

DAVIS

HOLDINGS

DASHWOOD & MARINETTE

6703 Marinette Dr
Houston, TX 77036
SWC DASHWOOD DR & MARINETTE DR

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

📞 713.659.3131, ext. 111

MULTI-TENANT RETAIL BUILDING FOR LEASE



AVAILABLE

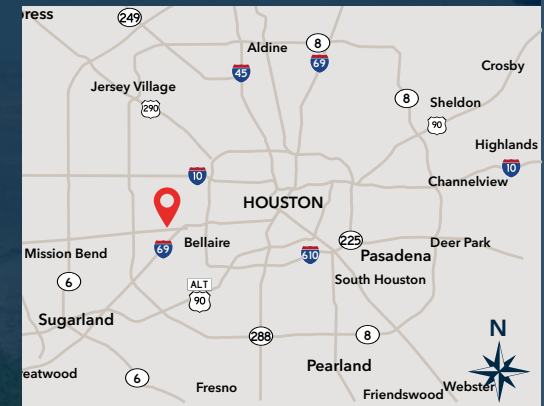
- 2,640 SF END CAP WITH DRIVE THRU AND OVERHEAD GARAGE DOOR

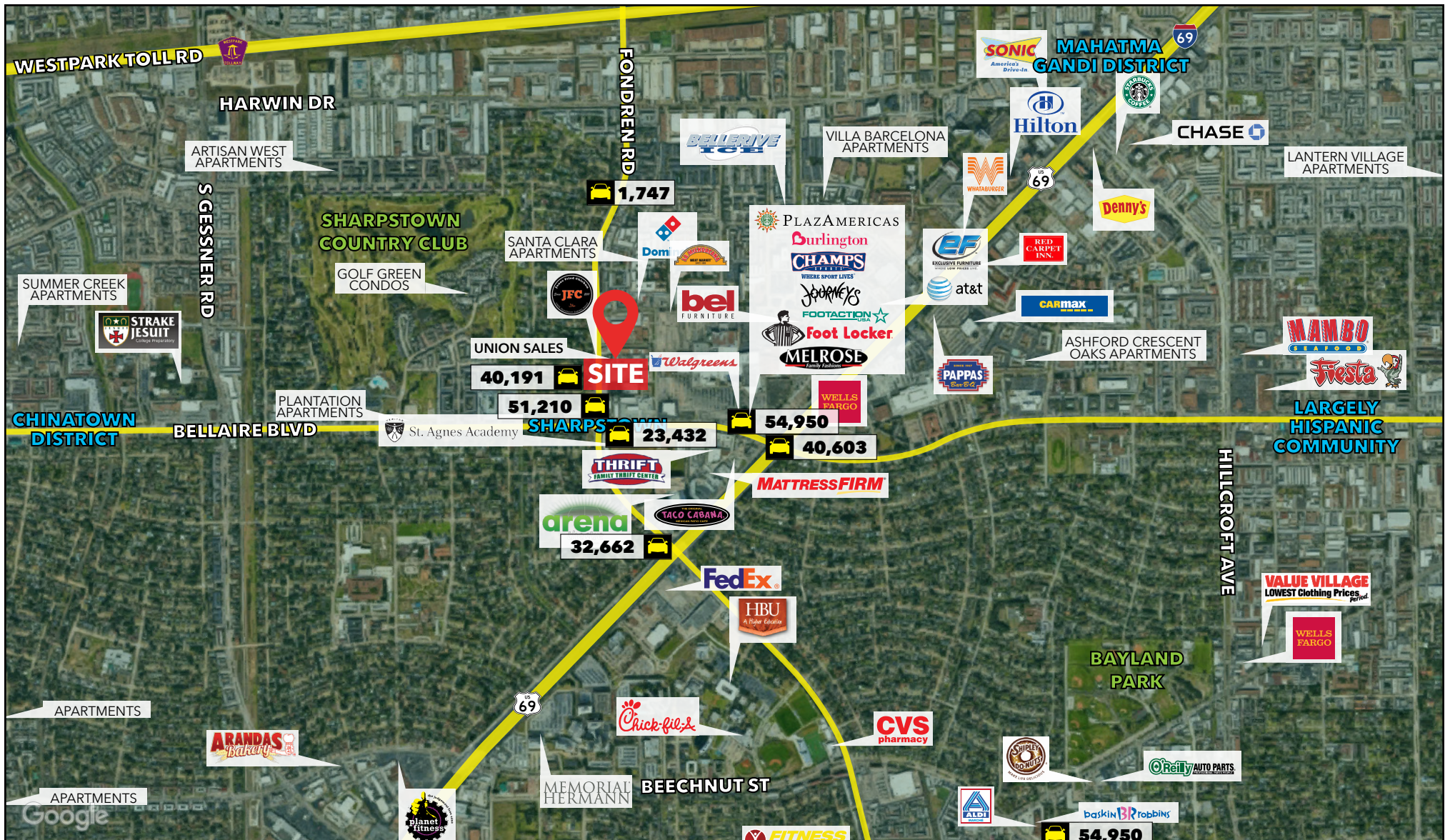
HIGHLIGHTS

- Pylon signage facing Fondren
- Near affluent Bellaire area and Chinatown
- Near PlazAmericas Mall (recently purchased by Baker Katz, major renovations coming soon)
- Plentiful parking available
- Nearby apartment complexes

SIZE

- Building: 15,000 SF
- Land: .94 Acres





DAVIS

HOLDINGS

DASHWOOD & MARINETTE

6703 Marinette Dr
Houston, TX 77036
SWC DASHWOOD DR & MARINETTE DR

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

📞 **713.659.3131, ext. 111**

MAJOR RENOVATION TO NEARBY PLAZAMERICAS COMING SOON

SYNERGY

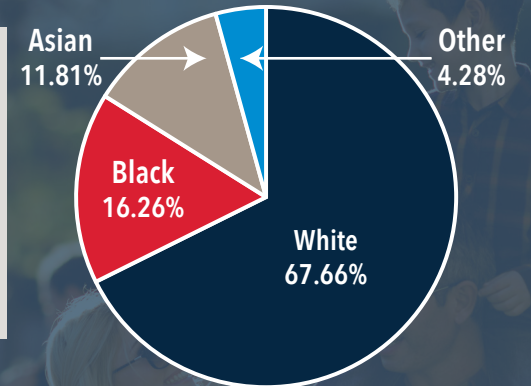
Davis Holdings owns three properties in close proximity, which creates a mutually advantageous situation. All are located near PlazAmericas.



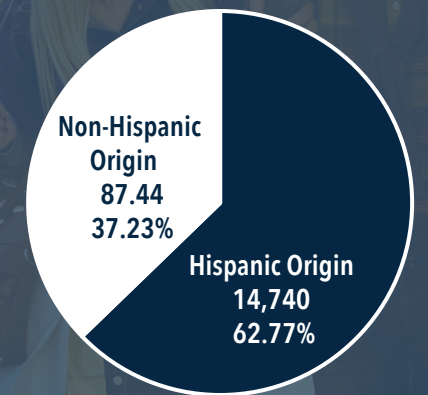
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



2023 POPULATION BY RACE 1 MILE RADIUS



POPULATION BY HISPANIC ORIGIN 1 MILE RADIUS

RADIUS

1 MILE

3 MILE

5 MILE



Population

2028 Projection	23,340	256,925	557,630
2023 Estimate	23,484	257,972	561,428
2010 Census	22,530	244,406	540,915
Growth 2023 - 2028	-0.61%	-0.41%	-0.68%
Growth 2010 - 2023	4.23%	5.55%	3.79%



2023 Population By Race

	23,484	257,972	561,428
White	15,890 67.66%	175,892 68.18%	363,707 64.78%
Black	3,818 16.26%	45,658 17.70%	112,226 19.99%
Am. Indian & Alaskan	422 1.80%	5,738 2.22%	8,281 1.47%
Asian	2,773 11.81%	24,392 9.46%	63,976 11.40%
Hawaiian & Pacific Island	65 0.28%	482 0.19%	739 0.13%
Other	516 2.20%	5,809 2.25%	12,499 2.23%



Population by Hispanic Origin

	23,484	257,972	561,428
Non-Hispanic Origin	8,744 37.23%	102,744 39.83%	308,768 55.00%
Hispanic Origin	14,740 62.77%	155,228 60.17%	252,659 45.00%



2023 Population by Education

	17,359	188,533	406,020
Some High School, No Diploma	4,612 26.57%	46,899 24.88%	74,443 18.33%
High School Grad (Incl Equivalency)	4,123 23.75%	40,594 21.53%	75,250 18.53%
Some College, No Degree	3,653 21.04%	35,328 18.74%	79,795 19.65%
Associate Degree	2,042 11.76%	21,549 11.43%	33,884 8.35%
Bachelor Degree	2,173 12.52%	29,370 15.58%	85,282 21.00%
Advanced Degree	756 4.36%	14,793 7.85%	57,366 14.13%



2023 Average Household Size

	2.70	2.60	2.50
--	------	------	------



Households

2028 Projection	8,327	95,792	218,582
2023 Estimate	8,401	96,518	220,531



Income

2023 Avg Household Income	\$55,701	\$58,606	\$85,514
2023 Med Household Income	\$37,019	\$38,579	\$52,286

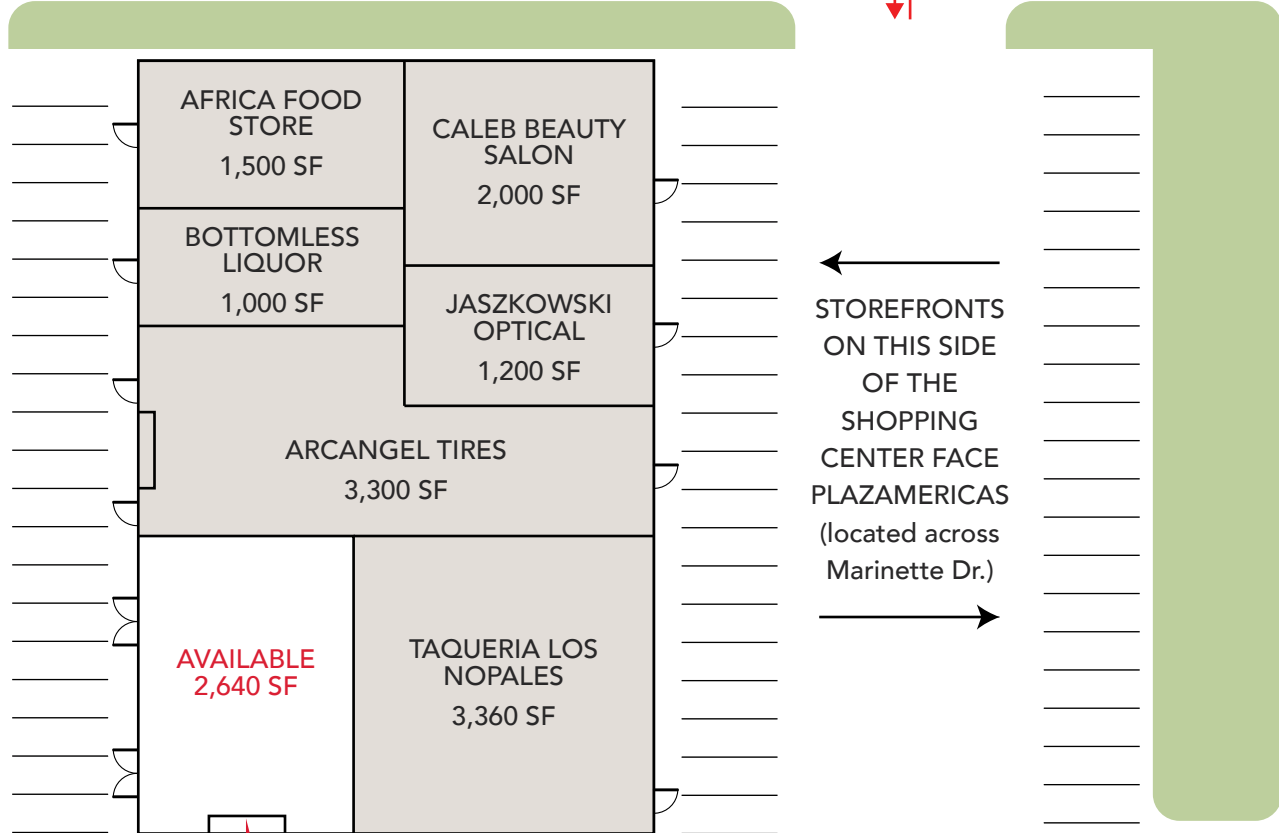


2023 Occupied Housing

	8,401	96,517	220,530
Owner Occupied	2,582 30.73%	21,796 22.58%	78,705 35.69%
Renter Occupied	5,819 69.27%	74,721 77.42%	141,825 64.31%



DASHWOOD DR



← STOREFRONTS ON THIS SIDE OF THE SHOPPING CENTER FACE PLAZAMERICAS (located across Marinette Dr.) →

SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 2,640 SF END CAP WITH DRIVE THRU AND OVERHEAD GARAGE DOOR

TOTAL GLA

- Building: 15,000 SF
- Land: .94 Acres

MARINETTE DR

END CAP WITH DRIVE THRU & OVERHEAD GARAGE DOOR