

FOR LEASE

WASHINGTON HEIGHTS

I-10 & Heights Blvd / Yale St | Houston, TX 77007



AVAILABILITY

Pad Site & Lease Space

RATES | NNN

Please call for rates

PROPERTY INFORMATION

- Serving customers living and working in Houston's vibrant, inner loop neighborhoods including the Heights, Rice Military, and other communities in the Washington Avenue corridor.
- Phenomenal demographics surrounded by dense residential with an abundant daytime population (See Demographic Profile enclosed).
- Within a 1.5-mile radius from the center, there have been over 9,100 Class-A Multi-Family Units built since 2012. Over 4,000 Class-A Multi-Family units have been built since 2018.
- One of Houston's most desirable and rapidly growing areas, blending historic charm with modern development that provides a walkable urban vibe.
- Direct access to I-10 ensures high traffic counts and maximum visibility.
- A thriving mix of upscale residential, boutique retail, and creative office spaces, attracting young professionals and entrepreneurs.

AVAILABILITY

Pad Site

- 167 Yale St | ±40,062 SF with a ±3,745 SF building

Lease Space

- 189 Heights Blvd | ±1,400 SF (20' x 70')
- 211 Heights Blvd | ±993 SF (13'-2" x 75')
- 103 Yale St Suite 500 | ±1,750 SF

TRAFFIC COUNTS

Heights Blvd at I-10	22,369 vpd (16)
Yale St south at I-10	25,515 vpd (16)
I-10 at Heights Blvd & Yale St	215,304 vpd (16)

**FOR MORE INFORMATION
PLEASE CONTACT**

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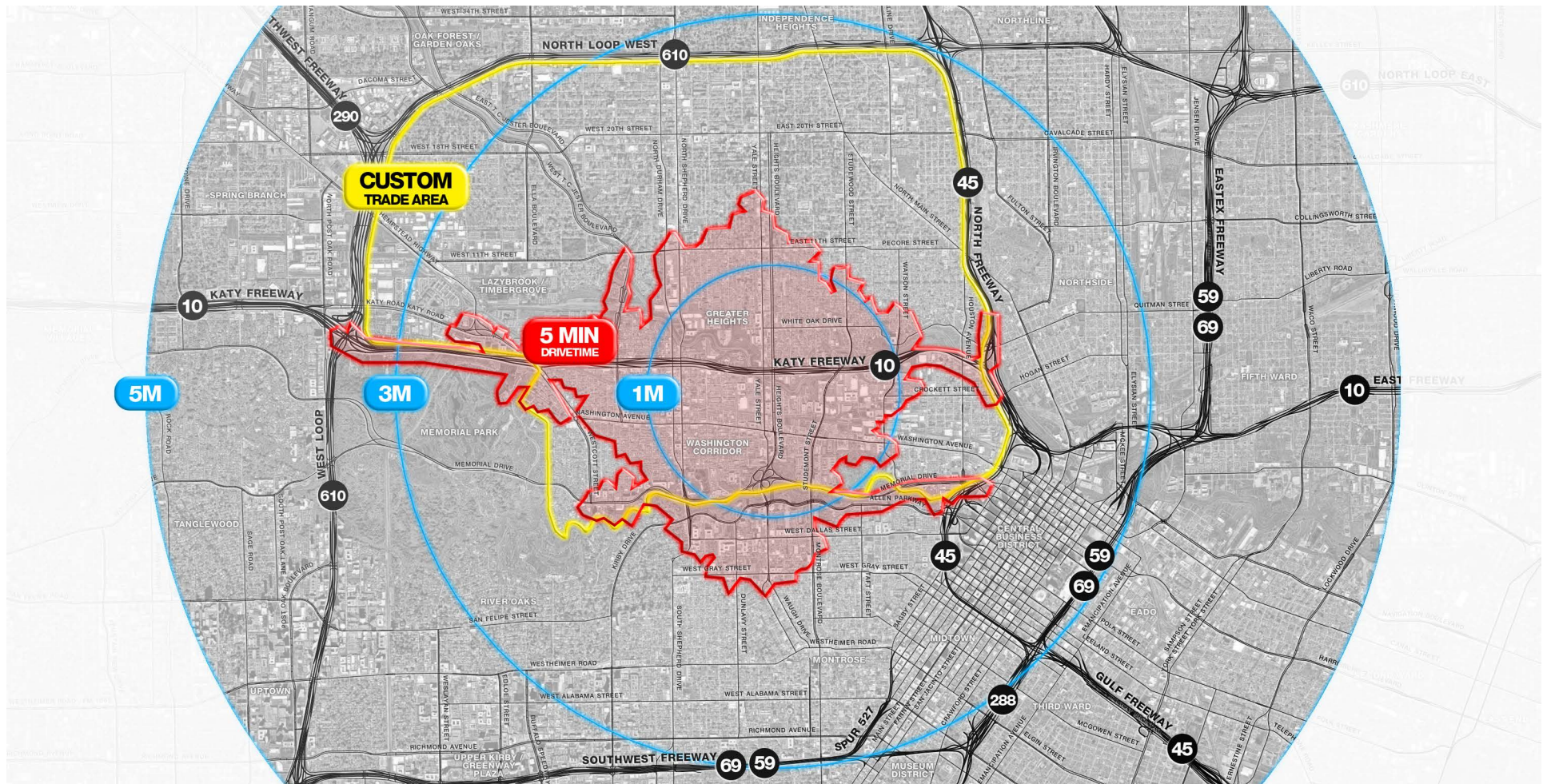
The **Ainbinder**
Company

streetwise
RETAIL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

INNER LOOP DEMOGRAPHICS

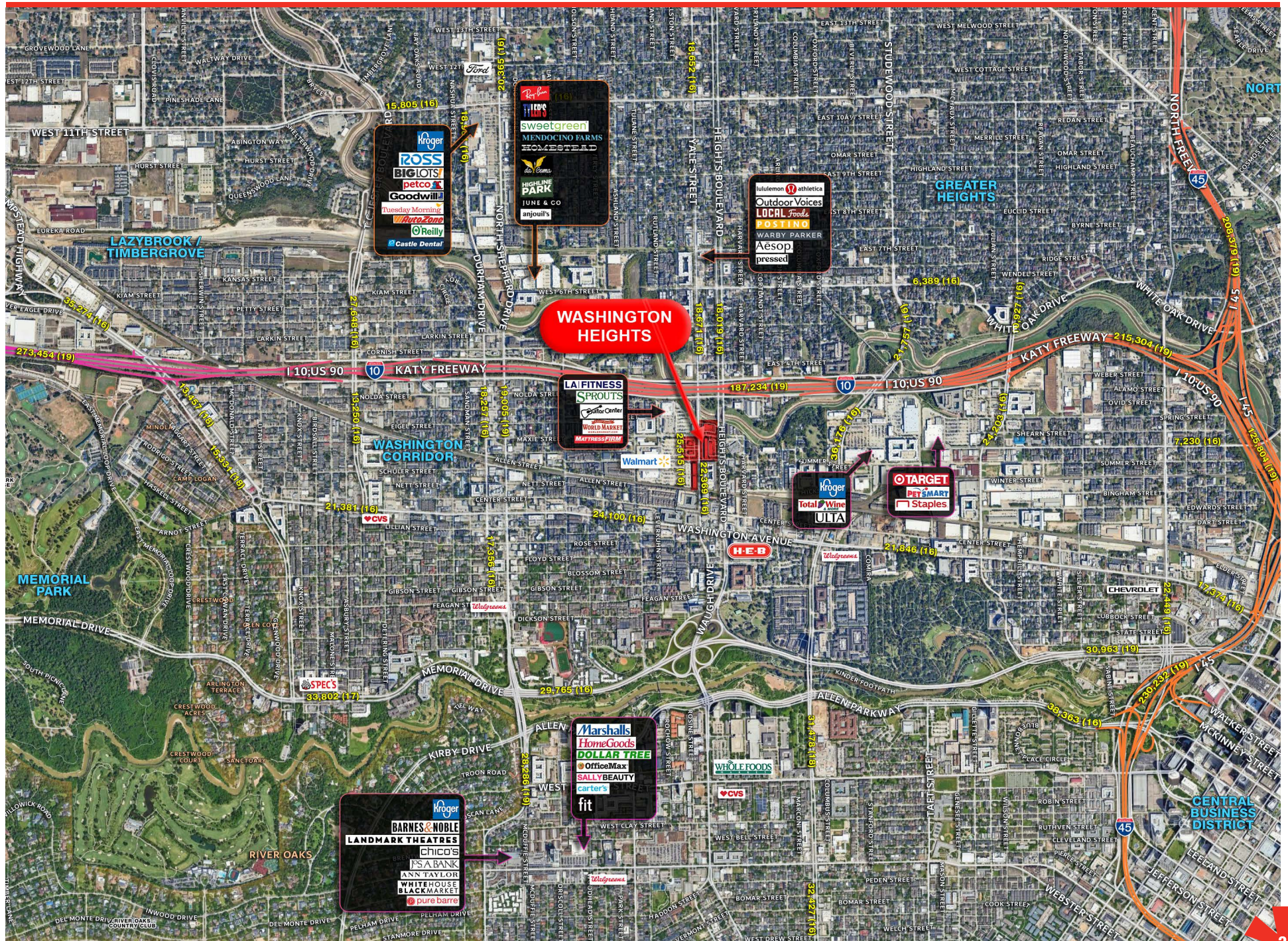
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2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	5 MIN DRIVE TIME	CUSTOM TRADE AREA
Total Population	27,199	213,412	477,160	49,211	106,866
Daytime Population	31,155	354,221	944,929	59,183	114,481
2029 Projected Population	29,147	227,847	499,677	53,433	112,899
Median HH Income	\$129,023	\$117,606	\$100,118	\$135,684	\$138,424
Average HH Income	\$184,688	\$174,806	\$153,944	\$193,268	\$195,030
Median Age	33.3	35.2	35.5	34.2	35.0

INNER LOOP TRADE AREA

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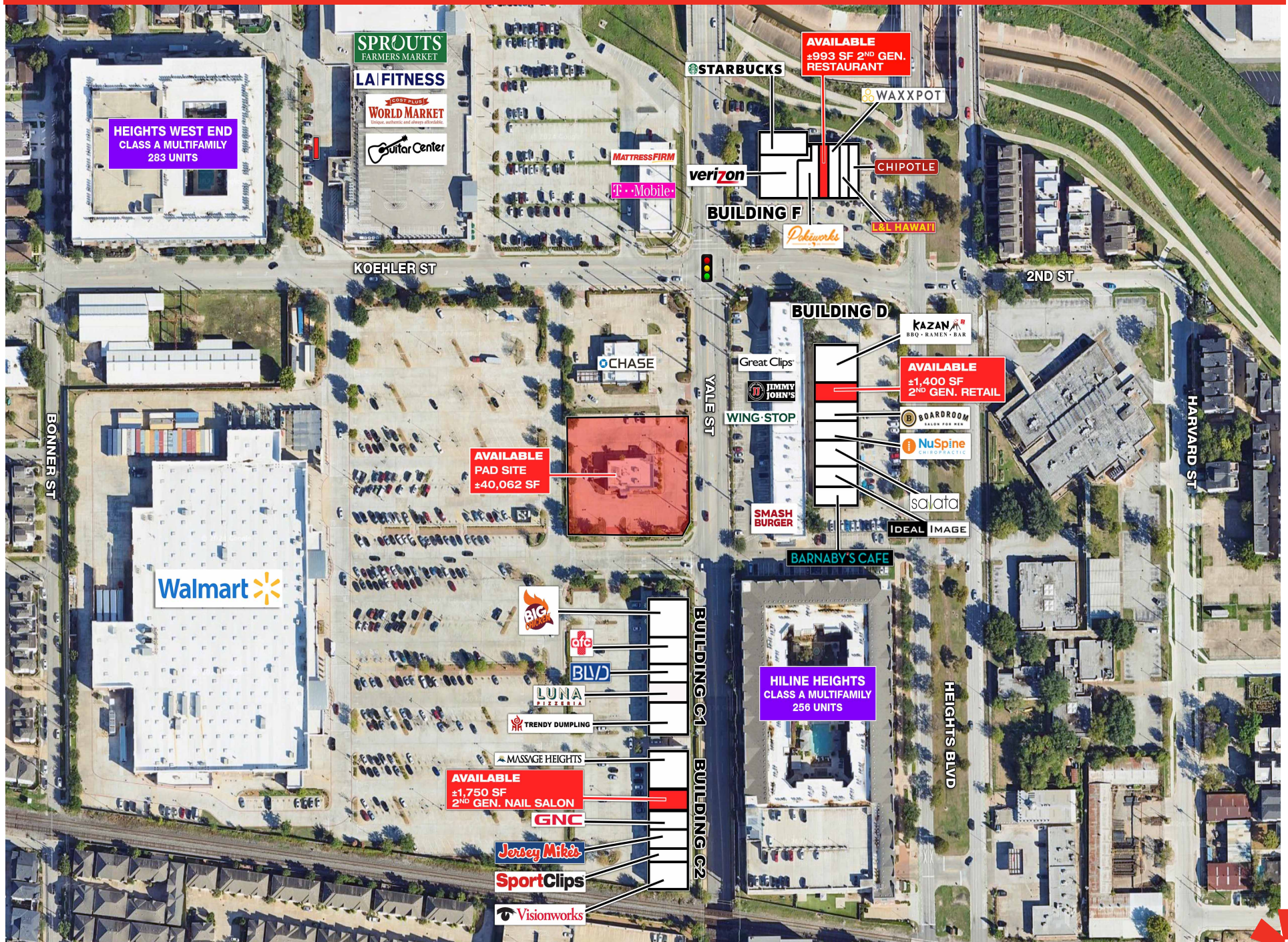
TRADE AREA AERIAL

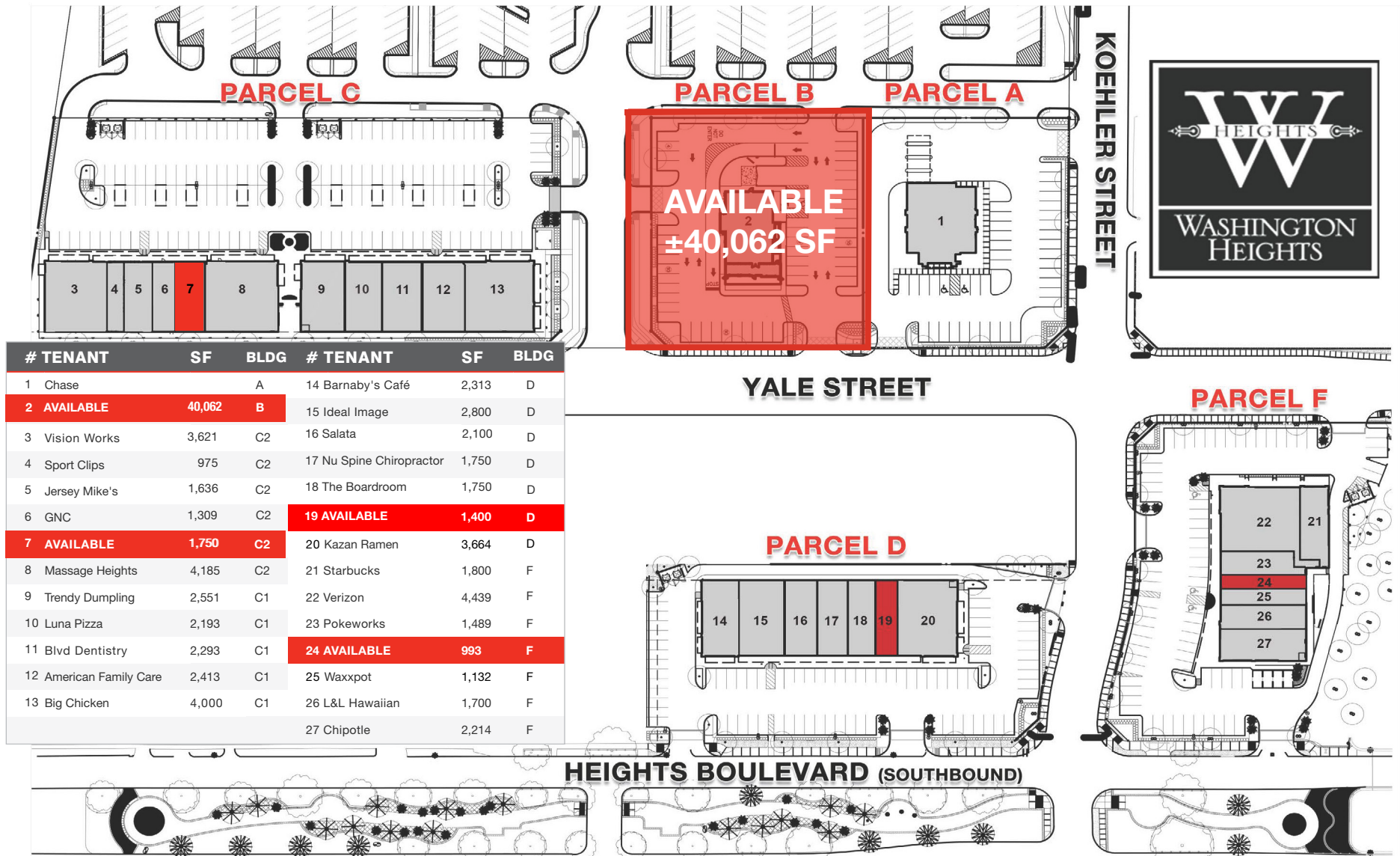
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SITE AERIAL

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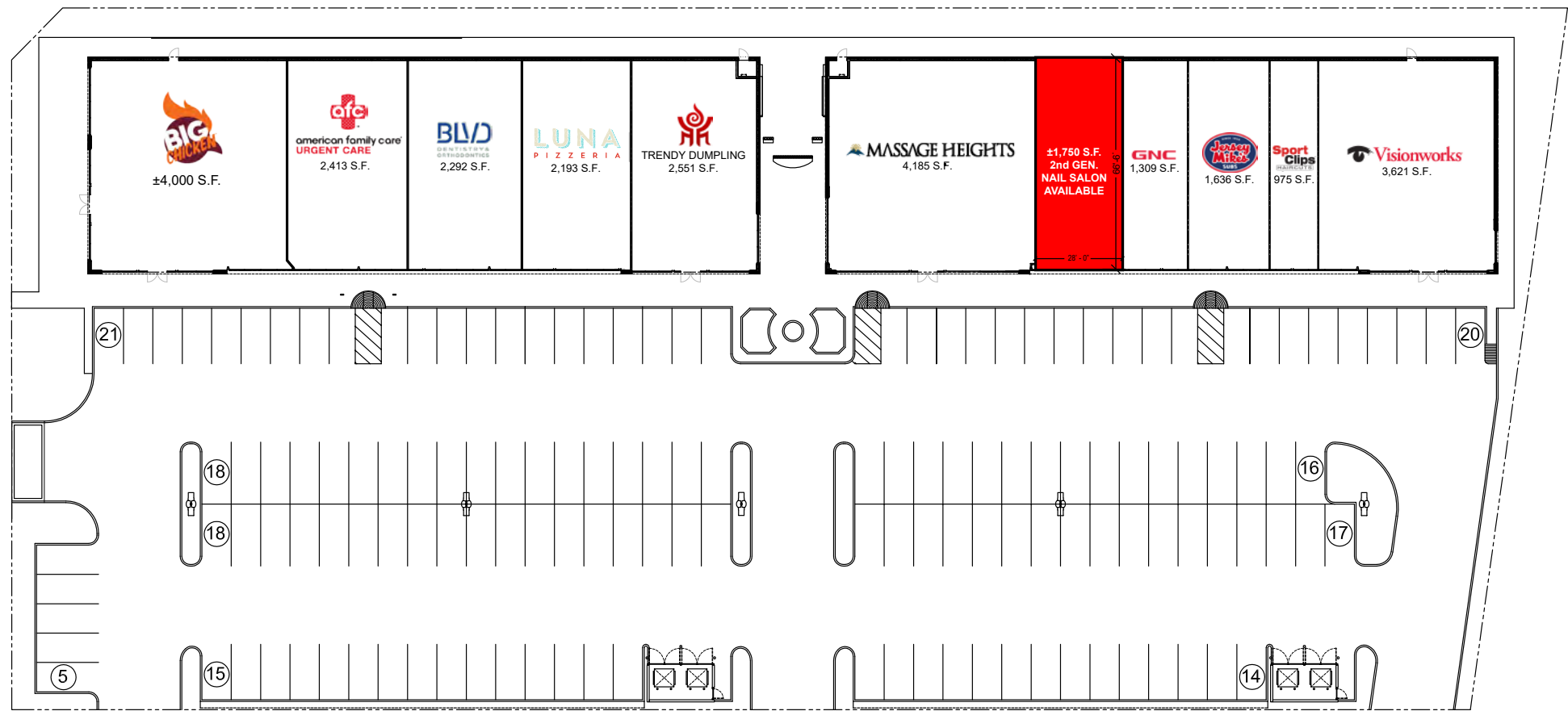


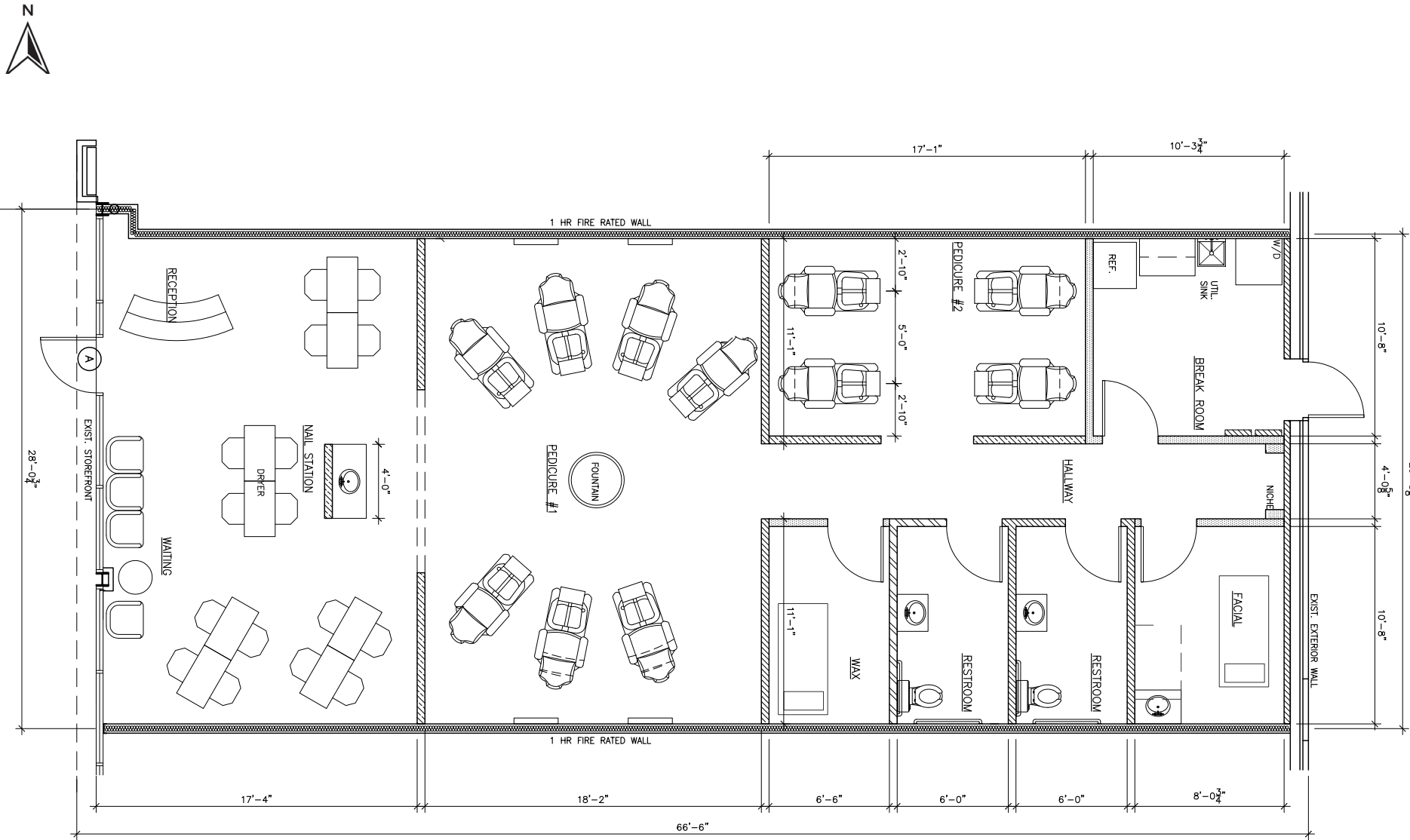
BUILDING C1 & C2 SITE PLAN

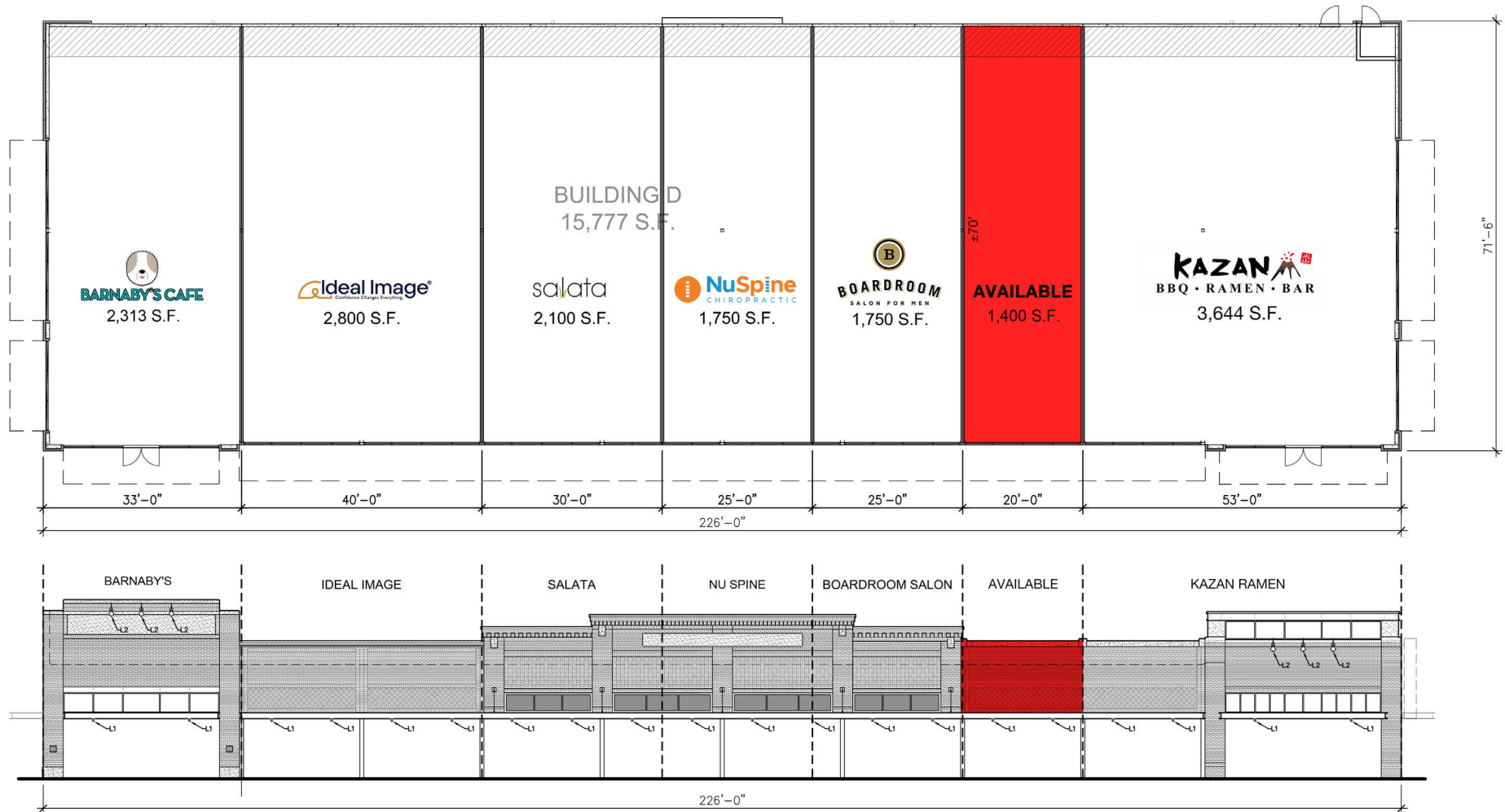
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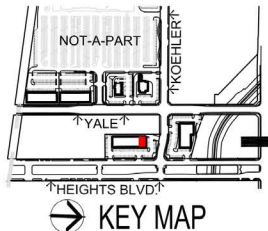
YALE ST



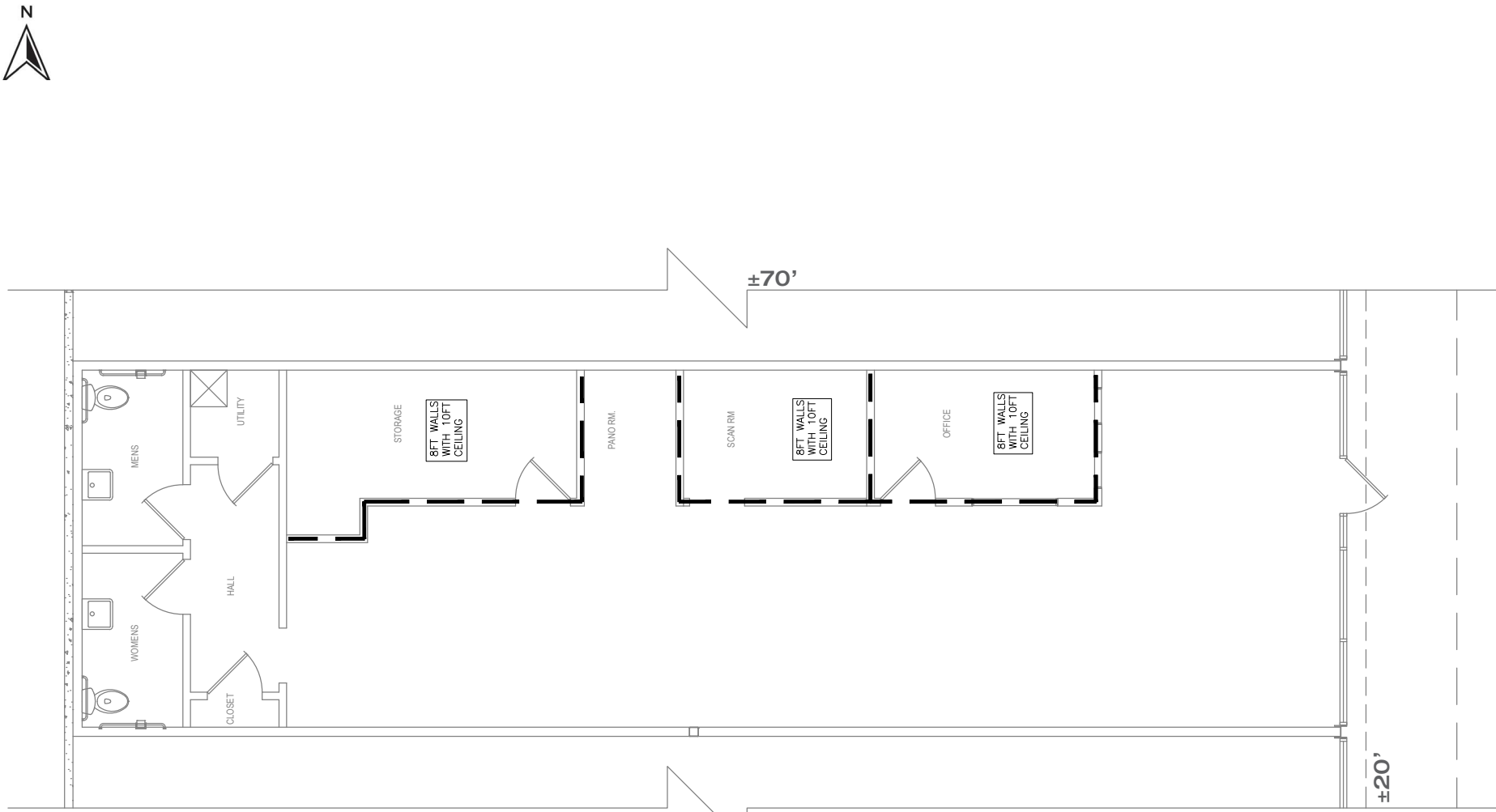




Developed By
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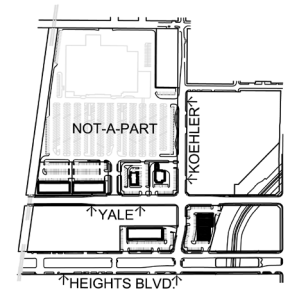


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KEY MAP



**BUILDING F -
LEASING PLAN**

SCALE: 1/16" = 1'-0"
0 8 16





SITE PHOTOS

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE