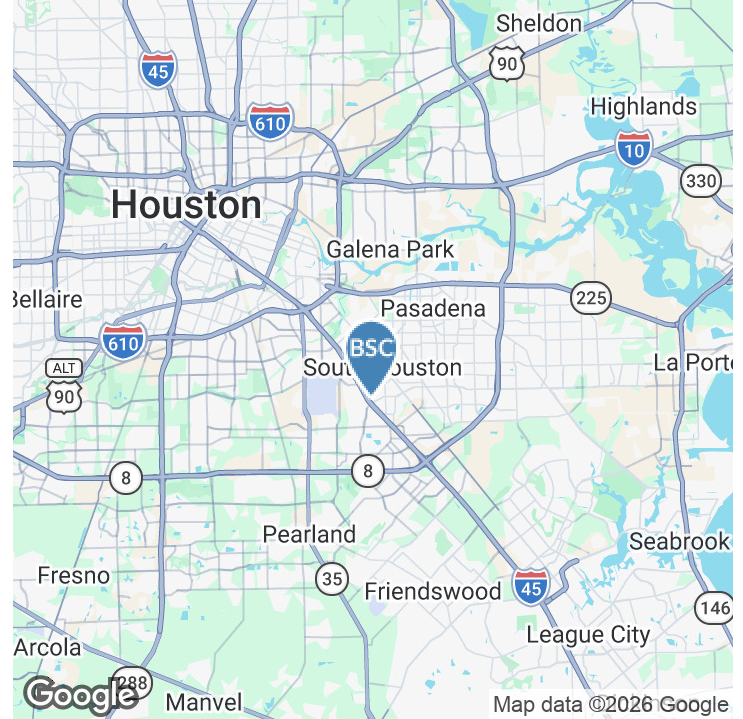


# Executive Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Building Size:	75,244 SF
Available SF:	2,520 - 2,797 SF
Lot Size:	5.86 Acres
Zoning:	Commercial

## PROPERTY OVERVIEW

Discover a prime retail space for lease at 10737 Gulf Freeway in Houston, TX. This is a great opportunity to join a thriving shopping center with plenty of foot traffic. Conveniently located on a major highway, the property offers easy access from all directions and high visibility with great signage opportunities. With ample parking for customers and employees, the space also provides flexible lease options to accommodate all types of businesses. This retail space presents an ideal canvas for businesses to establish a compelling presence and engage with a diverse customer base in the bustling Houston market.

## PROPERTY HIGHLIGHTS

- Prime retail space for lease
- Great opportunity to join a thriving shopping center with plenty of foot traffic
- Conveniently located on a major highway with easy access from all directions
- High visibility with great signage opportunities
- Ample parking for customers and employees
- Flexible lease options to accommodate all types of businesses

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# Complete Highlights



## PROPERTY HIGHLIGHTS

- Located directly on the Gulf Freeway (I-45 South)
- Excellent freeway frontage and visibility
- Easy on/off freeway access
- Large shared parking field suitable for high-volume users
- Strong exposure to high daily traffic counts
- Surrounded by dense residential and established retail
- Ideal for retail, service, medical, office, and entertainment uses
- Well-occupied multi-tenant retail center with strong existing tenancy
- Active foot traffic throughout the day driven by on-site tenants
- Exceptional visibility from I-45 South with long sightlines
- Prominent frontage along a major Houston freeway corridor
- Multiple points of ingress/egress for easy customer access
- Oversized parking field supporting high-volume and peak-hour uses
- Convenient access from frontage road and surrounding arterials
- Located near dense residential neighborhoods and workforce housing
- Strong surrounding mix of retail, service, and entertainment uses
- Ideal for destination concepts benefiting from exposure and traffic flow

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,520 - 2,797 SF

Lease Term:	Negotiable
Lease Rate:	\$4,000.00 - \$5,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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# Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10729 Gulf Fwy, Houston, TX 77034	Available	2,520 SF	NNN	\$4,000 per month	<p>Prime 2,530 SF bar/nightclub space available along the Gulf Freeway (I-45 South) with exceptional freeway frontage and visibility. Formerly operated as a nightclub, this space is built out for nightlife or bar use, offering an ideal opportunity for a new concept to step into an established entertainment layout.</p> <p>The property features a huge shared parking area, accommodating high-volume traffic and weekend crowds. Its location provides strong exposure to daily traffic counts, easy on/off freeway access, and proximity to surrounding retail, dining, and residential neighborhoods.</p> <p>This space is well-suited for a bar, lounge, nightclub, sports bar, live music venue, or entertainment concept seeking visibility, accessibility, and ample parking in a high-traffic corridor.</p> <p>Asking Rent: \$4,000 per month Size: 2,520 SF</p>

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# Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10707 Gulf Fwy, Houston, TX 77034	Available	2,797 SF	NNN	\$5,000 per month	<p>Highly visible 2,797 SF former bar space available along the Gulf Freeway (I-45 South) with excellent frontage and signage exposure. Previously operated as a bar, this space offers an ideal layout for a new bar, lounge, sports bar, or nightlife concept looking to capitalize on strong traffic counts and freeway visibility.</p> <p>The property features a large shared parking area, allowing for high customer volume and peak-hour traffic. With easy on/off freeway access and proximity to surrounding retail and residential density, this location is well-positioned for an entertainment or hospitality user seeking visibility, accessibility, and built-in demand.</p> <p>Well-suited for a bar, lounge, hookah concept, sports bar, or entertainment-driven use.</p>

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# Lease Spaces



## SUITE

## TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10737 Gulf Fwy, Houston, TX 77034	-	2,400 SF	NNN	\$12.00 SF/yr	<p>Well-located 2,400 SF commercial space available along the Gulf Freeway (I-45 South) with excellent frontage and visibility. Previously operated as a chiropractic office, this space offers an efficient layout ideal for medical, wellness, office, or service-based users.</p> <p>The property benefits from a large shared parking area, providing ample parking for staff and clients, along with convenient freeway access and strong exposure to high daily traffic counts. The location is surrounded by established retail, residential neighborhoods, and complementary commercial uses, making it a strategic site for businesses seeking accessibility and visibility.</p> <p>Ideal for a medical clinic, chiropractic, physical therapy, wellness center, professional office, or service-oriented use looking to capitalize on a highly trafficked corridor.</p>

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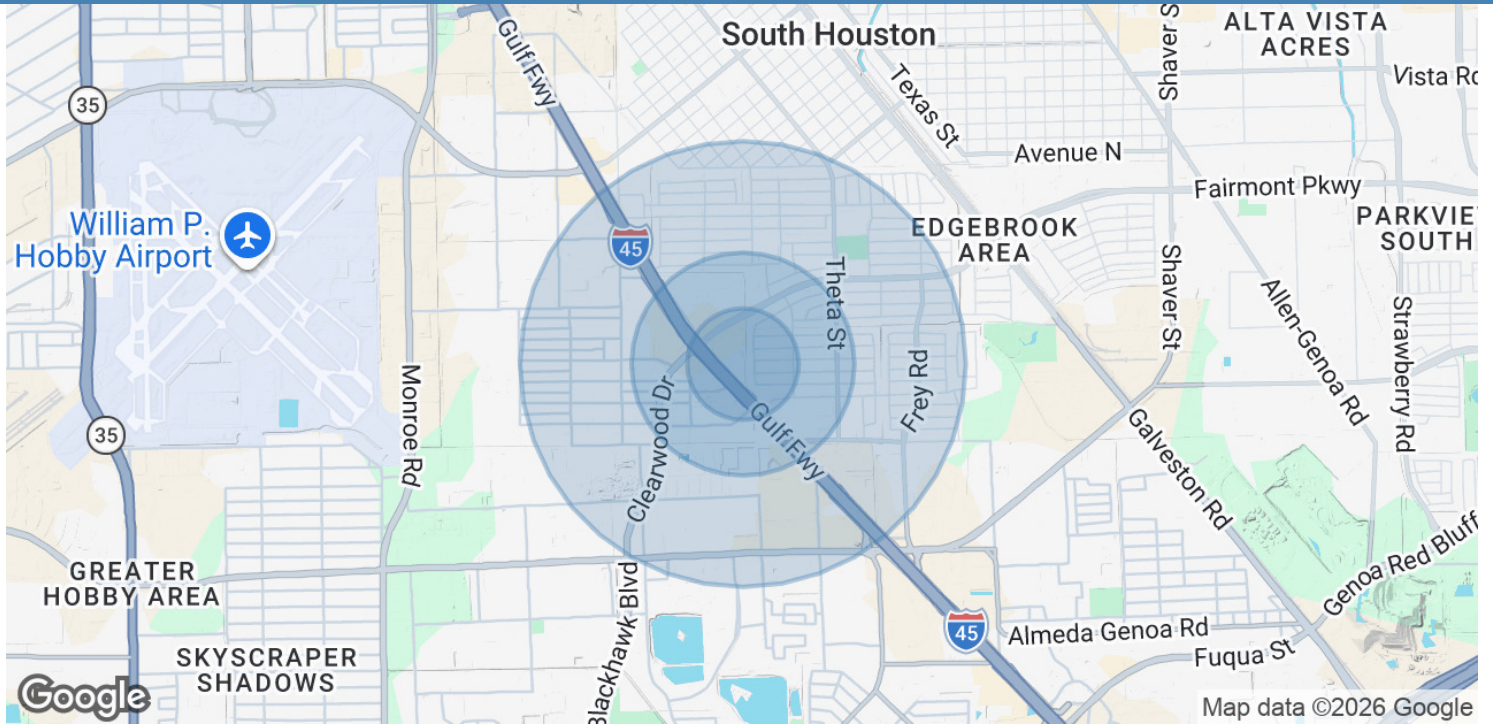
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# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,280	8,101	20,314
Average Age	26.9	27.1	32.1
Average Age (Male)	24.0	26.2	31.1
Average Age (Female)	27.6	27.7	32.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	831	3,229	7,100
# of Persons per HH	2.7	2.5	2.9
Average HH Income	\$46,247	\$41,815	\$54,097
Average House Value	\$45,184	\$42,292	\$75,503

2020 American Community Survey (ACS)

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# Property Description



## PROPERTY DESCRIPTION

Discover a prime retail space for lease at 10737 Gulf Freeway in Houston, TX. This is a great opportunity to join a thriving shopping center with plenty of foot traffic. Conveniently located on a major highway, the property offers easy access from all directions and high visibility with great signage opportunities. With ample parking for customers and employees, the space also provides flexible lease options to accommodate all types of businesses. This retail space presents an ideal canvas for businesses to establish a compelling presence and engage with a diverse customer base in the bustling Houston market.

## LOCATION DESCRIPTION

The area near 10737A Gulf Freeway Houston, TX 77034 is a vibrant and up-and-coming part of the city. With access to major highways, the area is well-connected to the rest of the city, providing convenient access to many businesses, restaurants, and other amenities. The area also offers a variety of housing options and is a great place to live and work. There is a thriving economy in the area, which offers a range of jobs and business opportunities. The abundance of businesses provides an economic boost to the city and helps create jobs for residents. The area also has a number of unique attractions and activities, making it a great place to visit and explore.

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