

6363

SAN FELIPE

Houston, TX 77057



Retail Space For Lease

Suite B 2,090 SF
Shell Space

Suite C 3,968 SF
Shell Space

Suite 200C 2,100 SF
2nd Gen Nail Salon Space

NEWMARK

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Property Overview

6363 San Felipe St, Houston, TX 77057

PROPERTY HIGHLIGHTS

- Prime San Felipe frontage between Voss Rd and Fountain View with strong visibility and access.
- Located in the heart of Uptown Houston, surrounded by high-income neighborhoods including Tanglewood, The Memorial Villages, and Briargrove.
- Retail positioned beneath The Forum, a 359-unit Class A multifamily community, providing a built-in customer base and consistent foot traffic.
- Surface and garage parking available, including approximately 139 surface parking spaces for customers and staff.
- Monument and façade signage available along San Felipe Street, with exposure to 34,000 vehicles per day.
- Contact Broker for more information.

TRAFFIC COUNTS

San Felipe St	33,380 vpd
S Voss Rd	39,774 vpd
Fountain View	15,664 vpd



Floor Plan

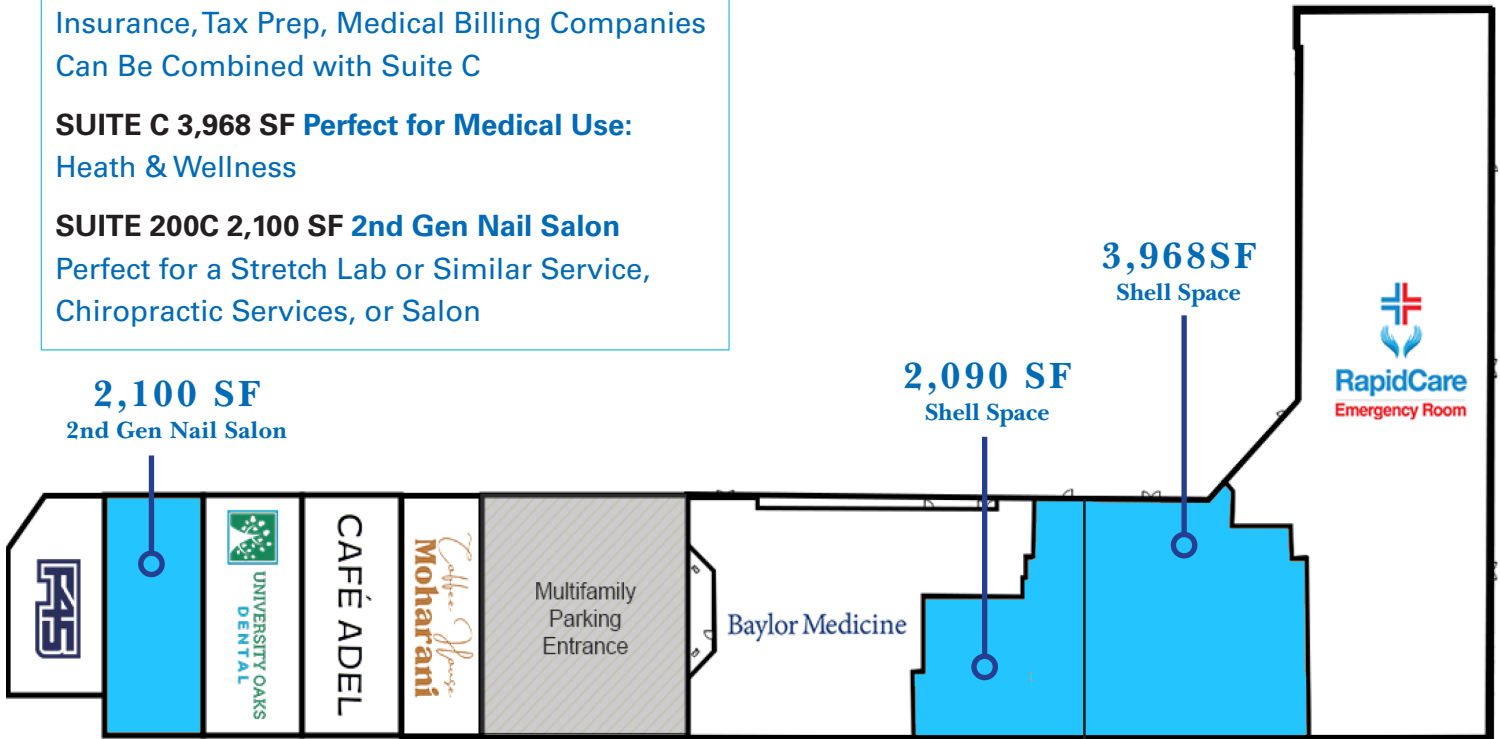
6363 San Felipe St, Houston, TX 77057

SPACE AVAILABLE

SUITE B 2,090 SF Perfect for Office Use:
Insurance, Tax Prep, Medical Billing Companies
Can Be Combined with Suite C

SUITE C 3,968 SF Perfect for Medical Use:
Heath & Wellness

SUITE 200C 2,100 SF 2nd Gen Nail Salon
Perfect for a Stretch Lab or Similar Service,
Chiropractic Services, or Salon



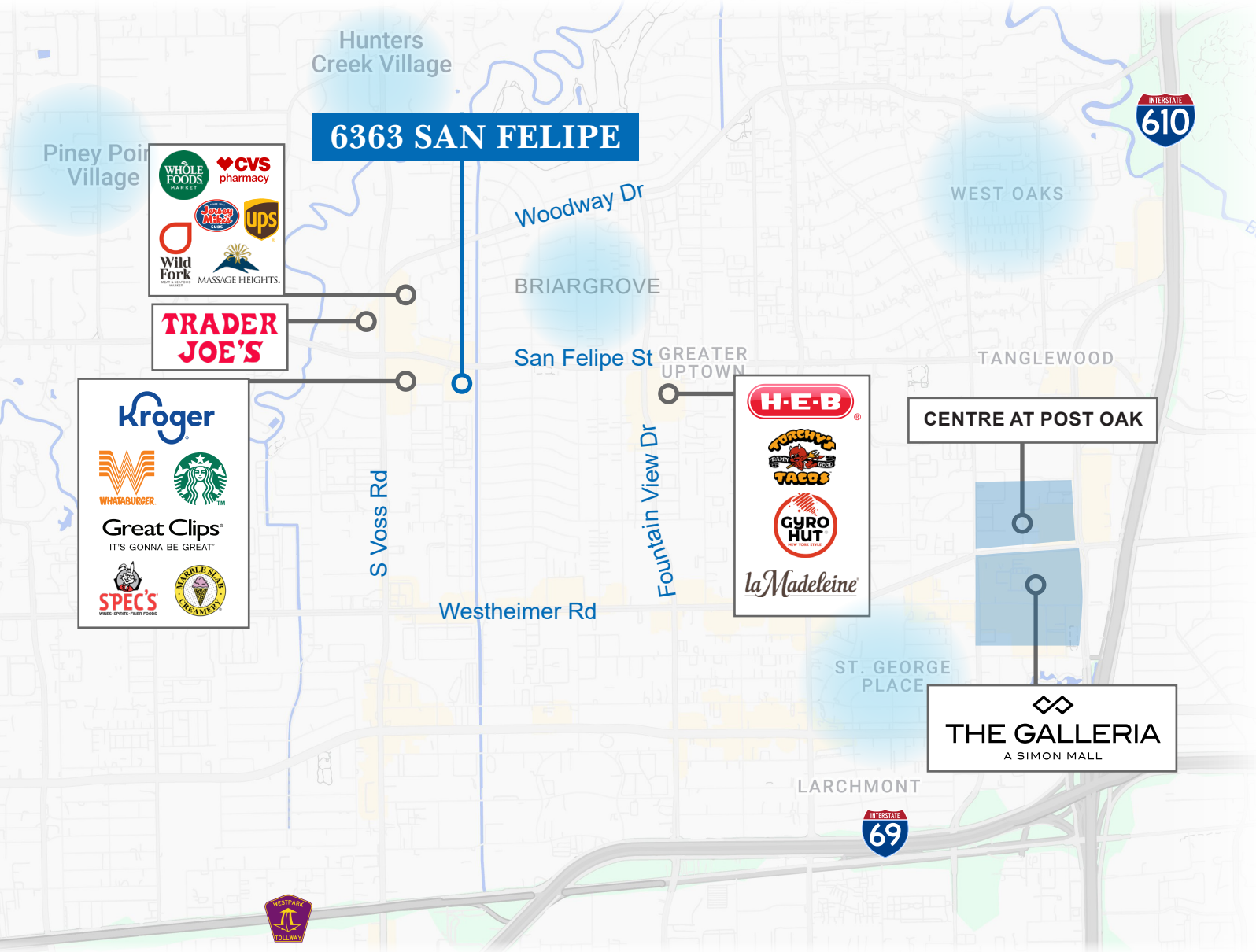
Aerial View

6363 San Felipe St, Houston, TX 77057



Location Overview

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DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
2025 Population	30,293	208,805	525,147
2025 Households	15,692	95,425	224,662
Average Income	\$100,937	\$97,013	\$104,285
Median Home Value	\$542,092	\$670,830	\$537,952
# Of Businesses	2,378	19,413	46,695
Daytime Employees	18,330	169,717	426,010

COMMUNITIES	
Piney Point Village	1,208 Homes
Hunters Creek	1,600 Homes
Briargrove	900 Homes
West Oaks	220 Homes
Tanglewood	1,200 Homes
St George Place	392 Homes



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Newmark Real Estate of Houston LLC	537005	lhogan@ngkf.com	713.626.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Eva Horton	714610	ehorton@ngkf.com	678.447.4041
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