

# GARDEN OAKS

3800 NORTH SHEPHERD DRIVE  
HOUSTON, TX 77018

RETAIL PROPERTY FOR LEASE

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# GARDEN OAKS

A NEIGHBORHOOD SHOPPING CENTER | 3800 NORTH SHEPHERD DRIVE, HOUSTON, TX 77018



## PROPERTY DESCRIPTION

Garden Oaks is situated near the highly sought-after residential neighborhood of Oak Forest, offering upscale single-family homes, diverse dining options, and an array of amenities, all while providing a short commute to downtown Houston, less than 1 mile from the I-610 Loop and major Houston freeways.

## PROPERTY HIGHLIGHTS

- Located within the affluent Oak Forest Neighborhood
- Though conveniently near downtown Houston, it is nestled in an upcoming neighborhood famous for its canopy of oak trees as old as the city of Houston.
- Easy access to the I-610 loop and major Houston highways.
- High potential for exponential residential growth.

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## OFFERING SUMMARY

Available SF:	3,625 SF - 2nd Generation Restaurant
Building Size:	106,858 SF
Vehicles Per Day:	29,814
Major Tenants:	Aldi, Dollar Tree, Planet Fitness, USPS, Subway

DEMOGRAPHICS	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Average HH Income	\$132,264	\$136,083	\$125,508
Total Population	24,251	154,406	527,148
Total Households	10,225	64,257	213,745



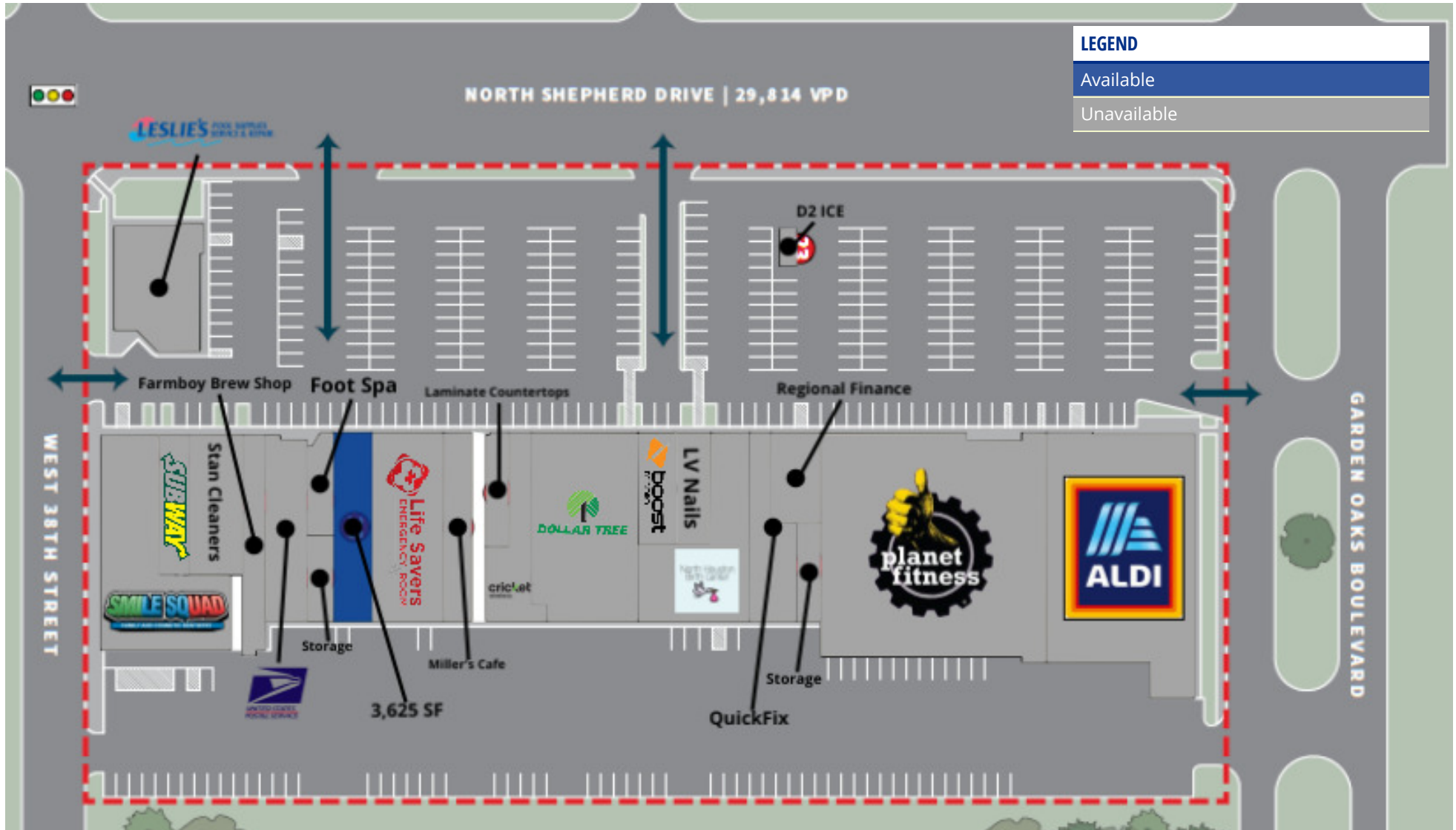
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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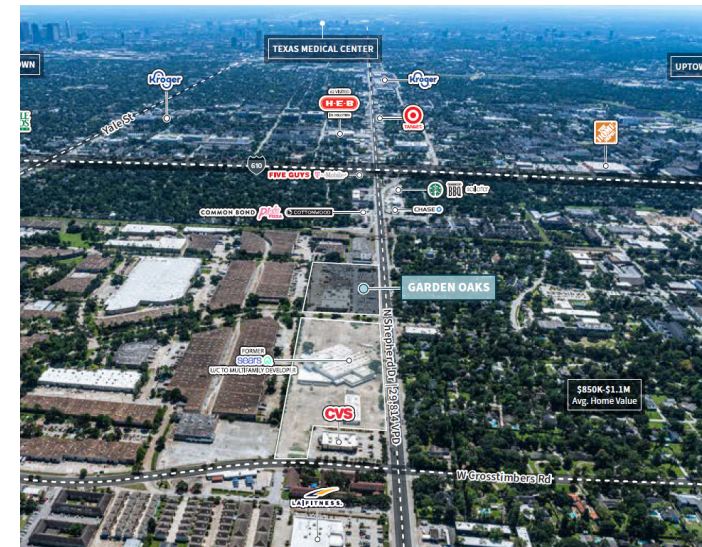
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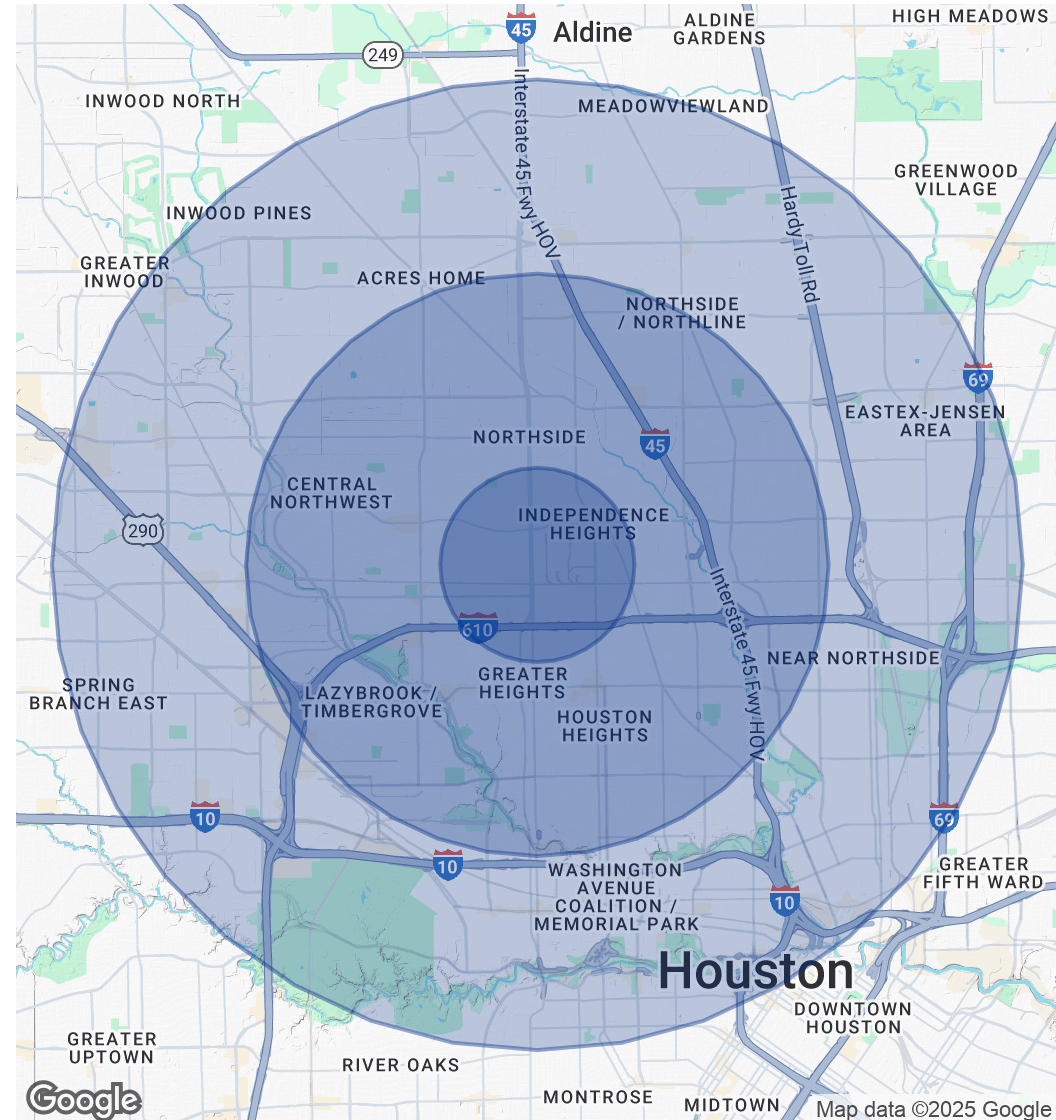


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Demographics data derived 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	24,251	154,406	527,148
Median Age	38.1	37.0	35.5
Daytime Population	26,887	184,921	739,876
Workers	15,252	111,680	490,340
Residents	11,635	73,241	249,536
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	10,225	64,257	213,745
# of Person per HH	2.36	2.39	2.40
Average HH Income	\$132,264	\$136,083	\$125,508
Average House Value	\$489,221	\$488,891	\$502,960



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