

For Lease 6,138SF Event Hall

HIGHWAY 6 PLAZA
5920 HIGHWAY 6 NORTH
HOUSTON, TX 77084

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PROPERTY SUMMARY

5920 HIGHWAY 6 NORTH | HOUSTON, TX 77084



Property Summary

Lease Rate:	\$10.00PSF
Lease Term:	Negotiable
Available SF:	6,138SF
Year Built:	1984
Renovated:	2022

Property Overview

Currently 86.2% leased, Highway 6 Plaza is a stabilized, multi-tenant neighborhood center supported by an established and diverse tenant roster that includes FBI2Rocks.com, Lumbar Life, Club Reign, Culture Event Hall, and Laines Nail. The blend of service, fitness, and destination retail drives steady daily foot traffic and cross-shopping among tenants. With triple-net asking rents ranging from \$14.04 to \$18.50 per square foot, the two remaining vacancies offer retail, service, or medical users the opportunity to plug into a proven location with strong co-tenancy and existing infrastructure – an ideal fit for a tenant seeking second-generation space with built-in draw.

Location Overview

Positioned in Houston's Addicks submarket in northwest Harris County (77084), Highway 6 Plaza sits on a high-traffic, high-growth corridor carrying roughly 40,000 vehicles per day past the site, with additional volume from nearby West Little York Road (28,000+ VPD). The trade area is dense and expanding, with more than 23,600 residents within one mile and over 130,600 within three miles, median household incomes of \$75,700 to \$83,500, and projected population and household growth of 5.4%–5.8% through 2030.

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1010	6,138	Negotiable	\$10.00 /sf/yr	Event Hall	Good	Immediately

Highlights

Currently 86.2% leased, Highway 6 Plaza is a stabilized, multi-tenant neighborhood center supported by an established and diverse tenant roster that includes FBI2Rocks.com, Lumbar Life, Club Reign, Culture Event Hall, and Laines Nail. The blend of service, fitness, and destination retail drives steady daily foot traffic and cross-shopping among tenants. With triple-net asking rents ranging from \$14.04 to \$18.50 per square foot, the two remaining vacancies offer retail, service, or medical users the opportunity to plug into a proven location with strong co-tenancy and existing infrastructure – an ideal fit for a tenant seeking second-generation space with built-in draw.

Nearby Places

- High-traffic Highway 6 frontage – 290 feet of visibility with ~40,000 vehicles per day passing the site, plus two curb cuts and dual pylon signage for maximum tenant exposure.
- Dense, growing trade area – 130,600+ residents within three miles, median household incomes of \$75,700–\$83,500, and projected population growth of 5.4%+ through 2030.
- Established neighborhood center – 86.2% leased with a proven, diverse tenant roster driving consistent daily foot traffic and cross-shopping.
- Flexible availability – two suites from 1,020 SF up to 6,138 SF contiguous, ideal for retail, service, or medical users seeking second-generation space.
- Competitive triple-net rents – \$14.04–\$18.50/SF NNN in a well-positioned Addicks submarket location just 25 minutes from George Bush Intercontinental.

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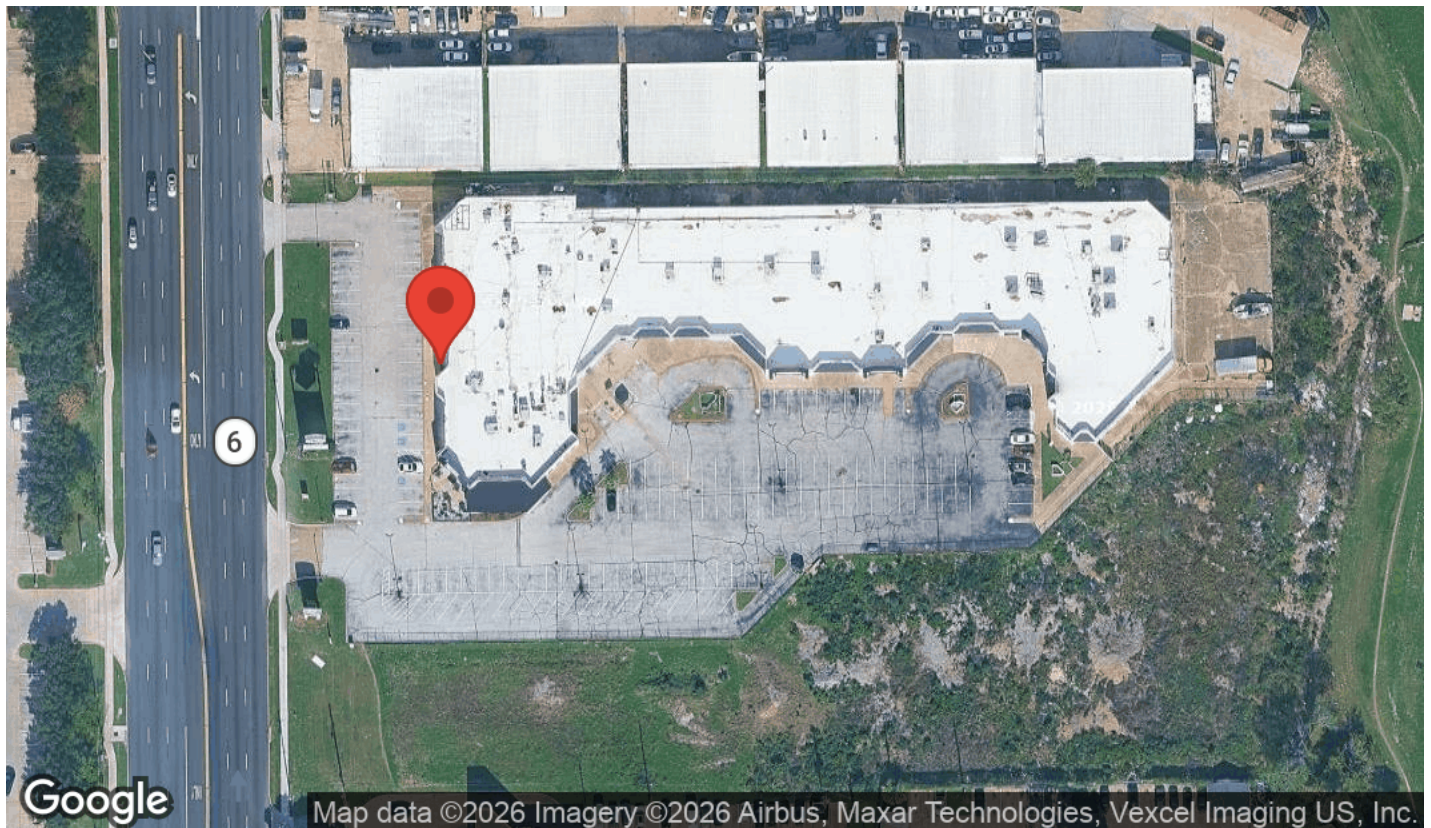
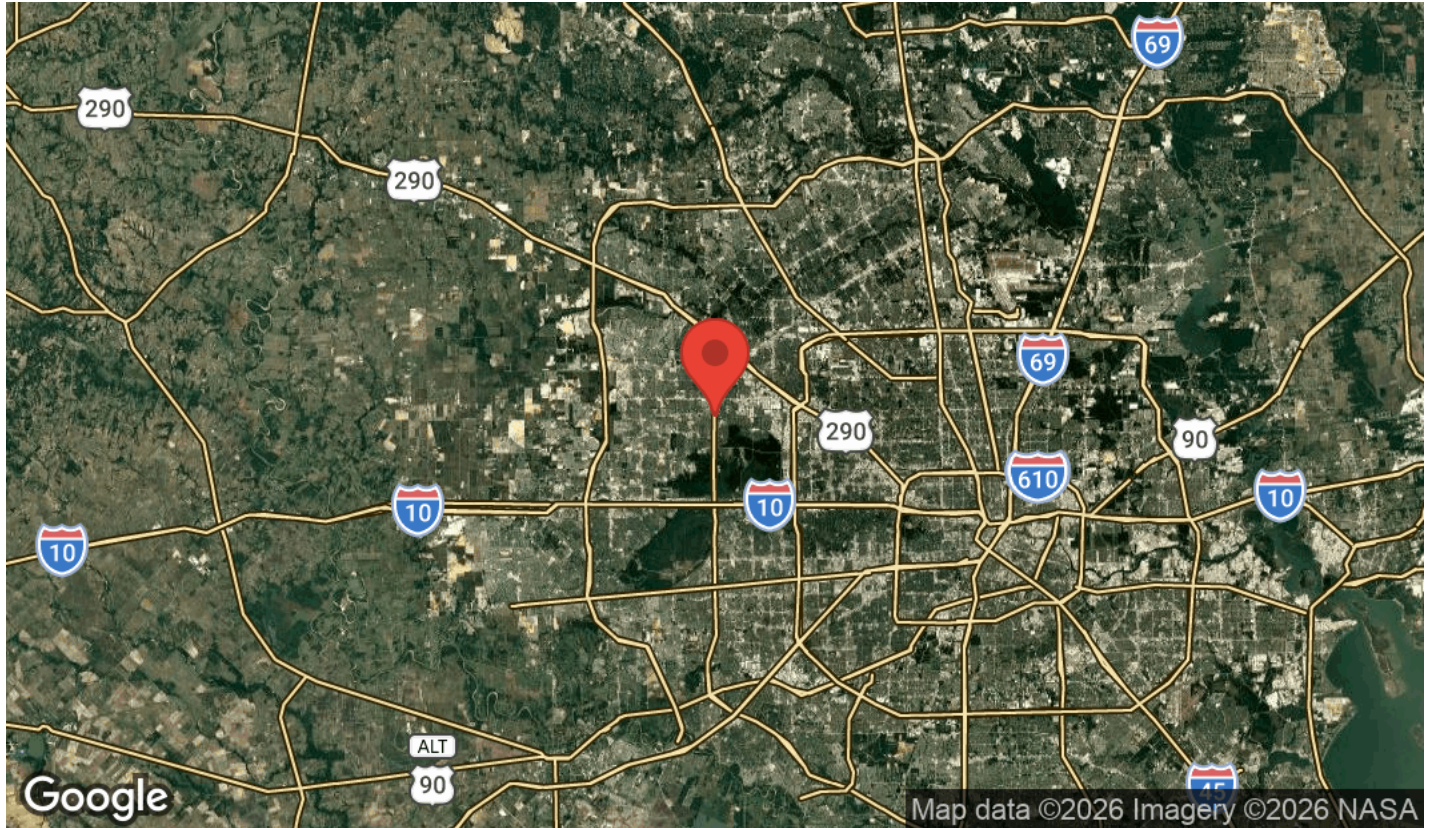
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LOCATION MAPS

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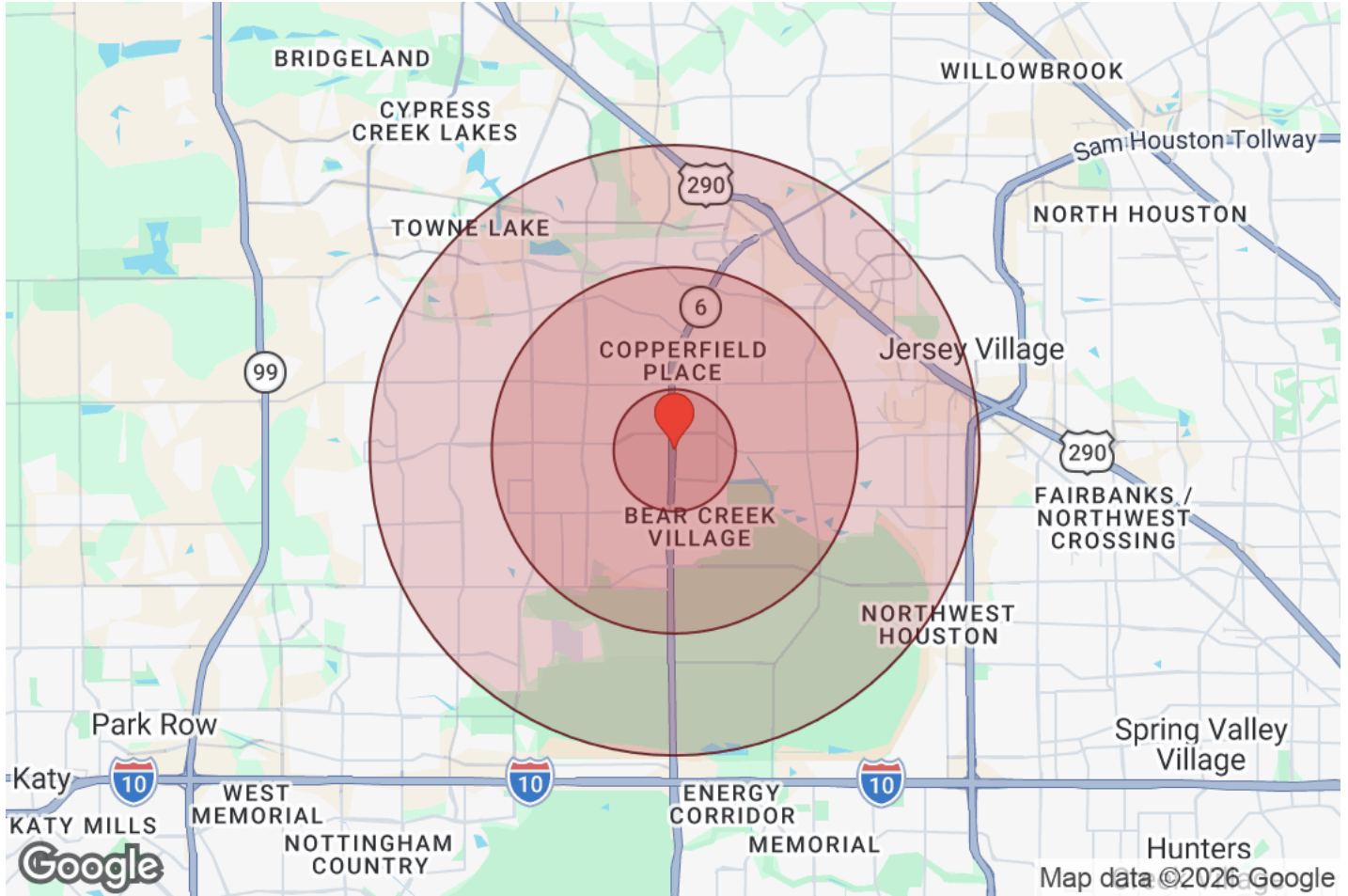
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DEMOGRAPHICS

5920 HIGHWAY 6 NORTH | HOUSTON, TX 77084



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	12,647	64,067	144,146	Ages 0 - 14	5,638	26,522	62,675
Female	13,414	66,800	152,029	Ages 15 - 24	3,779	19,089	43,982
Total Population	26,061	130,868	296,175	Ages 25 - 54	11,657	53,991	124,931
				Ages 55 - 64	2,617	15,418	31,958
				Ages 65+	2,368	15,847	32,630
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	4,595	32,848	70,964	Median	\$77,504	\$85,218	\$88,503
Black	5,567	22,666	61,397	Under \$15k	591	2,636	6,035
Am In/AK Nat	26	118	267	\$15k - \$25k	459	2,326	4,110
Hawaiian	10	39	89	\$25k - \$35k	523	2,296	5,370
Hispanic	12,170	59,218	126,022	\$35k - \$50k	1,288	3,854	8,778
Asian	3,312	13,885	32,638	\$50k - \$75k	1,637	8,335	17,884
Multiracial	328	1,832	4,206	\$75k - \$100k	1,285	6,896	14,532
Other	50	262	563	\$100k - \$150k	1,799	8,098	19,485
Housing	1 Mile	3 Miles	5 Miles	\$150k - \$200k	944	4,630	10,581
Total Units	10,181	48,683	109,339	Over \$200k	728	5,460	13,277
Occupied	9,253	44,531	100,052				
Owner Occupied	4,345	28,798	61,716				
Renter Occupied	4,908	15,733	38,336				
Vacant	929	4,152	9,286				

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DISCLAIMER

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