



**3939 WASHINGTON AVE**  
**RETAIL CENTER FOR LEASE**

Washington Ave & Heights Blvd | Houston, TX



# PROPERTY INFORMATION:

**Address:** 3939 Washington Ave, Houston, TX 77007

**Availability:** 1,022 SF & 1,050 SF

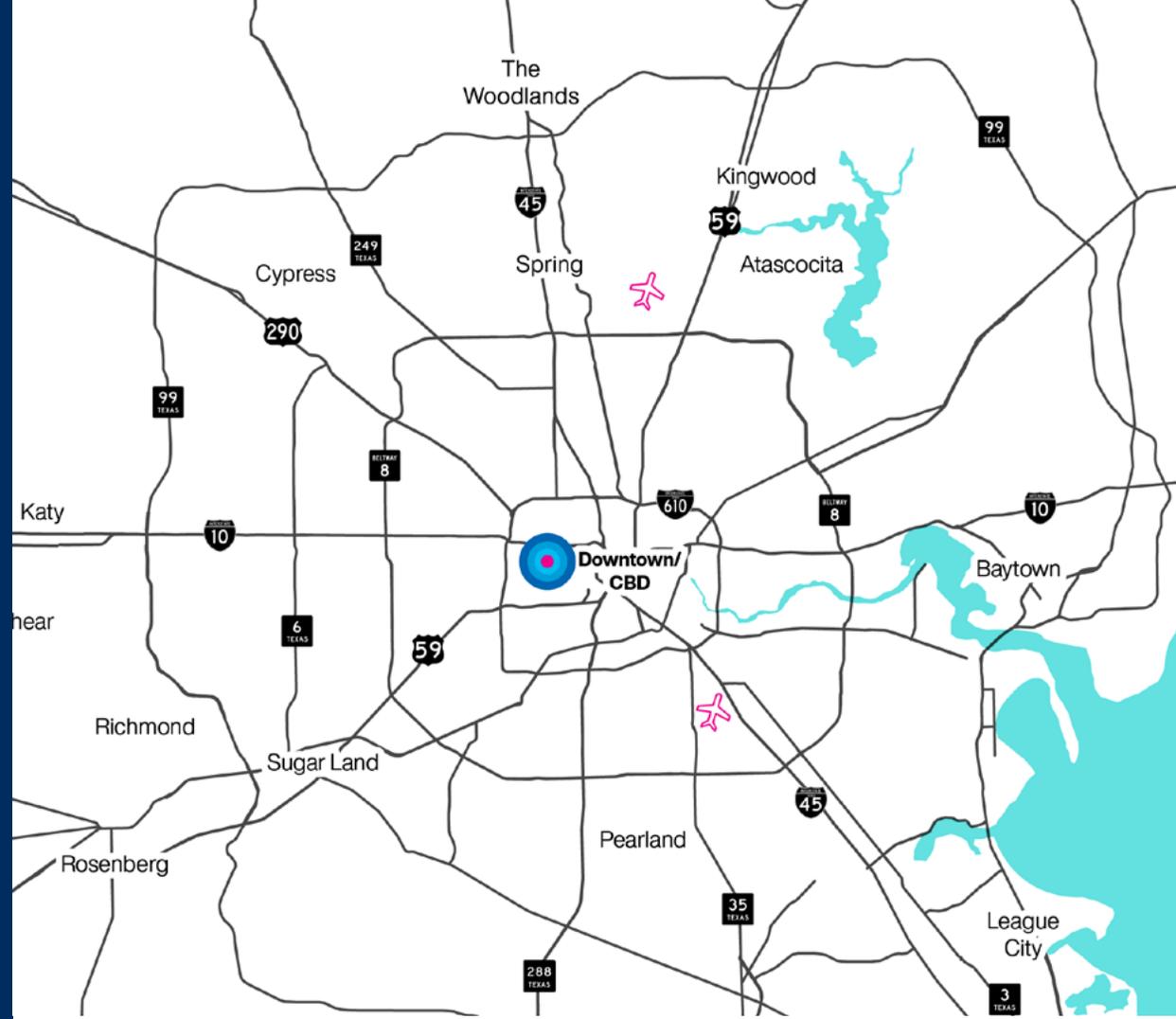
**Price:** Call For Pricing

## HIGHLIGHTS:

- Located in a dynamic 18-hour submarket just west of Downtown Houston.
- The area has access to major freeways and arterial roads.
- It is one block from the mixed-use Buffalo Heights development, which includes:
  - A 96,000 SF HEB
  - An 11,000 SF Google office
  - 230 luxury apartment units
- The corridor features many exclusive dining options such as El Tiempo, B&B Butchers Steakhouse, Voodoo Doughnuts, Truth BBQ
- The area also boasts a robust nightlife with venues such as Bottled Blonde, Clutch, HandleBar and Bayou Heights Biergarten
- There are 13,000 apartment units located within three miles of the property.

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	30,338	209,392	479,451
<b>Daytime Pop.</b>	43,033	360,518	957,579
<b>Avg HH Income</b>	\$171,349	\$167,804	\$148,247



**AVAILABLE**

PINNACLE  
PEDIATRIC  
DENTISTRY

1,022 SF

NIMS  
MEDSPA

LITTLE BELLIES  
ULTRASOUND

1,050 SF

AIRROSTI  
REHAB  
CENTER



WASHINGTON AVENUE

LEVERKUH N STREET

FIVE  
GUYS

GIGI'S  
NAIL SPA

BUFFALO  
WILD WINGS

ROSE STREET

BARNES ST

Walmart

Washington Heights

TACO CABANA

Yale St

salata

BARNABY'S CAFE

SMASH BURGER

College of Optometry  
102 Students

corner bakery  
LUNA

HiLine Heights Apartments

Heights Blvd

Jersey Mike's

Visionworks

19,271 VPD ('22)

The Core Apartments

Yale St

iStorage

Center St

Schlotzsky's

SMOOTHIE KING

Washington Ave

INDEPENDENT FINANCIAL CAVA

18,782 VPD ('22)

Primaligo

FIVE GUYS

BUFFALO WILD WINGS

BAYOU HEIGHTS

Bank of America

La Vie

STAMP

Rockefeller's

STAR PIZZA

Mister CAR WASH

ADSCO

FIRE DEPT

18,449 VPD ('22)

Center St

Washington Ave

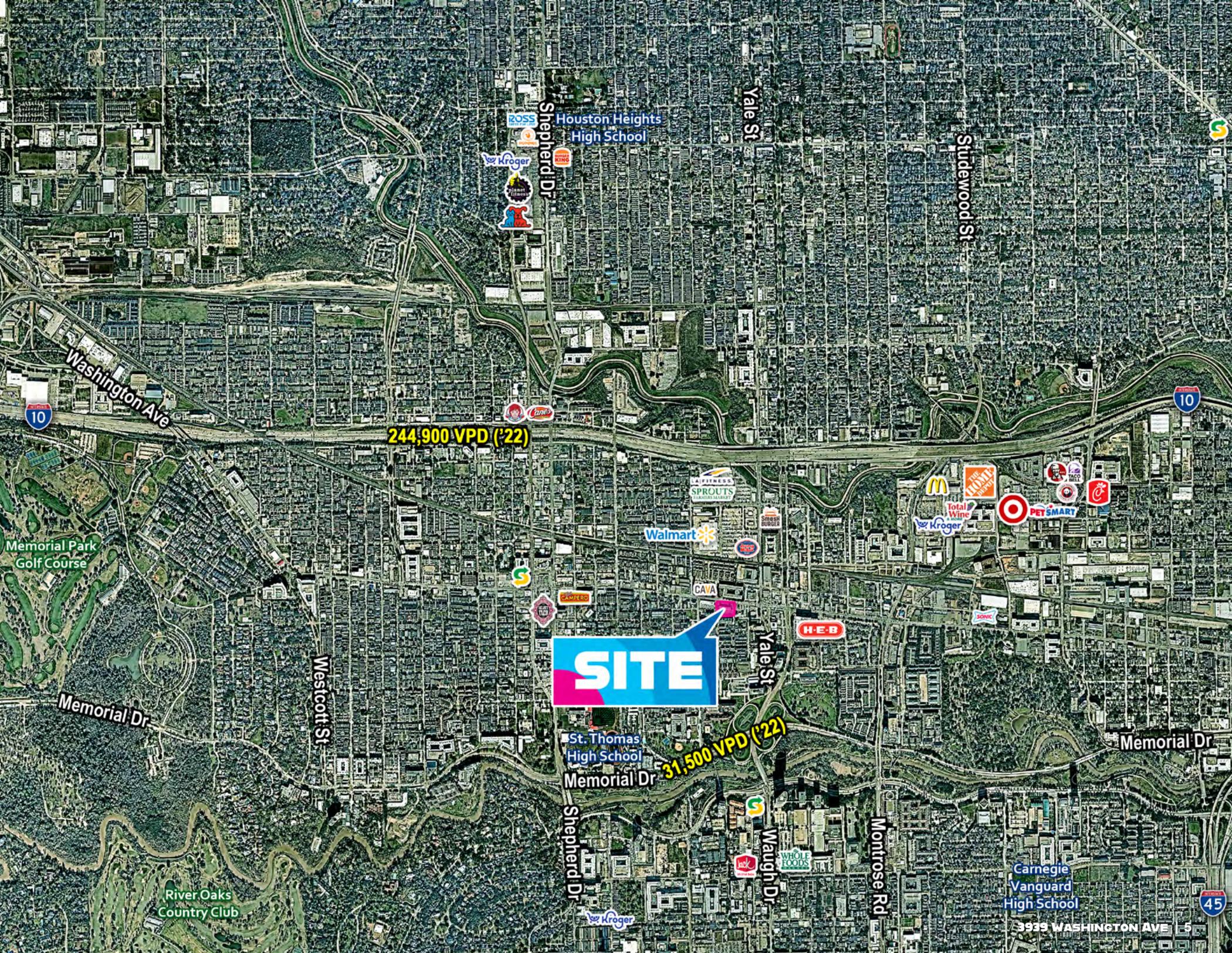
SITE

Buffalo Heights Apartments

H-E-B

Heights Blvd

Waugh Dr



**SITE**

244,900 VPD (#22)

31,500 VPD (#22)

Houston Heights High School

St. Thomas High School

Carnegie Vanguard High School

Shepherd Dr

Yale St

Stidwood St

Westcott St

Yale St

Shepherd Dr

Waugh Dr

Montrose Rd

Washington Ave

Memorial Dr

Memorial Dr

River Oaks Country Club

Memorial Park Golf Course

ROSS

Kroger

Target

Time

SPROUTS

Walmart

CAVA

H-E-B

McDonald's

Wendy's

Total Wine

Target

PET SMART

CVS

Walgreens

CVS

I-10

I-45

3939 WASHINGTON AVE 5



# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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)

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