

# **EAST DOWNTOWN HOUSTON GEM** **3602 NAVIGATION BOULEVARD**

**11832 SF URBAN FLEX BUILDING / 14375 SF LAND**



PLEASE CALL FOR PRICING  
FRED GHABRIEL  
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# ABOUT THE PROPERTY

- 14,375 SF of Land in the Heart of Houston’s Greater East End
- The Property offers 11,832 square feet of Retail/Office & Storage space
- 12 feet clear ceiling height throughout
- Warehouse in the back has 3-Phase 480V Power
- Two Newly Constructed Retail/Office Suites in the front with New HVAC and Roof

## DEMOGRAPHICS (2024):

- Population:

167,722	3-Mile Radius
414,864	5-Mile Radius
- Average Household Income:

\$79,273	3-Mile Radius
\$95,227	5-Mile Radius
- Total Daytime Population:

159,095	3-Mile Radius
356,385	5-Mile Radius
- Consumer Spending Daytime Population:

\$1,640,036,830	3-Mile Radius
\$4,884,982,347	5-Mile Radius

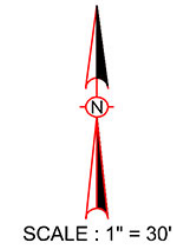


# PROPERTY FEATURES

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- The investment represents a tremendous upside
- The subject is offered at a fair price per square foot to the building
- Irreplaceable building in good move in condition for a prospective new owner
- Property is located in the shadow of the Houston CBD/Downtown, within a short distance from the Toyota Center, Daiken Park, George R. Brown Convention Ctr & the Houston Center
- Neighborhood is rife with new retail and residential developments. The property is located in the East Downtown Management District (EaDo), in a very high traffic location
- The property has great visibility and easy access surrounding freeways and Downtown Houston
- Well established retail building located within Houston's rapidly gentrifying east end
- Close proximity to lively Navigation Esplanade, home to several bustling restaurants and farmers markets.
- Less than a mile from East River, Midway's 150-acre, multi-phase and mixed-use development
- 11,832-SF historic building on a 14,375-SF corner lot along Navigation Blvd
- Building has retail spaces in the front and storage area in the back with 3-Phase 480V power
- Newly renovated exterior and retail/office spaces with new HVAC and roof
- The subject has 98 feet of frontage on Navigation, 139 feet of frontage on N Hutcheson, and 95 feet on Merkel
- 2024 population within a 5-mile radius from the subject property exceeded 400,000 with the projected average household income being close to \$100,000
- Daytime employment is over 350,000 and rising within a 5-mile radius from the subject property
- PLEASE DO NOT DISTURB THE TENANTS

# PROPERTY LAYOUT



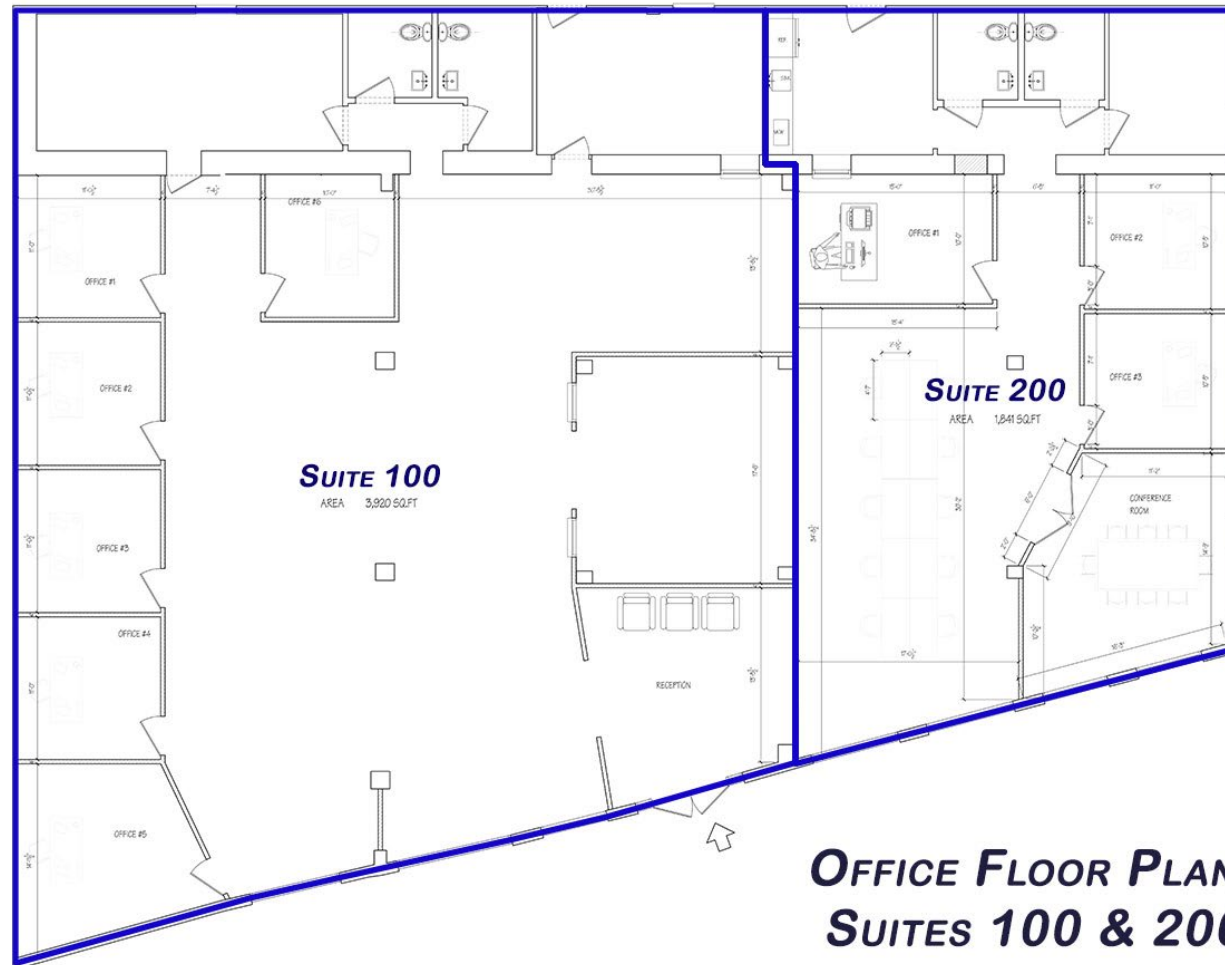
# BUILDING LAYOUT





# RETAIL SPACES - (SUITES 100 & 200)

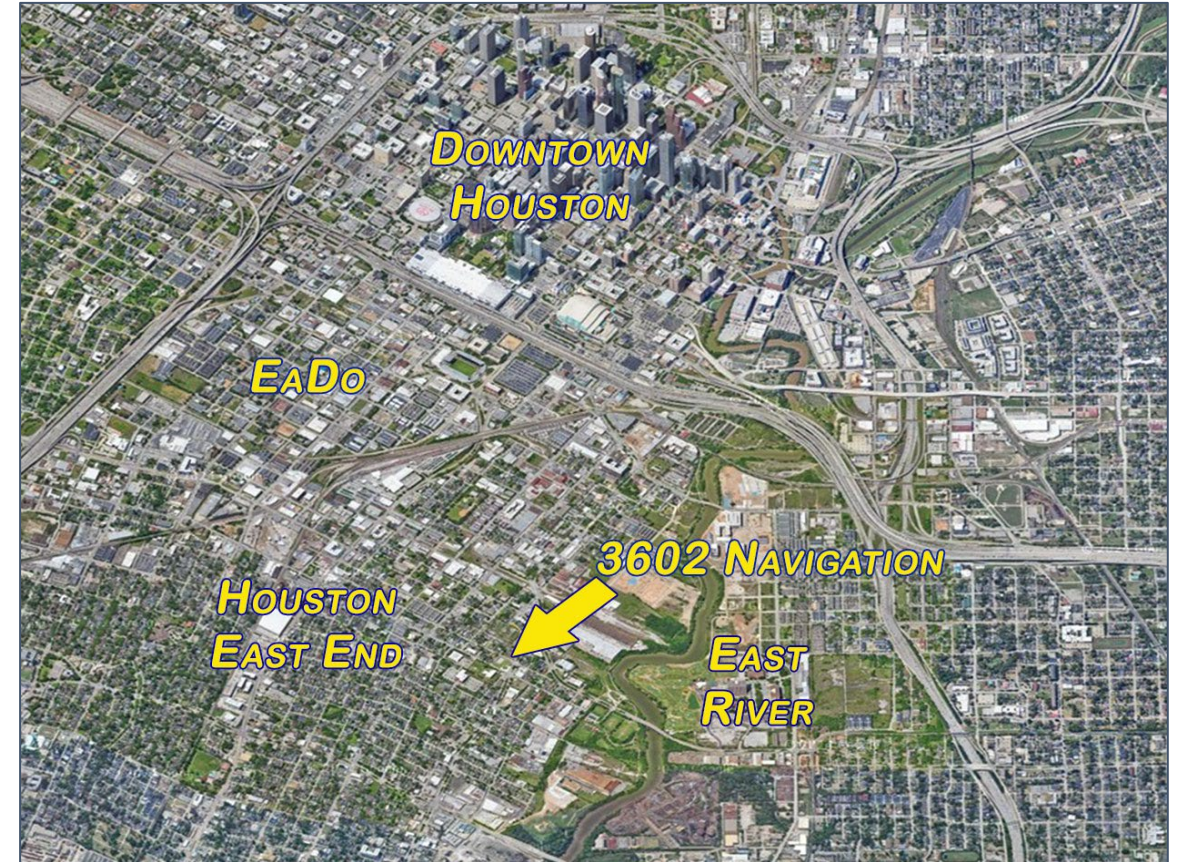
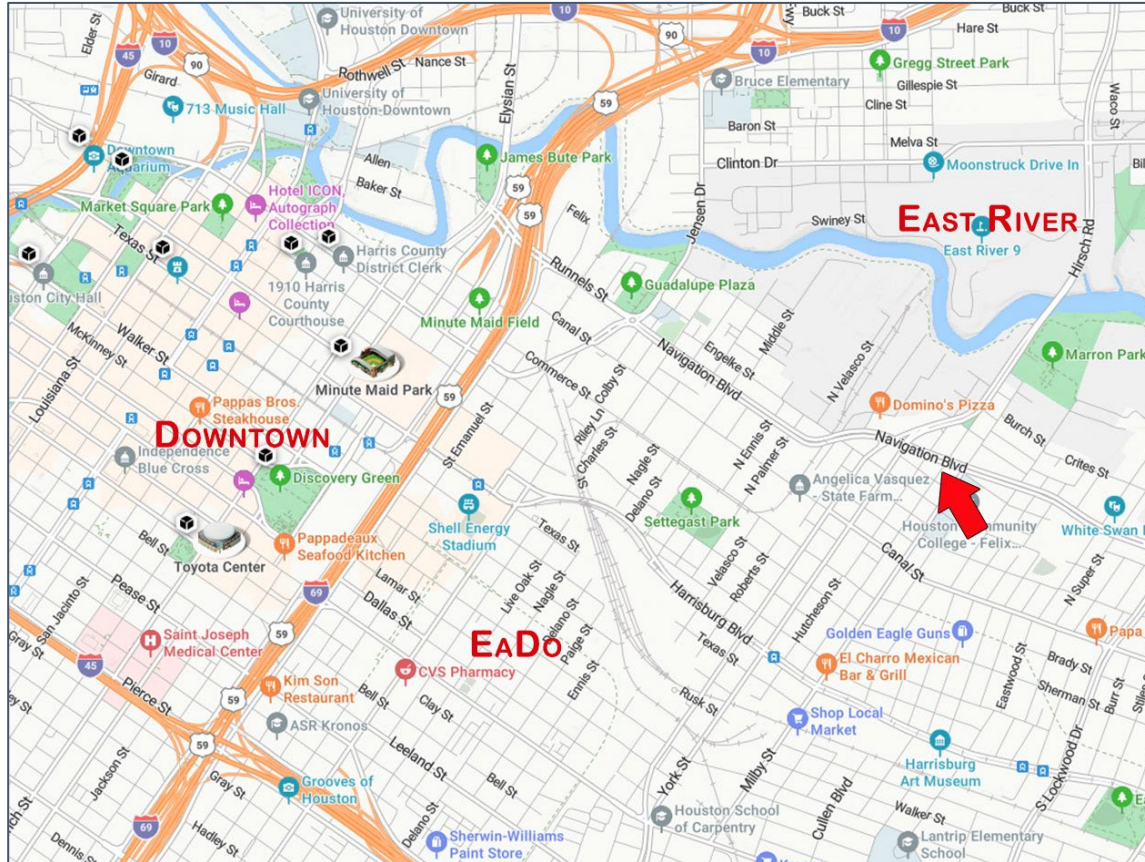
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**OFFICE FLOOR PLANS**  
**SUITES 100 & 200**



# LOCATION





# PHOTOS

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# PHOTOS

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**CONTACT:**

**DOWNTOWN  
HOUSTON**

**EaDo**

**HOUSTON  
EAST END**

**3602 NAVIGATION**



**EAST  
RIVER**



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