



**AVAILABLE  
±2,100 SF**

# **504 WEST GRAY 2ND GEN. RETAIL SPACE FOR LEASE NEAR DOWNTOWN**

NEQ W Gray St & Stanford St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 504 W Gray St  
Houston, TX 77006

**Availability:** ±2,100 SF Available  
1st & 2nd Floor - Not Divisible

**Price:** \$45.00 PSF + \$16.00 NNN

## HIGHLIGHTS:

- 2nd generation retail space available for lease
- Inner loop retail opportunity at the northeast quadrant of W Gray St & Stanford St
- Positioned within the extremely dense Montrose trade area and supported by a strong daytime population
- Approximately 0.79 miles from Downtown Houston
- Surrounded by Houston's most affluent neighborhoods including: River Oaks, Montrose and Rice Military

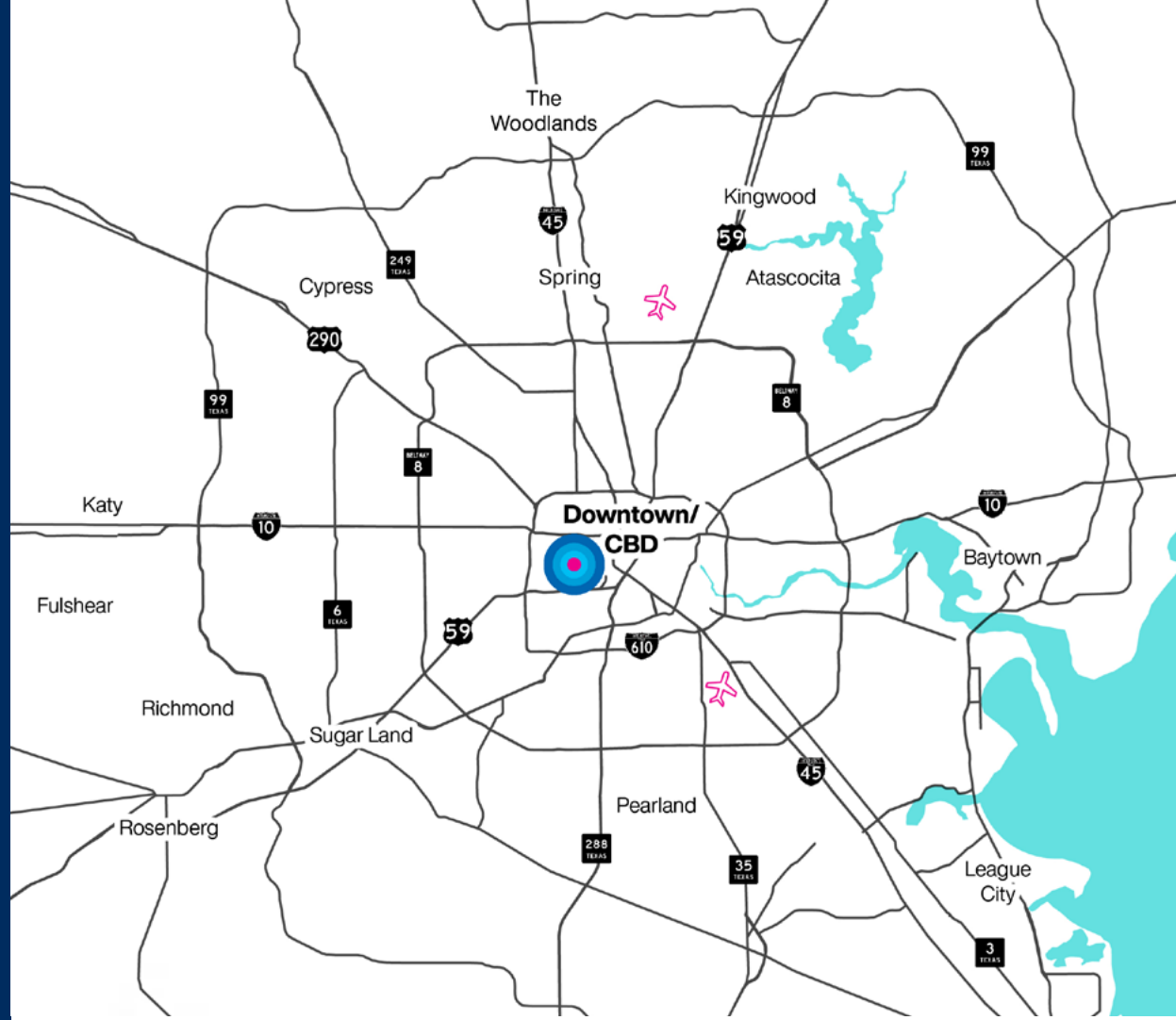
## TRAFFIC COUNTS:

**W Gray St:** 10,683 CPD '22

**Montrose Blvd:** 23,566 CPD '22

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	35,615	220,861	499,316
<b>Daytime Pop.</b>	38,934	326,388	667,088
<b>Avg HH Income</b>	\$145,842	\$161,112	\$151,598



Federal Reserve  
Bank

**SITE**

**DOWNTOWN HOUSTON**  
**±0.79 Miles**



BARNABY'S CAFE

**W Gray St**



St Thomas High School

Cleveland Park

Buffalo Bayou Park

Memorial Dr

Buffalo Bayou

Allen Pkwy

AIG

Buffalo Bayou

Memorial Dr

Federal Reserve Bank

Taft St

Allen Pkwy

Waugh Dr

Montrose Blvd

WHOLE FOODS

CVS

W Dallas St

W Dallas St

**SITE**

23,566 CPD ('22)

Clay St

Clay St

Carnegie Vanguard High School

TJ-maxx HomeGoods

OfficeMax

seleste

Cafe Brioche

WELLS FARGO

W Gray St

10,683 CPD ('22)

W Gray St

iStorage

BARNES & NOBLE

Kroger

USPS

Tranera

Luna's Park

Waugh Dr

TEXAS VAPOR SUPPLY

Taft St

Fairview St

**MONTROSE COLLECTIVE**  
Gorjana, Glosslab, Live Nation, Ganni, Graffiti Raw, Hue Salon, Idle Hands, Marmo, Uchi, Mejuri, Oheya, Picnik, Solidcore, The Chelsea, Van Leeuwen Ice Cream

Wharton Dual  
Language  
Academy

Crocker St

Stanford St

Pierce St



PJ's Sports  
Bar

Cecil's  
Pub

BARNABY'S  
CAFE



W Gray St

10,683 CPD ('22)

New Retail Center  
Coming Soon

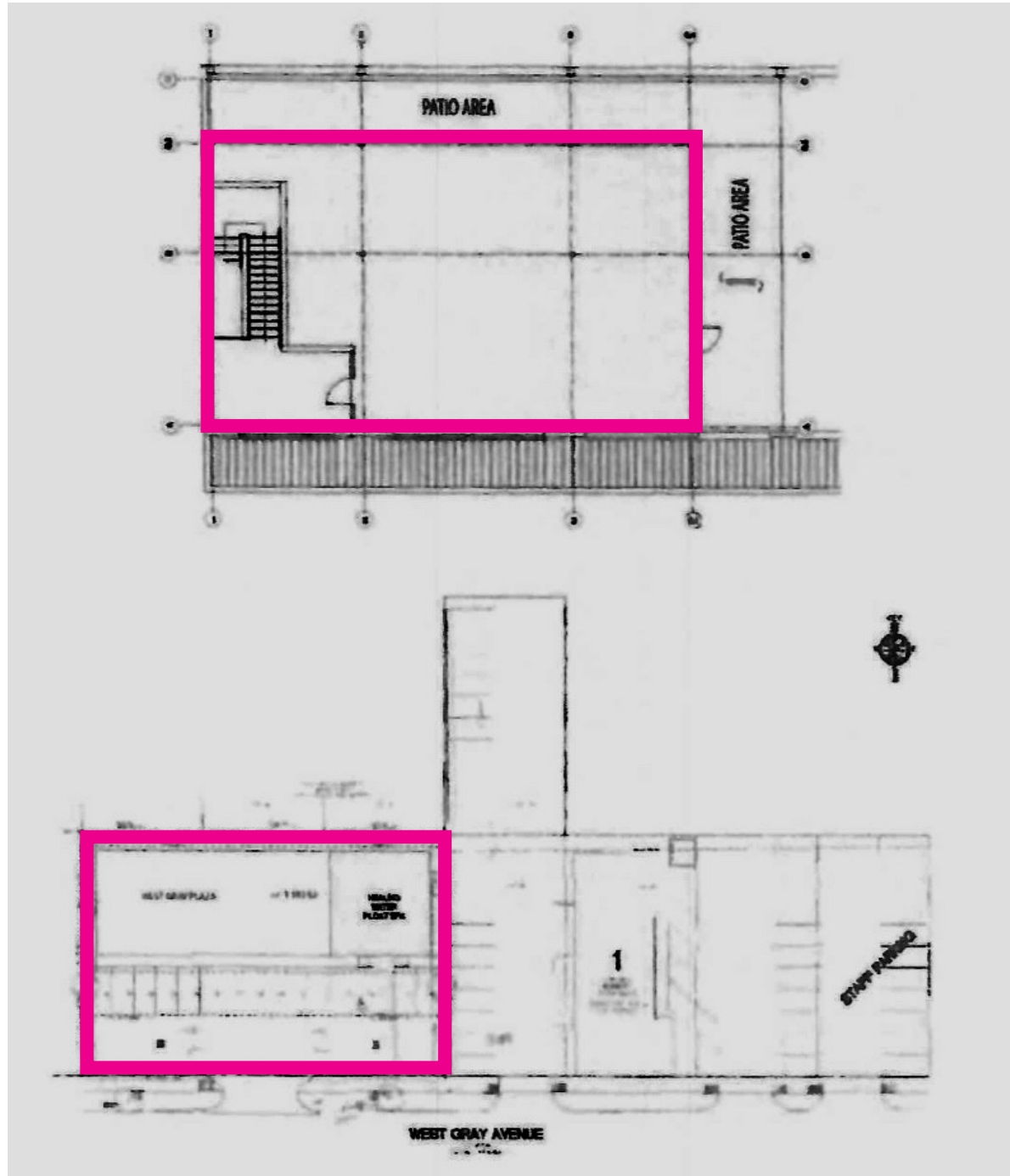


Peden St

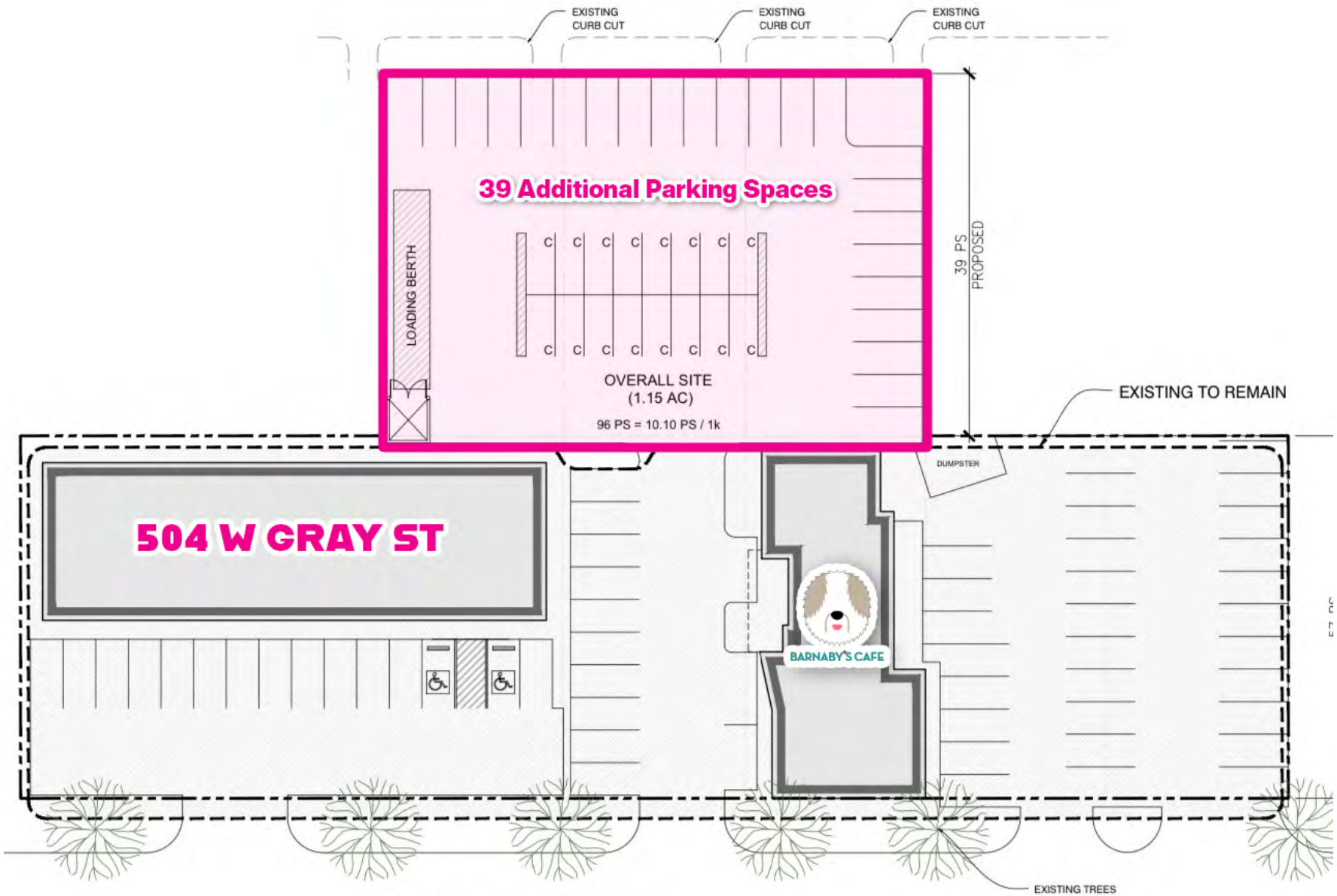
Peden St

Stanford St

# FLOOR PLAN



WEST PIERCE AVENUE  
(50' R.O.W.)  
(PUBLICLY DEDICATED)



WEST GRAY AVENUE  
(75' R.O.W.)  
(PUBLICLY DEDICATED)





# 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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