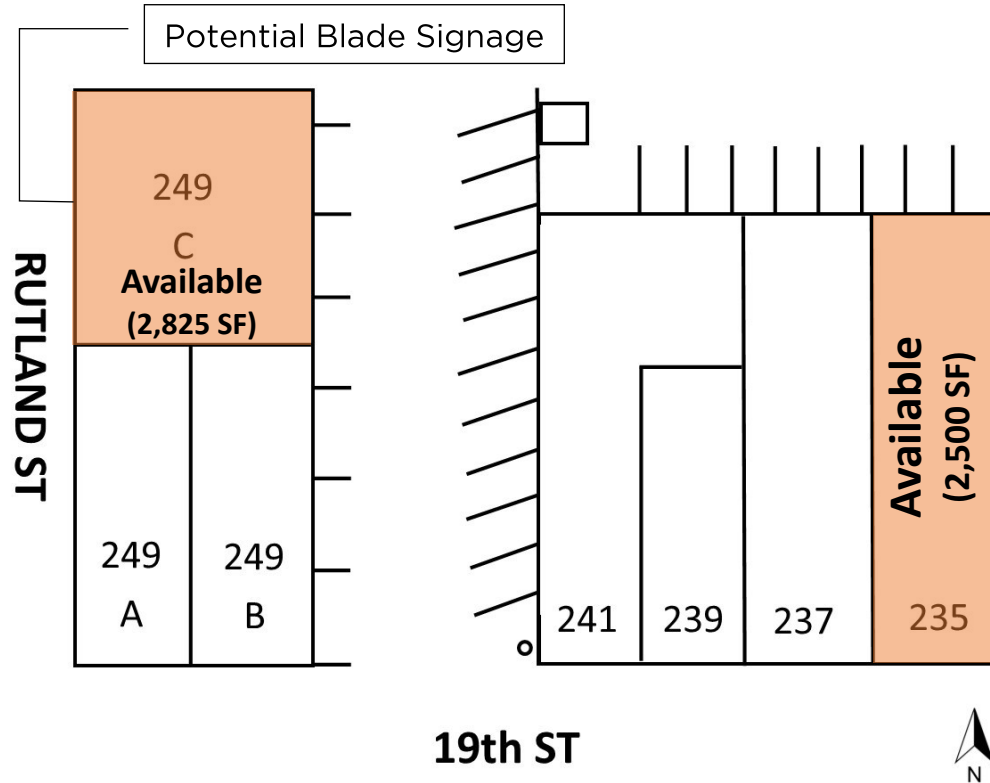
SHOWINGS BY APPOINTMENT ONLY



COMMERCIAL REAL ESTATE SERVICES

CITY MAP





| CO-TENANCY | YEARS AT PROPERTY |
|----------------------|-------------------|
| • Casa Ramirez | 31 years |
| • Vinal Edge Records | 13 years |
| • Big Blue Whale | 11 years |
| • Vanity Salon | 9 years |

235 W 19th Street Lease Data

| | |
|--------------------|-------------------|
| SPACE AVAILABLE | 2,500 SF |
| USE | RETAIL |
| AVAILABILITY | IMMEDIATE |
| ASKING BASE RENT | \$38.00 SF YR |
| 2025 ESTIMATED NNN | \$11.00 SF YR |
| MONTHLY TOTAL | \$10,208.33 |

249 W 19th Street Suite C Lease Data

| | |
|--------------------|-------------------|
| SPACE AVAILABLE | 2,825 SF |
| USE | RETAIL |
| AVAILABILITY | ON DEMAND |
| ASKING BASE RENT | \$28.50 SF YR |
| 2025 ESTIMATED NNN | \$11.00 SF YR |
| MONTHLY TOTAL | \$9,298.95 |

ATTRIBUTES:

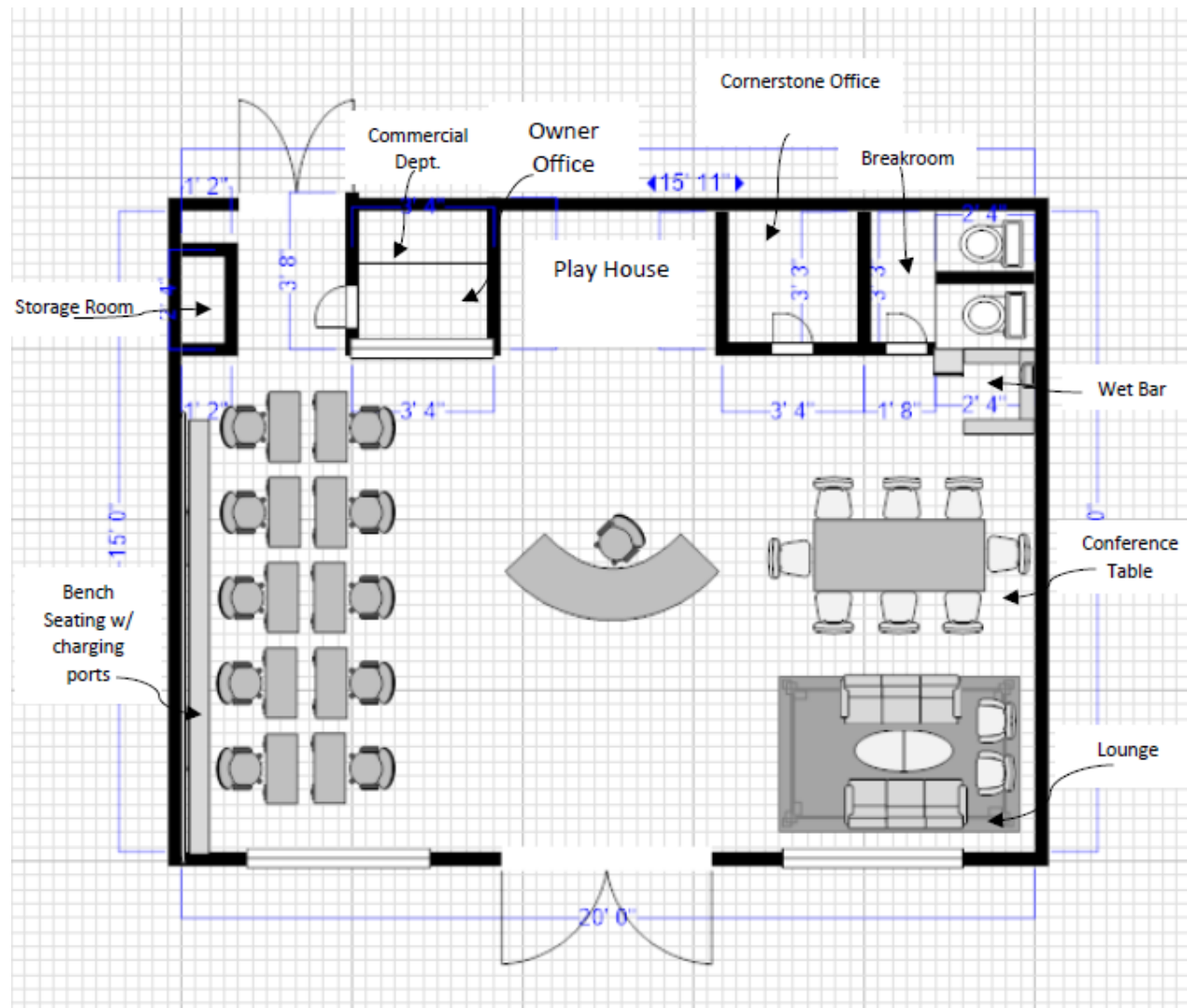
- Built out as retail
- Sealed concrete floors
- Two restrooms
- 235 19th - new 7.5 ton HVAC unit (2022)
- 249 19th - new 10 ton HVAC unit (2024)

Potential to relocate tenant(s) to create 5,000 SF





249 SUITE C FLOOR PLAN



Floor plan according to previous tenant. All delineations approximate. Landlord and Lewis Property Company make no warranty to accuracy of floorplan.



**249 W 19TH STREET SUITE C
INTERIOR**



**249 W 19TH STREET SUITE C
INTERIOR**



**249 W 19TH STREET SUITE C
INTERIOR**



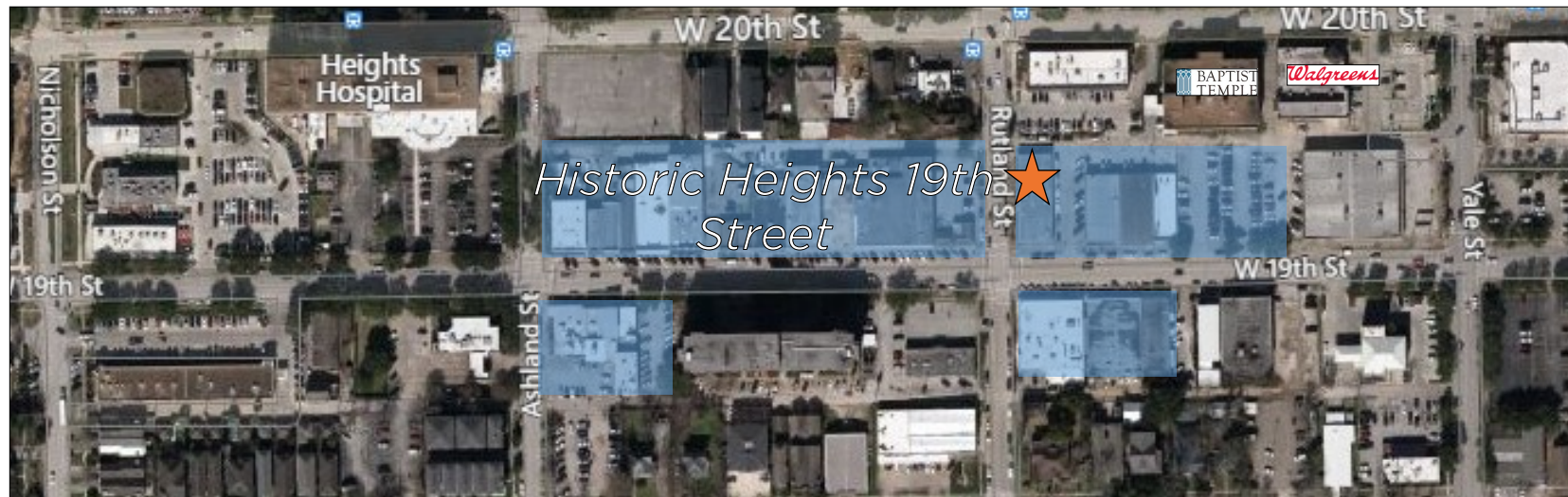
**249 W 19TH STREET SUITE C
INTERIOR**



235 W 19TH STREET
INTERIOR



HISTORIC HOUSTON HEIGHTS SHOPPING DISTRICT



HISTORIC 19TH STREET



19th Street has been a center of commerce for the Houston Heights since its founding in 1891.

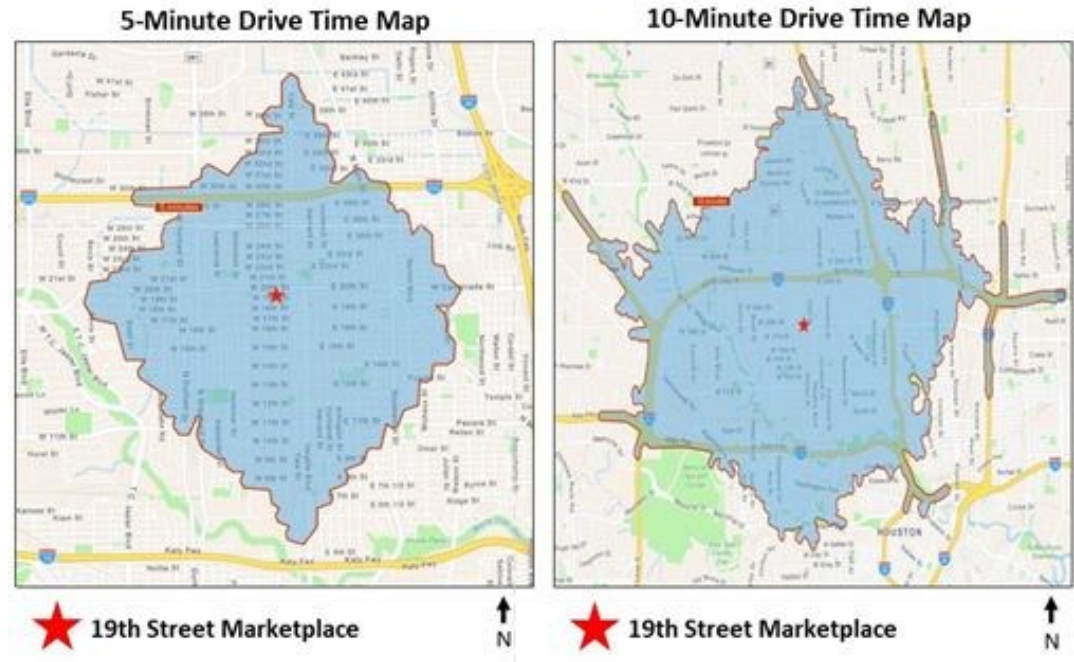
The Houston Heights Merchants Association organizes numerous events on 19th Street throughout the year including:

- White Linen Night (pictured)
- Holiday on 19th Street
- White Balloon Tent Sale
- Rodeo Roundup
- Moms & Mimosas
- Craft Brew Stroll
- Summer White Balloon Sale
- Boo's & Brews
- Small Business Saturday



DEMOGRAPHICS

| Demographic | 5-Min Drive Time | 10-Min Drive Time |
|---|------------------|-------------------|
| 2024 Total Population | 30,887 | 155,375 |
| 2024-2029 Growth Rate: Population | 1.16% | 1.02% |
| 2024 Daytime Population: Workers | 17,651 | 122,312 |
| 2024 Daytime Population: Residents | 11,389 | 60,782 |
| 2024 Total Households | 14,986 | 71,836 |
| 2024 Avg. Household Size | 2.06 | 2.16 |
| 2024-2029 Growth Rate: Households | 1.49% | 1.39% |
| 2024 Avg. Household Income | \$211,332 | \$165,343 |
| 2024 Per Capita Income | \$102,357 | \$76,516 |
| 2024 Median Age | 37.4 | 35.9 |
| 2024 Annual Budget Expenditures (MPI*) | 182 | 145 |
| 2024 Retail Goods Expenditures (MPI*) | 171 | 138 |



* A MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behaviors or purchasing patterns compared to the U.S. A MPI of 100 represents the U.S. average.





COMMERCIAL REAL ESTATE SERVICES

FOR INFORMATION CONTACT

Lewis Property Company
3773 Richmond, Suite 200
Houston, Texas 77046

Gregory Lewis
Main Phone: 713-533-4400
Direct Phone: 713-533-4404
Fax: 713-533-4401
glewis@lewispropertycompany.com

This property is subject to prior sale or lease, change price, rate and or terms or removal from the market without prior notice. All information contained herein was supplied from sources deemed reliable, but is not in any way warranted by the Landlord,



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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ 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 |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date