



**5913 WASHINGTON AVE**

Houston, Texas 77007

# 5913 WASHINGTON AVE

FOR LEASE OR FOR SALE

LEASE RATE \$26/SF/Year + NNN

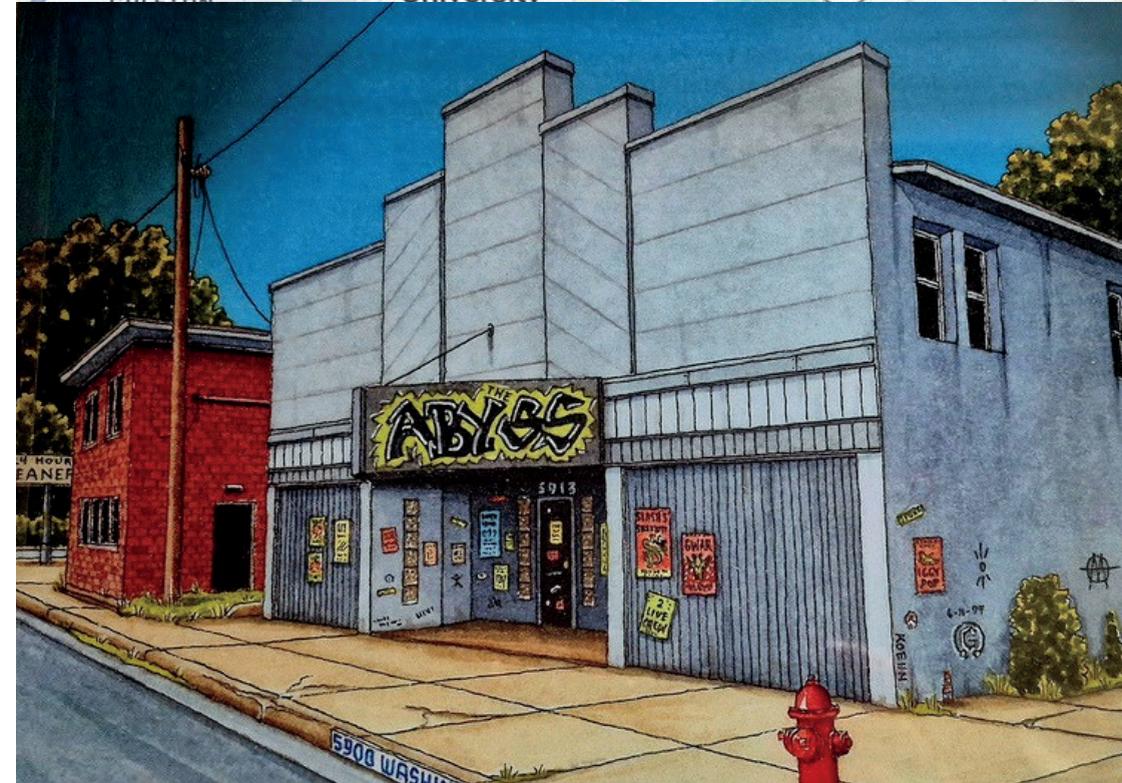
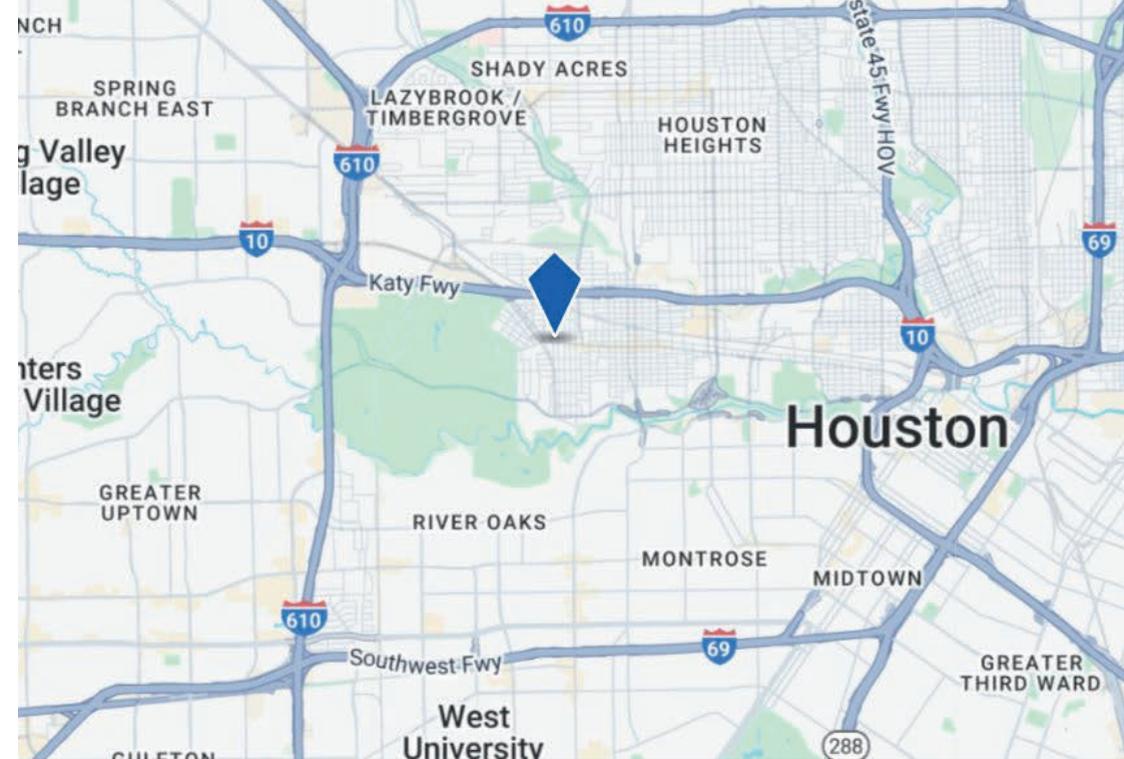
SALE PRICE CALL BROKER

<b>Zoning</b>	<b>None-Unrestricted</b>
<b>Lot size</b>	<b>0.19 Acres</b>
Property Type	Office Property
Subtype	Office / Residential
Tenancy	Single
Parking	11 spaces / 1.08 per 1000 SF Leased
Floor Area Ratio (FAR)	1.23
Total Building Size	10,171 SF
Air Conditioned	Approximately 7,000 SF
Building Class	Class B
Typical Floor Size	5,086 SF
Year Built	1924
Year Renovated	2008
Stories	2

<b>Amenities</b>	<b>Interior Features</b>
24 Hour Access	Theater
Conferencing Facility	Screening Room
Security System	12 Rooms
Air Conditioning	2 Bathrooms
Smoke Detectors	Storage Space

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**HIGH VISIBILITY LOCATION**

# INVESTMENT SUMMARY

Strategically positioned on the highly desirable Washington Avenue corridor—one of Houston's fastest-evolving mixed-use districts—5913 Washington Ave represents a rare chance to **acquire or lease a landmark commercial asset in a high-growth Inner Loop submarket.**

**This prominent corner lot delivers exceptional visibility, accessibility, and walkability,** with strong proximity to Downtown Houston, Memorial Park, premier residential communities, and thriving retail/entertainment destinations.

The two-story building offers over 10,000 SF of versatile space (approximately 7,000 SF air-conditioned), including a unique theater/screening room, mezzanine level, flexible layout with 12 rooms and 2 bathrooms, and modern functional upgrades blended seamlessly with preserved historic character.

The **unrestricted zoning unlocks broad redevelopment potential** for high-demand uses such as creative office, media/production studio, showroom, gallery, live-work hybrid, event venue, or boutique experiential retail—ideal for adaptive reuse in Houston's thriving creative and tech-adjacent economy.

Steeped in cultural cachet, the property sits along historic Washington Avenue (**Houston's original stagecoach route**) and previously housed legendary music venues The Vatican (1991–1993) and The Abyss, where icons including **Nirvana, Pearl Jam, Nine Inch Nails, Marilyn Manson, and others performed.**

This storied pedigree provides powerful branding and storytelling appeal—perfect for attracting premium tenants seeking distinctive, Instagram-worthy spaces that command higher rents and faster lease-up in today's experiential-driven market. Adding to its immediate street-level impact is one of Houston's most recognized murals (#TheLoveWall), delivering instant visual recognition, organic social media exposure, and enhanced curb appeal that drives foot traffic and tenant interest.



WASHINGTON AVE CORRIDOR

# EXPANDING POPULATION

Investing in this area presents a **strong opportunity for growth, driven by a rapidly expanding population and increasing demand for light industrial developments.** With its strategic location, high visibility, and accessibility, this area continues to attract businesses and investors looking to capitalize on the region's **economic expansion.** Now is the perfect time to secure a valuable asset in this thriving market.

	1 Mile	3 Miles	5 Miles
2020 Population	20,216	170,673	463,416
2024 Population	23,950	197,037	517,827
2029 Population Projection	25,176	206,295	538,994
Annual Growth 2020-2024	4.6%	3.9%	0%
Annual Growth 2024-2029	1.0%	0.9%	2.9%
Median Age Bachelor's or Higher	36.5	37.2	0.8%
U.S. Armed Forces	79%	73%	37.2%

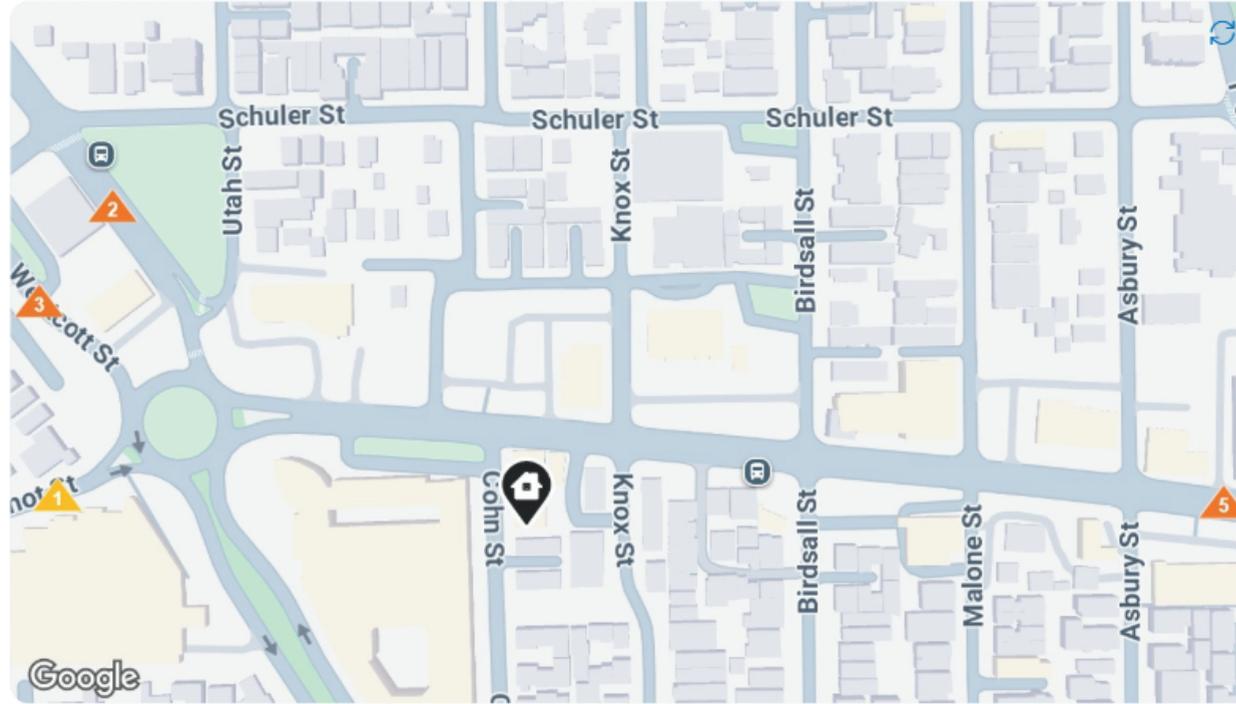
# INCOME GROWTH

This investment offers strong income growth potential, driven by increasing demand and a thriving local economy. With steady revenue streams and opportunities for expansion, the property is positioned to generate consistent returns while benefiting from market appreciation. **Secure a high-performing asset with long-term financial upside.**

	1 Mile	3 Miles	5 Miles
<b>Avg Household Income</b>	<b>\$183,937</b>	<b>\$149,937</b>	<b>\$128,636</b>
Median Household Income	\$163,442	\$116,195	\$92,768
< \$25,000	758	10,194	36,118
\$25,000 - 50,000	721	10,992	34,525
\$50,000 - 75,000	1,282	12,882	33,877
\$75,000 - 100,000	809	11,503	25,740
\$100,000 - 125,000	1,262	10,719	22,697
\$125,000 - 150,000	777	8,275	16,109
\$150,000 - 200,000	1,752	11,041	22,243
\$200,000+	4,799	29,424	54,320



# TRAFFIC



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ **2,672**

Arnot St

2025 Est. daily traffic counts

Cross: Westcott St  
Cross Dir: NE  
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2011	2,270	ADT
2006	3,300	ADT
2001	1,960	AADT
1996	1,830	ADT

▲ **12,978**

Washington Ave

2025 Est. daily traffic counts

Cross: Westcott St  
Cross Dir: SE  
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2007	13,764	ADT
2006	11,420	ADT
1990	9,733	ADT

▲ **13,140**

Westcott St

2025 Est. daily traffic counts

Cross: Washington Ave  
Cross Dir: E  
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2011	13,332	ADT
2007	13,315	ADT
2006	11,600	ADT
2001	10,950	AADT
1999	8,674	ADT

▲ **14,209**

Washington Avenue

2025 Est. daily traffic counts

Cross: Asbury St  
Cross Dir: W  
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2019	14,082	AADT

▲ **13,513**

Washington Ave

2025 Est. daily traffic counts

Cross: Asbury St  
Cross Dir: W  
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2011	8,030	ADT
2007	12,602	ADT
2006	13,710	ADT
2001	2,530	AADT
1996	12,540	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates





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FOR LEASE OR FOR SALE



## GET IN TOUCH

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### 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.

11-03-2025



#### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

#### 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 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.

#### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date