

# Retail Space Available for Lease

## Pavilion Village Shopping Center 6921-7001 Hwy. 6, Houston, Texas 77083



### LOCATION

Located on Highway 6, just South of Bellaire Boulevard.

### SPACES AVAILABLE

Spaces Available: 1,760 sq.ft. to 3,082 sq.ft.

### TRAFFIC COUNTS

Highway 6 at Bellaire Blvd.: 50,000

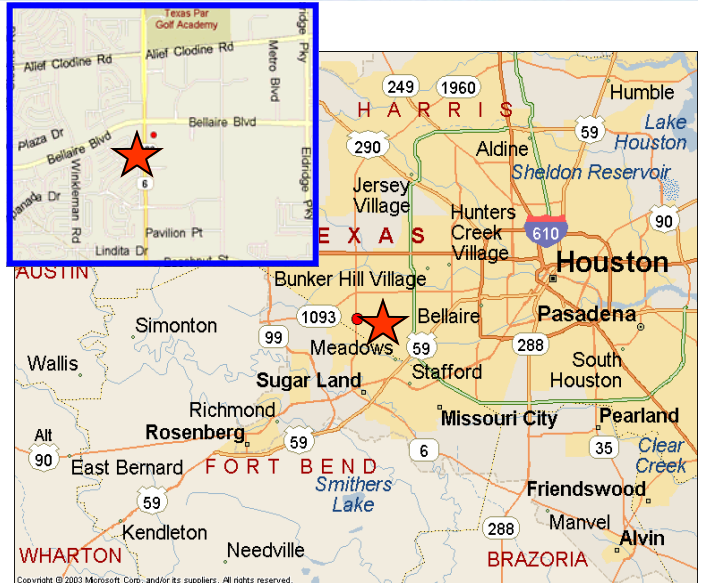
Bellaire Blvd. at Highway 6: 25,790

Source: Texas Department of Transportation

### DEMOGRAPHICS

	1 Mile Radius	3 Miles	5 Miles
Households	5,730	41,169	101,866
2005 Estimated Population	17,353	128,156	291,069
Average Household Income	\$57,928	\$65,172	\$66,075

Source: Claritas. All rights reserved.



### CLARION PROPERTIES, LTD.

**RANDY FERTITTA**  
MANAGER/ BROKER

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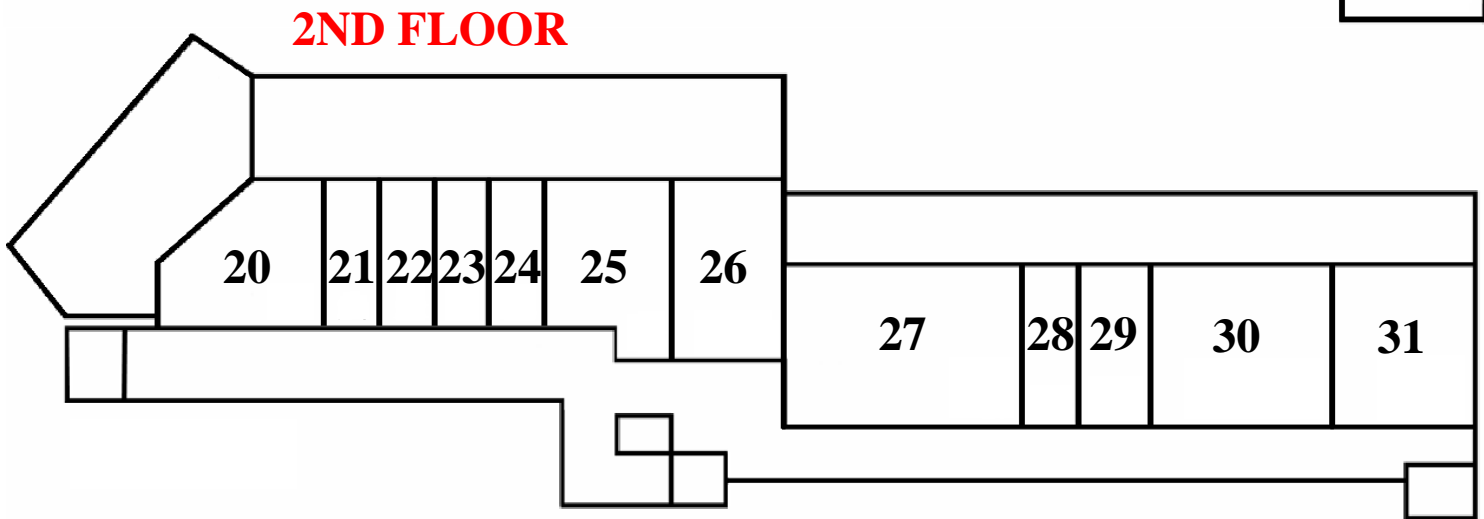
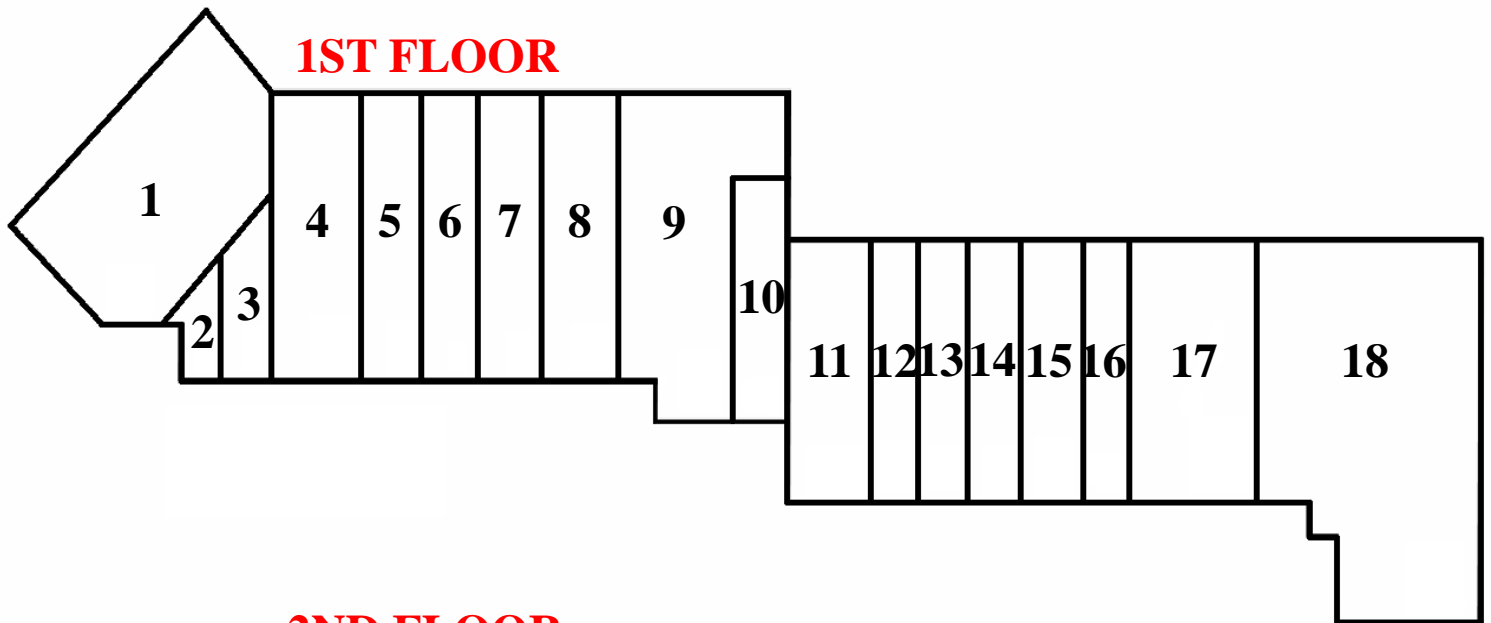
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LEASING - COMMERCIAL BROKERAGE - CONSULTING

# Pavilion Village

## Site Plan



#	Address	1st Floor Tenants	Sq Ft
1	6921	Q Ball Snookers & Hookah Bar	4,700
2	6923	Jackson Hewitt	500
3	6931	Elise Nails	707
4	6941	Don Pinguino Snacks	2,780
5	6951	Sister Sister	1,800
6	6961	Exclusive Hair Studio	1,800
7	6971	All Star Kuts	1,800
8	6981	Chute Boxe Texas Team Cyborg	2,520
9	6991	Chez Michelle Restaurant	4,400
10	6995	Botanica Elegua	1,500
11	7011	King Wok Restaurant	2,400
12	7021	Pioneer Wireless/ Boost Mobile	1,200
13	7031	Columbian Cargo	1,570
14	7035	Sugarland Clinic	1,230
15	7043	Sheriff's Dept.	2,000
16	7045	Iffe's Salon	1,200
17	7051	Presbyterian Church of Ghana	3,600
18	7055	Great Expectations	8,241

#	Address	2nd Floor Tenants	Sq Ft
20	6911-202	VACANT - Medical Space	2,990
21	6911-210	Olubusayo Fasidi Attorney at Law	885
22	6911-212	JCL Capital Resources	885
23	6911-214	Do It All Group	885
24	6911-216	Zebaish Collection and Alterations, LLC.	885
25	6911-222	VACANT	3082
26	6911-224	VACANT - Management Office	2,760
27	7001-228	Toes & Tunes	4,484
28	7001-236	Allstate	885
29	7001-240	Chapel of Miracles	1,180
30	7001-242	Alief Branch Institute	2,383
31	7001-246	VACANT/Slab	1,760

# 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.

Clarion Properties Licensed Broker/Broker Firm Name or Primary Assumed Business Name	419362 License No.	_____ Email	_____ Phone
Randy Fertitta Designated Broker of Firm	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Randy Fertitta Licensed Supervisor of Sales Agent/ Associate	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		