

**FOR
LEASE**

**5,644-SF 2nd-Gen Restaurant
Available For Lease**

5820

 **NewQuest**

5820 WASHINGTON AVENUE

5820 Washington Avenue | Houston, Texas

Second-Gen Restaurant Available For Lease on Washington Avenue

Jeanie Gibbs

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Project Highlights

Washington Avenue corridor brings a vibrant and diverse area, where lounges, wine bars and some of the city's most beloved restaurants come together. Spanning from Memorial Park to Downtown, the strip is a lively hot spot with renewed townhouses, mixed-use developments and energy to the city.

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- 5,644-SF 2nd-gen restaurant available for lease
- Fixtures, furniture and equipment negotiable



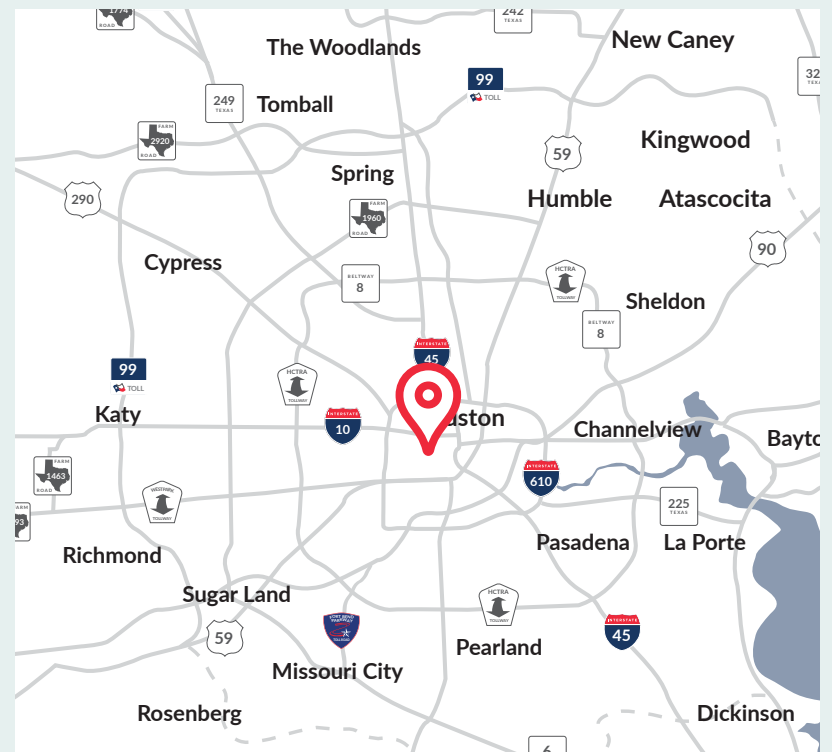
25%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024



\$235K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



207K
CURRENT
POPULATION
WITHIN 3 MILES



2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA RETAILERS





09.24 | 09.24

Retail Aerial



TxDot Traffic Counts as of 2024

09.24 | 01.24

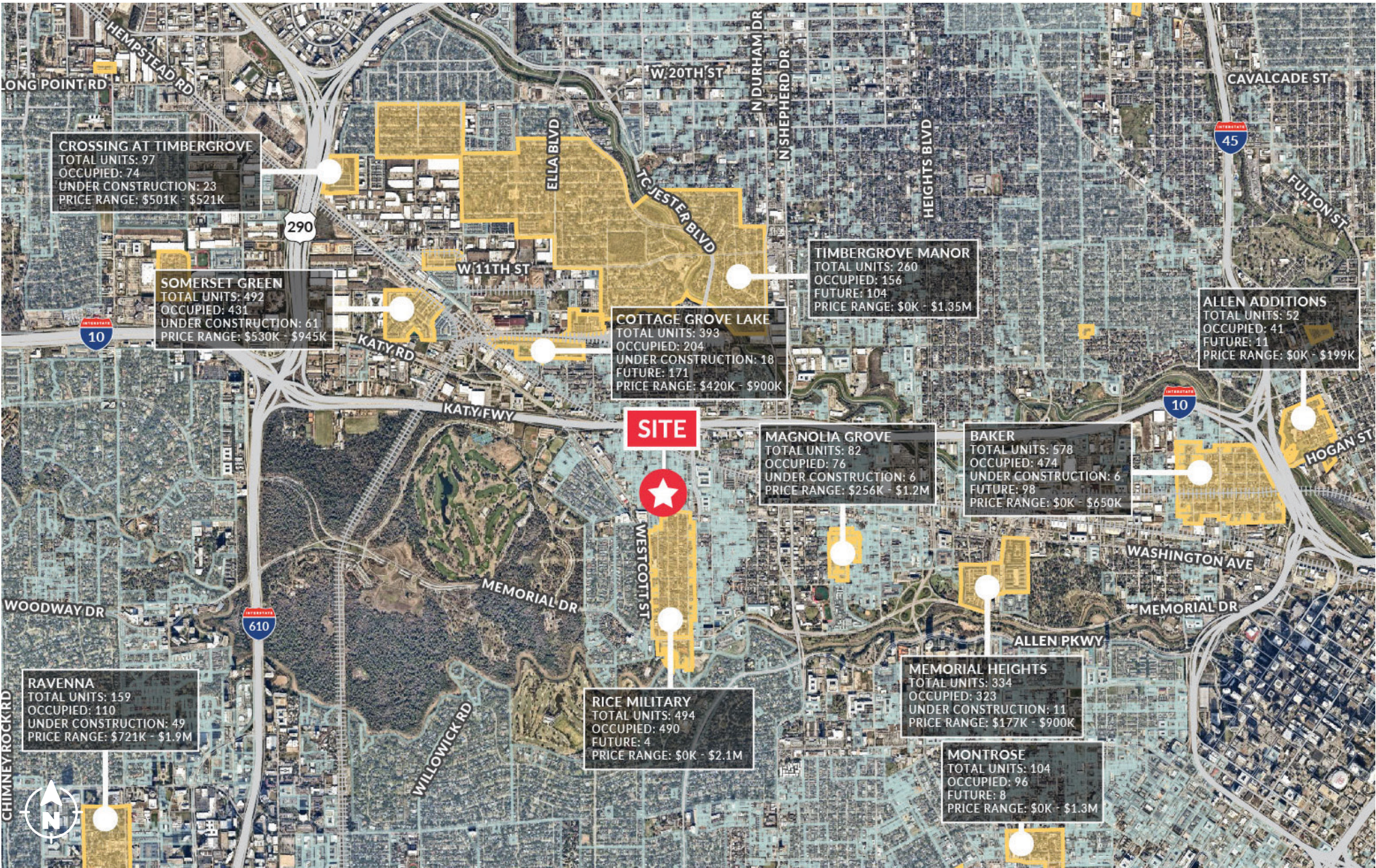
Retail Aerial



TxDot Traffic Counts as of 2024

09.24 | 01.24

Residential Aerial



Interior Photos



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	13,557	43,082	115,510
Current Population	26,752	81,225	206,601
2020 Census Population	22,183	65,195	165,625
Population Growth 2020 to 2024	20.59%	24.59%	24.74%
2024 Median Age	35.7	37.1	37.2

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	61.96%	63.95%	63.33%
Black or African American	8.07%	7.71%	8.48%
Asian or Pacific Islander	10.95%	10.15%	9.56%
Other Races	18.56%	17.74%	18.15%
Hispanic	25.55%	24.78%	25.01%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$235,210	\$232,616	\$208,172
Median Household Income	\$162,599	\$141,647	\$124,963
Per Capita Income	\$121,658	\$123,048	\$111,981

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	58.60%	59.85%	60.34%
2 Person Households	26.34%	25.48%	25.13%
3+ Person Households	15.06%	14.66%	14.53%
Owner-Occupied Housing Units	58.16%	51.78%	44.46%
Renter-Occupied Housing Units	41.84%	48.22%	55.54%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeanie Gibbs	577767	jjgibbs@newquest.com	281.640.7129
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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MS24-873_JM_09.19.24