

# For Lease

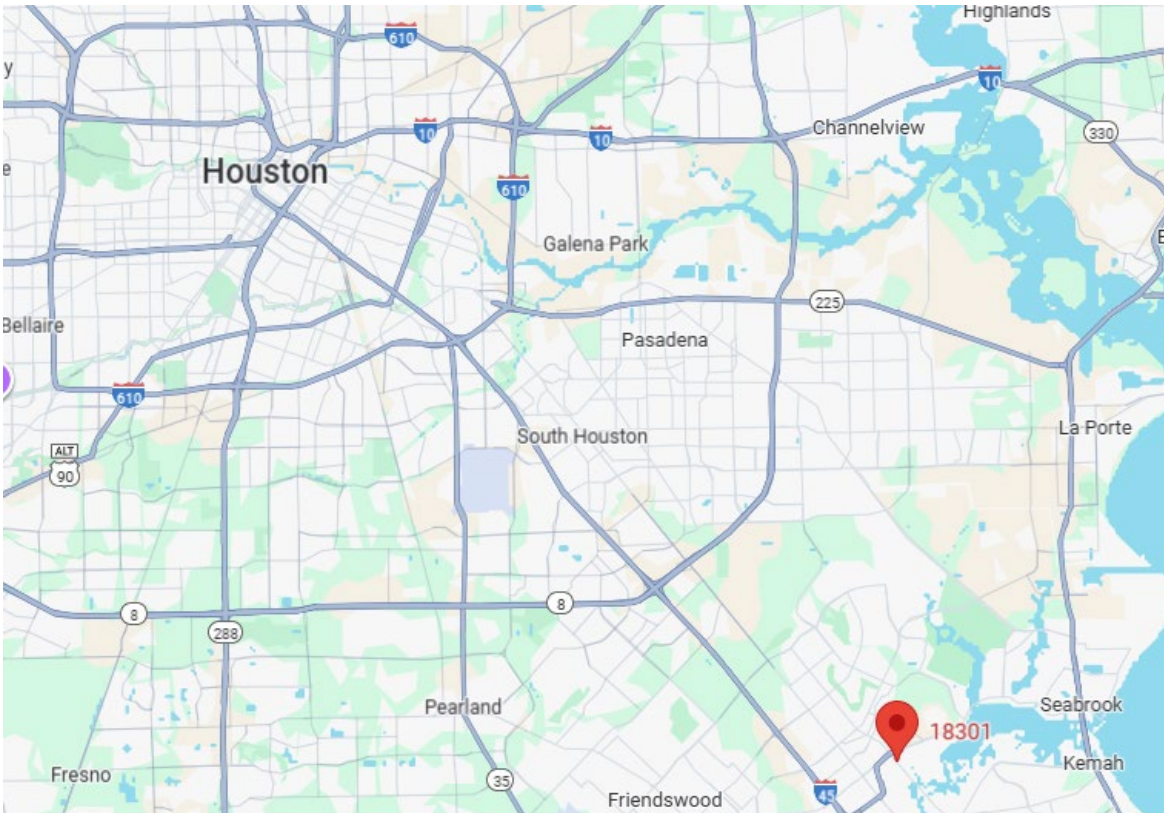


**ALLON**  
INVESTMENTS

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**Marinagate**

18301 Egret Bay Blvd,  
Houston, Texas 77058



**LOCATION**

**18301 Egret Bay Blvd  
Houston, Texas 77058**



**SIZE**

**See Site Plan For Availability**



**RATE**

**Please Call For Pricing**



**TRAFFIC COUNTS**

**25K+ VPD**  
Egret Bay Blvd

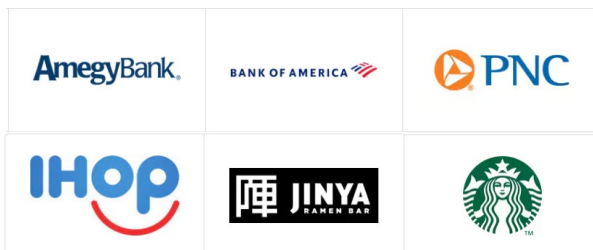
**40,680 VPD**  
NASA Rd 1



**HIGHLIGHTS**

- Located at the corner of Egret Bay Blvd and NASA Road 1
- Strong daytime population from NASA (13,500), UTC Aerospace, Methodist Hospital, USAA, and Lockheed Martin
- Multiple Unit Sizes Available
- Pylon Signage Available
- Plenty of Surface Parking
- High Visibility
- High Traffic
- Strong Demographics

**AREA RETAILERS**





The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer

### Marinagate Shopping Center



Suite	Tenant	SF
1010-A	My Famous Daiq's & Dogs	2,000
1010-B	Kanaka's Tiki Bar	2,800
18111	Glacier	4,405
18119/18123	Delicias Restaurant	4,052
18125	InZtyle Fitness Dance	1,640
18129-C	TC Cleaners	2,340
18129/18133	Delicia's Market	2,796
18135	Belle Tailor	1,225
18201-A40	Faded Universe	1,320
18201-A10-A30	AVAILABLE	3,600
18201B	AVAILABLE	5,300
18203	Paris Baguette	4,437
18205	The Baked Bear	1,210
18207	Angry Chickz	2,230
18209	Koyo Sushi Bar	1,430
18243	Valentino Nails	1,800
18299	Jinya Ramen Bar	2,700
18299 B	Gen Korean BBQ House	4,135
18301 B	Salons D' Allon	9,000
18301-A	AVAILABLE	6,793
18307	Scout Bar	6,433
18313	Pub Level	3,300
18313-A	Saunawelt	3,600
18313B	Salons D' Allon	2,400

Updated: Spring 2026





2024

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**\$114,909**

1 MILE Avg HOUSEHOLD INCOME

**\$130,694**

5 MILE Avg HOUSEHOLD INCOME

2024

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**4,938**

1 MILE HOUSEHOLDS

**69,066**

5 MILE HOUSEHOLDS



2024

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**12,988**

1 MILE POPULATION

**186,066**

5 MILE POPULATION

2024

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**38**

1 MILE AVERAGE AGE

**39**

5 MILE AVERAGE AGE



# ALLON

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## INVESTMENTS

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