

RIVER OAKS | UPPER KIRBY

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FOR LEASE

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INNER-LOOP  
RETAIL SPACE

9,001 SF

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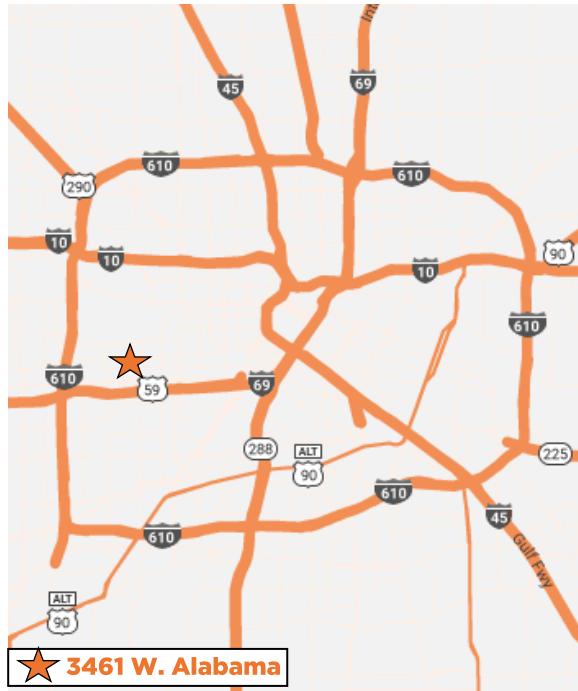
3461 W. ALABAMA  
HOUSTON, TX



COMMERCIAL REAL ESTATE SERVICES

**CENTRALLY  
LOCATED**

3461 W. Alabama is located between Greenway Plaza & Upper Kirby and is in close proximity to West University and River Oaks, offering easy access and nearby day and night time traffic.



- 1 Found for the Home Quatrine Speedy Printing
- 2 Subject
- 3 Mills Uniform Store Shabby Slips
- 4 Christina Cole and Co. J&L Hardware
- 5 Gulf Coast Scuba
- 6 Mann Designs



**PROPERTY SUMMARY**



**Lease Data**

<b>SPACE AVAILABLE</b>	9,001 SF
<b>AVAILABILITY</b>	IMMEDIATELY
<b>ASKING BASE RENT</b>	\$34.00   SF   YR
<b>2024 NNN EST RENT</b>	\$9.79   SF   YR

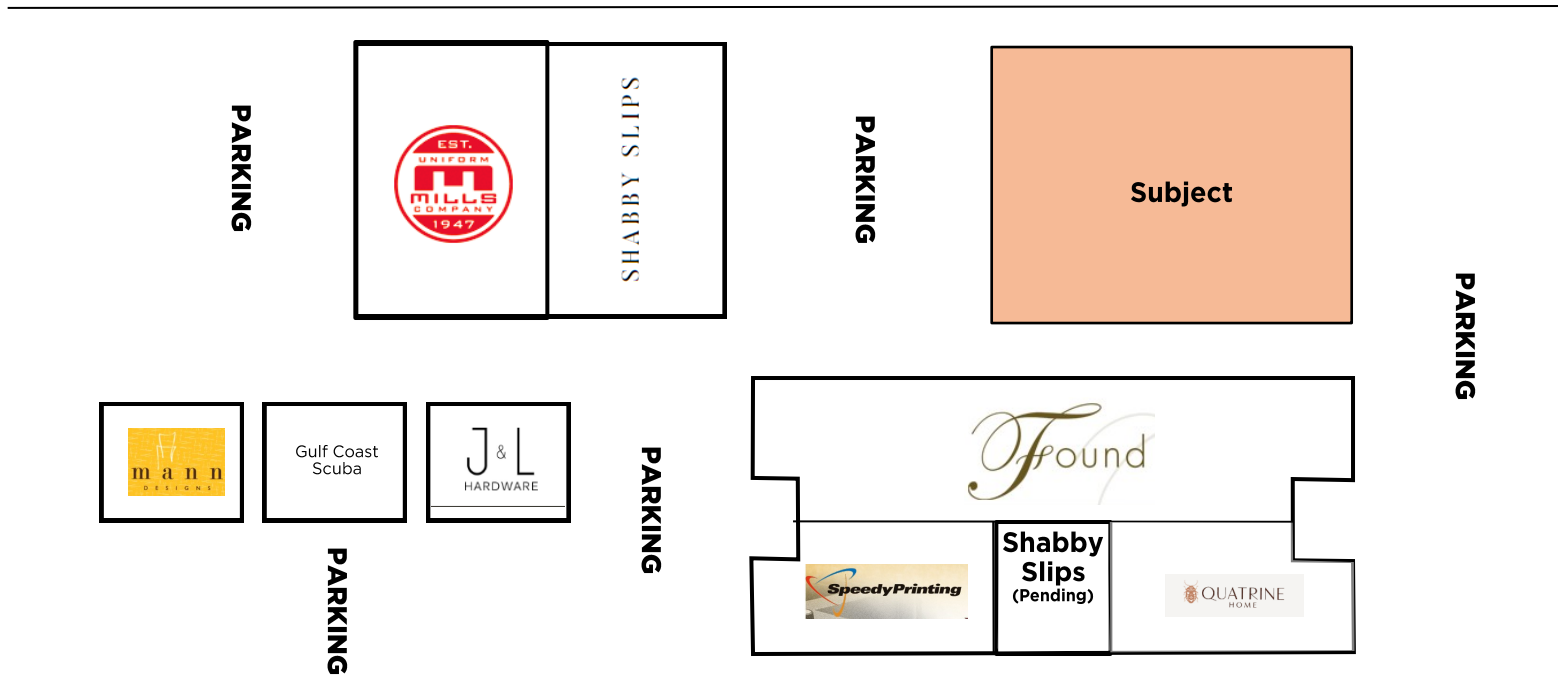
**MONTHLY TOTAL \$32,846.15**

**THIS UNIQUE LOCATION OFFERS:**

- Frontage on W. Alabama
- Built-out as furniture store
- Co-tenancy with Found for the Home, Mann Designs, Quatrine Home, Shabby Slips, J&L Hardware, Christina Cole and CO., and Mills Uniform Store
- Center atrium
- Several “view” courtyards
- Front patio at entrance
- Polished concrete floors
- 10’9” clear height to joist



MARQUART



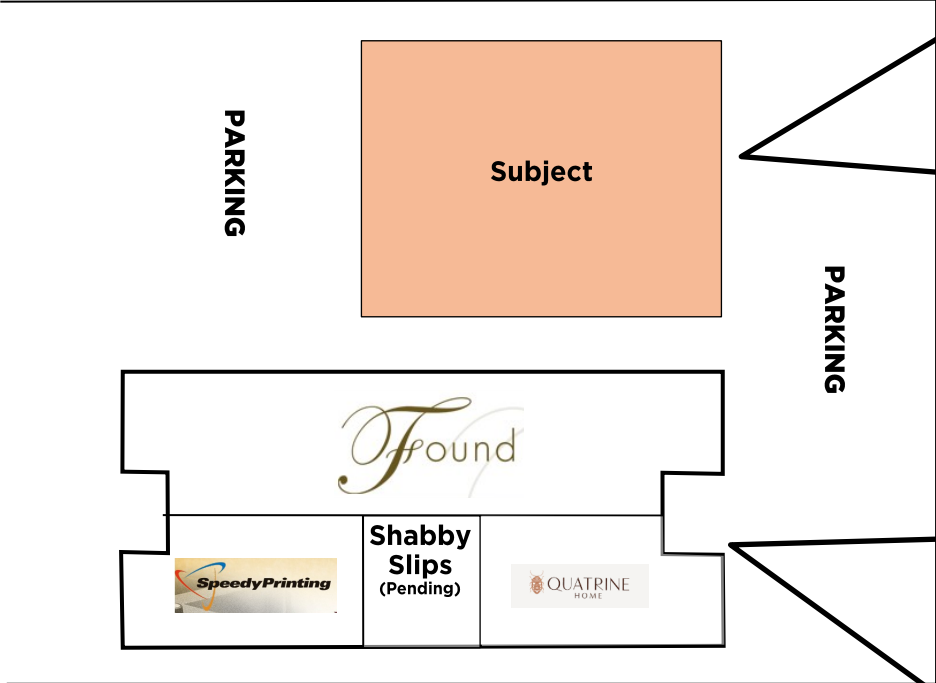
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**NEW STREET  
PRESENCE**

MARQUART



W. ALABAMA

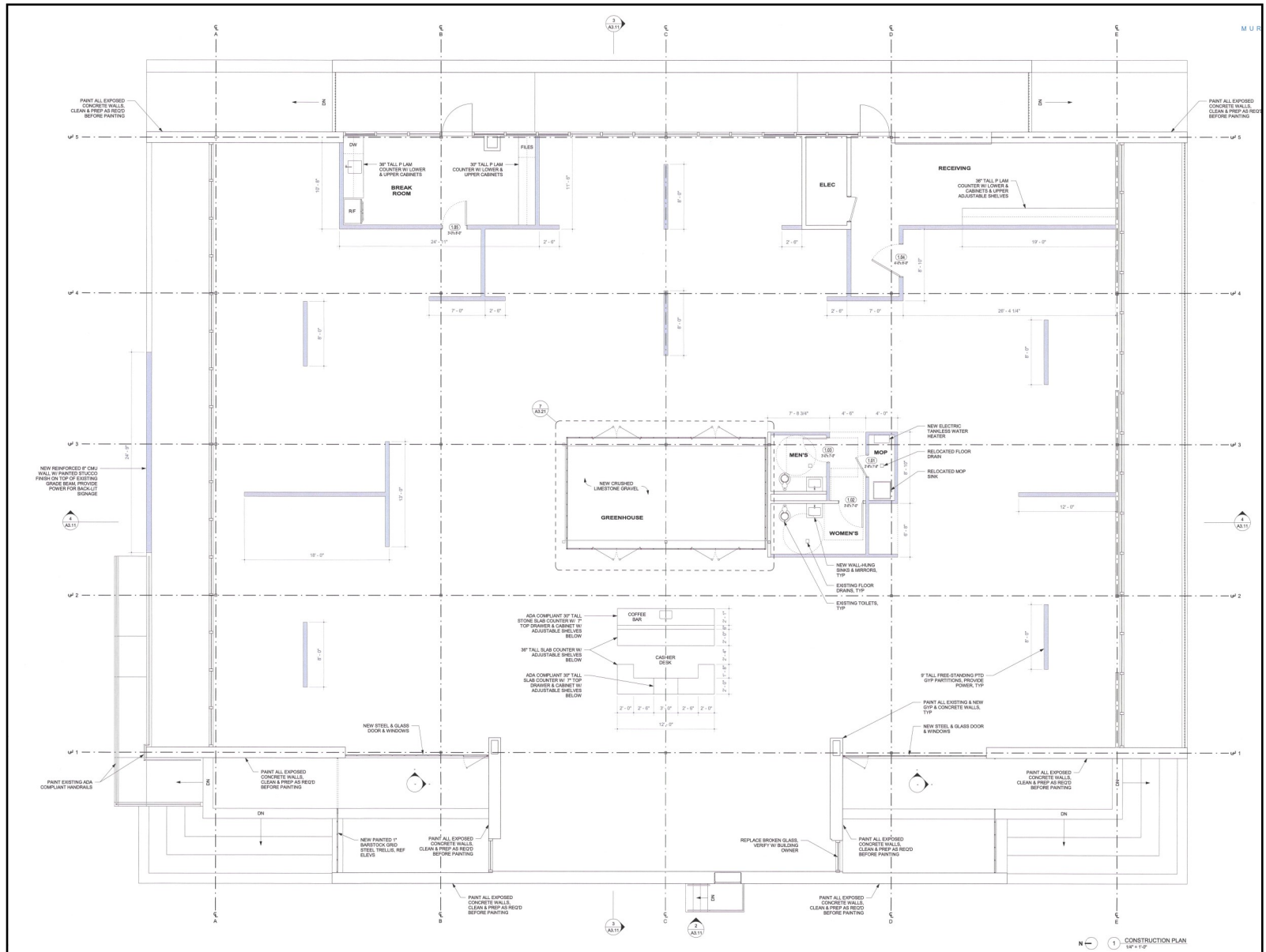


MERCER

NOT TO SCALE



# FLOOR PLAN

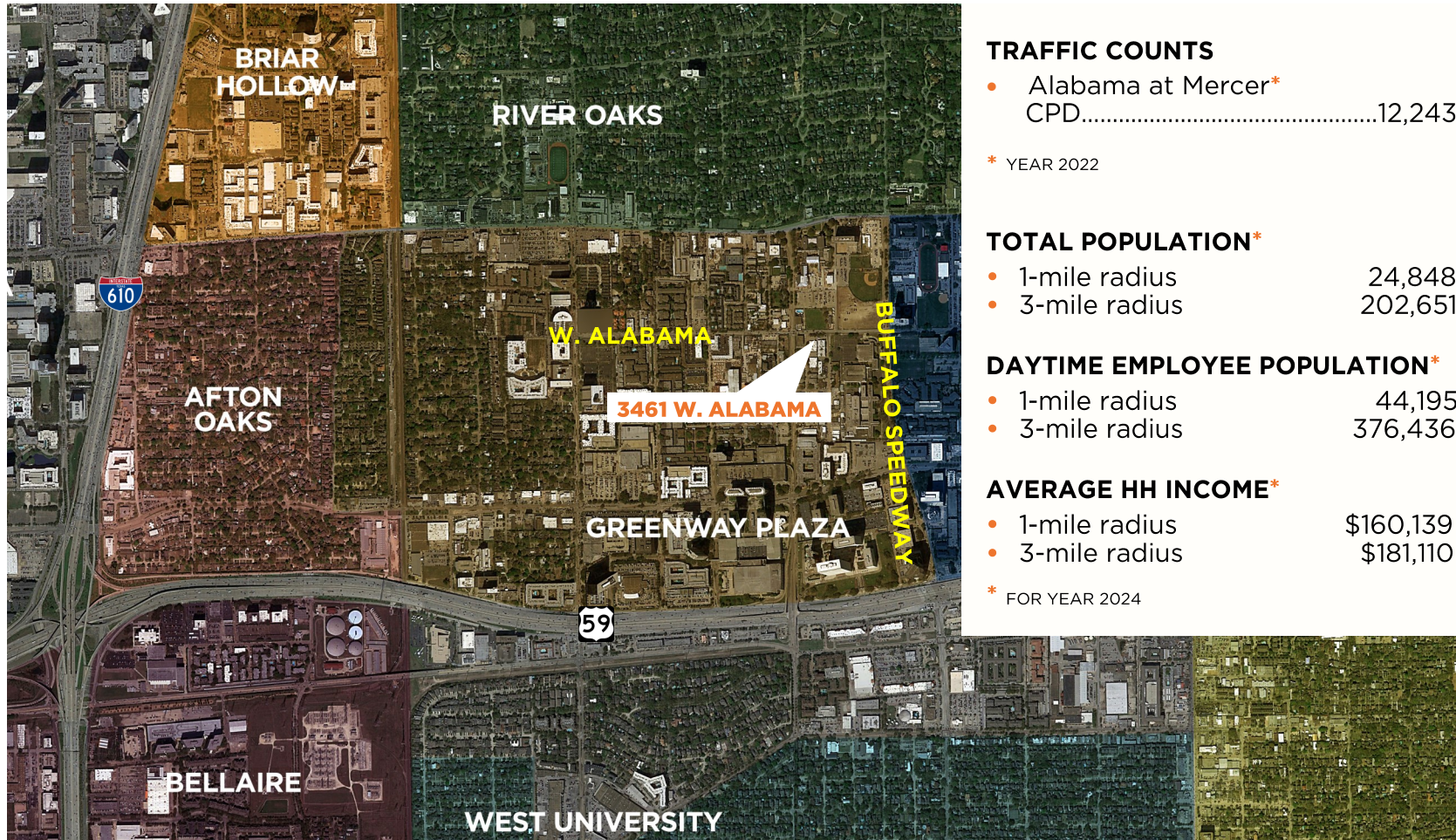


INTERIOR PHOTOS





## DEMOGRAPHICS



### TRAFFIC COUNTS

- Alabama at Mercer\*  
CPD.....12,243

\* YEAR 2022

### TOTAL POPULATION\*

- 1-mile radius 24,848
- 3-mile radius 202,651

### DAYTIME EMPLOYEE POPULATION\*

- 1-mile radius 44,195
- 3-mile radius 376,436

### AVERAGE HH INCOME\*

- 1-mile radius \$160,139
- 3-mile radius \$181,110

\* FOR YEAR 2024

#### RIVER OAKS

2024 Population: **8,172**  
Avg. HH Income: **\$273,893**

#### UPPER KIRBY

2024 Population: **12,191**  
Avg. HH Income: **\$147,630**

#### WEST UNIVERSITY

2024 Population: **15,358**  
Avg. HH Income: **\$341,720**

#### BELLAIRE

2024 Population: **17,843**  
Avg. HH Income: **\$276,072**







- 17-acre project directly to east of 3461 W. Alabama
- Broke ground in July of 2024
- 146,000 SF Office
- 75,000 SF Retail
- 317 luxury apartment units
- Birdsall boutique condo-hotel with 105 hotel keys and 44 residences
- Development by Transwestern
- Delivery date of 2027





**FOUND FOR THE HOME**

Established in 2007, FOUND is a trendsetting home-décor boutique driven by a novel mix of period antiques, vintage and contemporary pieces, custom upholstery, art, and accessories. FOUND expands its customers sense of what is possible with design by sourcing intriguing pieces from all over the country and Europe.



**SHABBY SLIPS**

C. Renea Abbott, educated in NYC and mentored by the prestigious Irvine & Fleming design firm, began her career assisting notable figures in Manhattan. In 1991, Renea and her mother, Barbara Carlton, founded Shabby Slip as a custom slipcover shop. Their venture quickly expanded to include upholstery and fine antiques and has continued to grow, importing high-quality products from Europe and beyond, and nurturing a generation of designers. Now nearly 25 years old, Shabby Slips stands as a testament to timeless elegance and expert craftsmanship.



**QUATRINE HOME**

Since opening in Dallas in 1989, Quatrine has become the industry standard for slipcovered and upholstered furniture. Specializing in sofas lined with quality slipcovers allowing for interchangeable styles, colors, and textures. Locations in Houston, Dallas, and Manhattan Beach.







COMMERCIAL REAL ESTATE SERVICES

## FOR INFORMATION CONTACT

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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:
  - 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.

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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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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