

Retail Space FOR LEASE



Allison Plaza @ 9710 S Kirkwood Rd, Houston, TX 77099

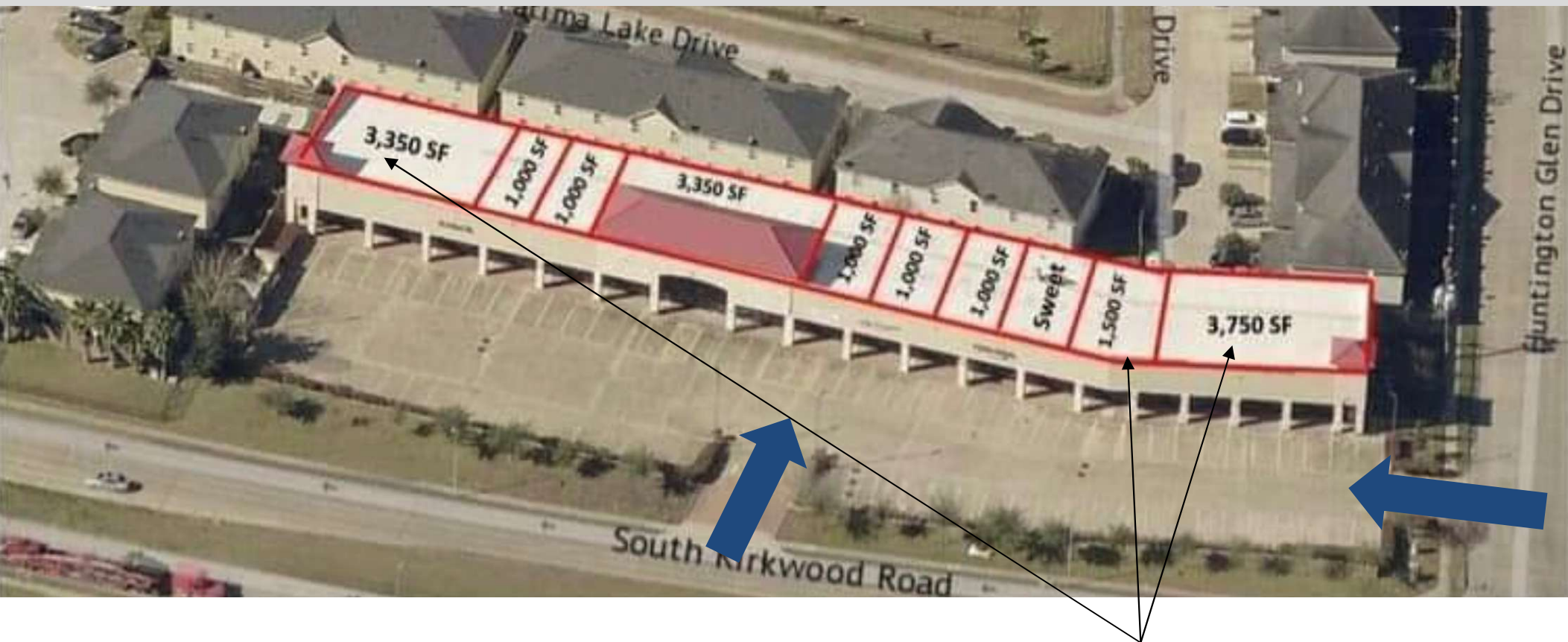
Vivian Dang

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10925 Beechnut St, Suite A-104, Houston, TX 77072

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice, and property is subject to prior lease, sale or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Features

- Quality construction, 12' ceiling
- Excellent opportunity for retail, medical or professional office, etc.
- Small store (1,500 sf) to large unit (over 3,750 sf) opportunity
- Highly visible location with 2 curb cuts (corner lot)
- Ample parking available
- **HURRY - Only 2 available units remaining: shell condition (1500 sf, 2250 sf, or combined 3750 sf)**

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Current tenant



African Specialty Market, Fast Food Store & Restaurant



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LATINO SPORT BAR

Current tenant



SPORT-BAR-RES MAMIA		Menú Comida	
ENTRANTES		HAMBURGUESAS	
TEQUEÑOS (6 UNDS)	\$8.99	SENCILLA	\$13.99
NACHOS CON QUESO	\$9.99	CHULETA FRITO DE CHULETA, ANCHOAS, LUCERNA, TOMATE, QUESO, TOSTITOS, SALSAS	
NACHO + SALAPEÑO	\$10.49	MIXTA	\$16.99
TACOS (4 UNDS)	\$11.99	CHULETA FRITO DE CHULETA, ANCHOAS, LUCERNA, TOMATE, QUESO, TOSTITOS, SALSAS	
CACHAPAS		SALCHIPAPA	
QUESO	\$12.99	CLÁSICA	\$13.99
JAMÓN + QUESO	\$13.99	SENCILLA, ANCHOAS, LUCERNA, TOMATE, QUESO, TOSTITOS, SALSAS	
CARNE MECHADA	\$15.99	EXTRAS	
COCHINO FRITO	\$15.99	POLLO PLANCHADO MECHADO	\$3
CHULETA ALMADADA	\$15.99	COCHINO FRITO	\$3.49
TODAS ACOMPAÑADAS CON QUESO DE MANO		CHULETA ALMADADA	\$3.49
		CARNE MECHADA	\$4
		LOMITO	\$4
		QUESO	\$2.99
		TOCINO	\$2



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Vallejo Sweet Mango Taqueria & Refresqueria



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**The Wild Studio: Wedding Dress -
Photography - Video graphy - Makeup**

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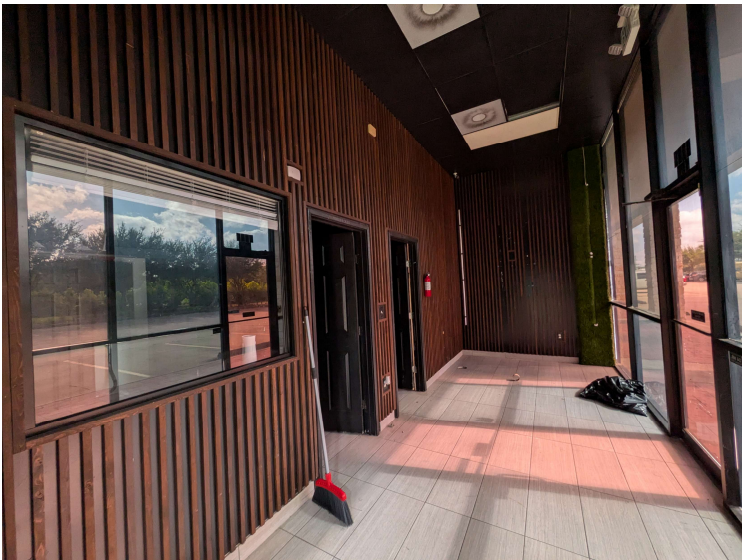
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3,350 sf - Second gen



Location: Left end-cap

Space: 3,350 SF

One Private Office / Reception

3 Separate restrooms with shower area

Condition: Fully built-out as a gym

Lease Price: Contact Agent

Lease Term: 3–5 Years



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3,750 SF Available now

3,750 sf - Shell space, DIVISIBLE

Location: right end cap

End cap: 2,250 SF

In-line unit: 1,500 SF

Condition: Shell space

Lease price: Contact agent.

Lease term: 3-5 years



2,250 SF right end-cap



1,500 SF adjacent to 2,250 SF



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov