

# FOR SALE: Fully Equipped Restaurant Space

2,052 SF | Prime Hillcroft Ave, Houston, TX

6121 Hillcroft Ave, Suite N | Houston, TX 77081

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## Overview

An exceptional opportunity to acquire a fully operational, turn-key restaurant in one of Houston's most vibrant and high-traffic commercial districts. This 2,052 sq ft space is move-in ready and ideal for any culinary concept.

## The Location — A True Competitive Advantage

Hillcroft Avenue is one of Southwest Houston's most recognized and heavily trafficked commercial districts, sitting at the heart of the Gulfton neighborhood — a densely populated, culturally rich community with an exceptionally loyal and diverse dining customer base. Hillcroft Avenue is home to a well-established international business district and a long-standing concentration of global shops and restaurants, drawing consistent foot traffic from both residents and destination diners across the greater Houston metro area.

The surrounding community's diversity makes this corridor uniquely suited for a wide range of culinary concepts, from Middle Eastern and South Asian to Latin American and beyond.

## Property Highlights

- **Total Space:** 2,052 sq ft
- **Kitchen:** Fully equipped commercial kitchen with two (2) large hood systems, walk-in cooler, ovens etc. Ready for immediate high-volume operations
- **Dining Area:** Comfortable, established dining room layout
- **Condition:** Turn-key — significant savings on build-out and equipment costs
- **Parking:** Retail center with available parking
- **Current Use:** Full-service restaurant

## Opportunity

This space eliminates the costly and time-consuming process of building out a new restaurant from scratch. With two large commercial hoods already in place, the kitchen can accommodate a wide variety of cuisines and cooking styles — from open-flame grilling to high-output frying operations. The existing infrastructure represents great condition in equipment and build-out value.

The space can be seamlessly continued under its current successful concept or completely reimaged to suit any cuisine or dining format. Whether you're looking to carry on an established brand with a loyal following, launch an entirely new culinary

concept, or expand an existing operation, this Hillcroft Avenue location offers the rare combination of a prime address, a built-in customer base, and a fully equipped facility ready for Day 1 operations.