



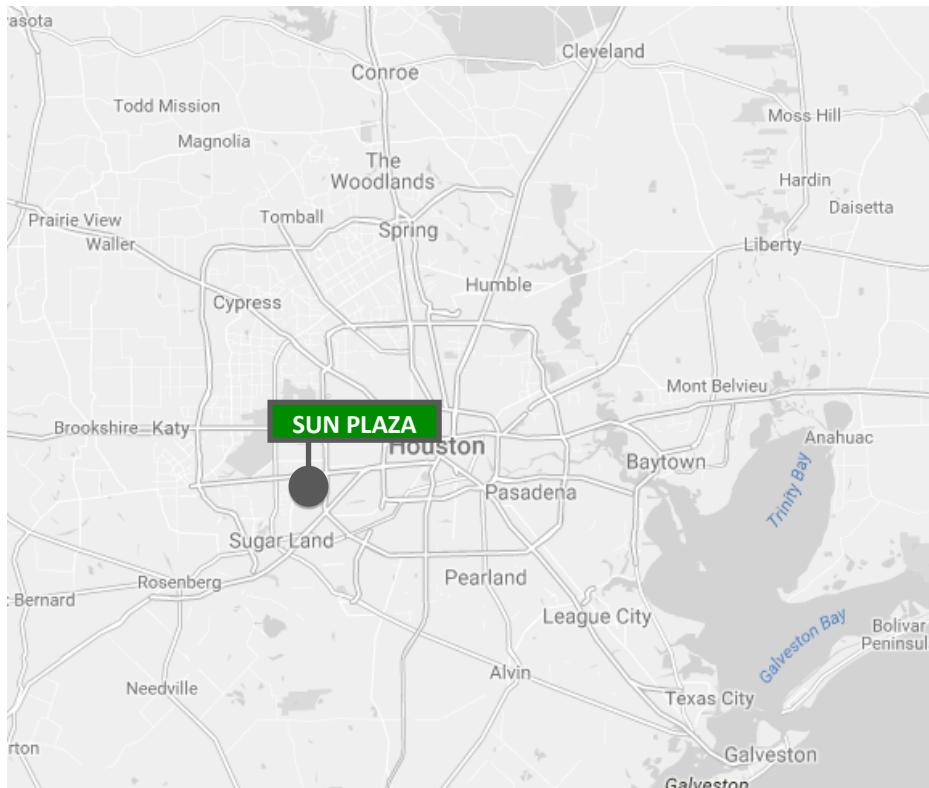
SUN PLAZA

NWC OF BELLAIRE BLVD & RENWICK DR
5920 Bellaire Boulevard, Houston, TX 77081

FOR LEASE

NICK LOVITT | KM REALTY
nick@kmrealty.net | 713.275.2605

SUMMARY



SUN PLAZA

HIGHLIGHTS

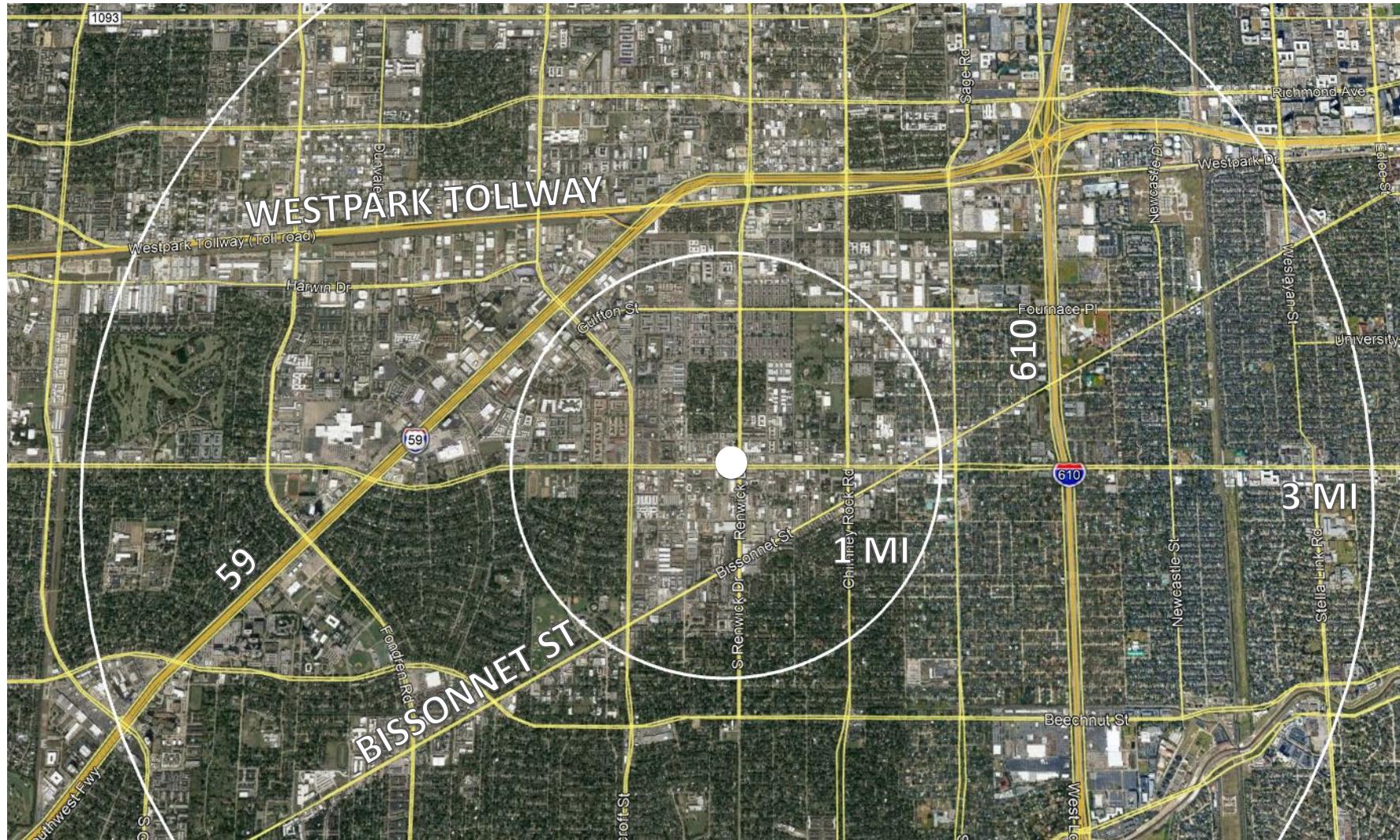
- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Cross Access to Hard Corner of Signalized Intersection
- + Situated in High-Growth Bellaire with Over 8% Growth in 1 Mile

DESCRIPTION

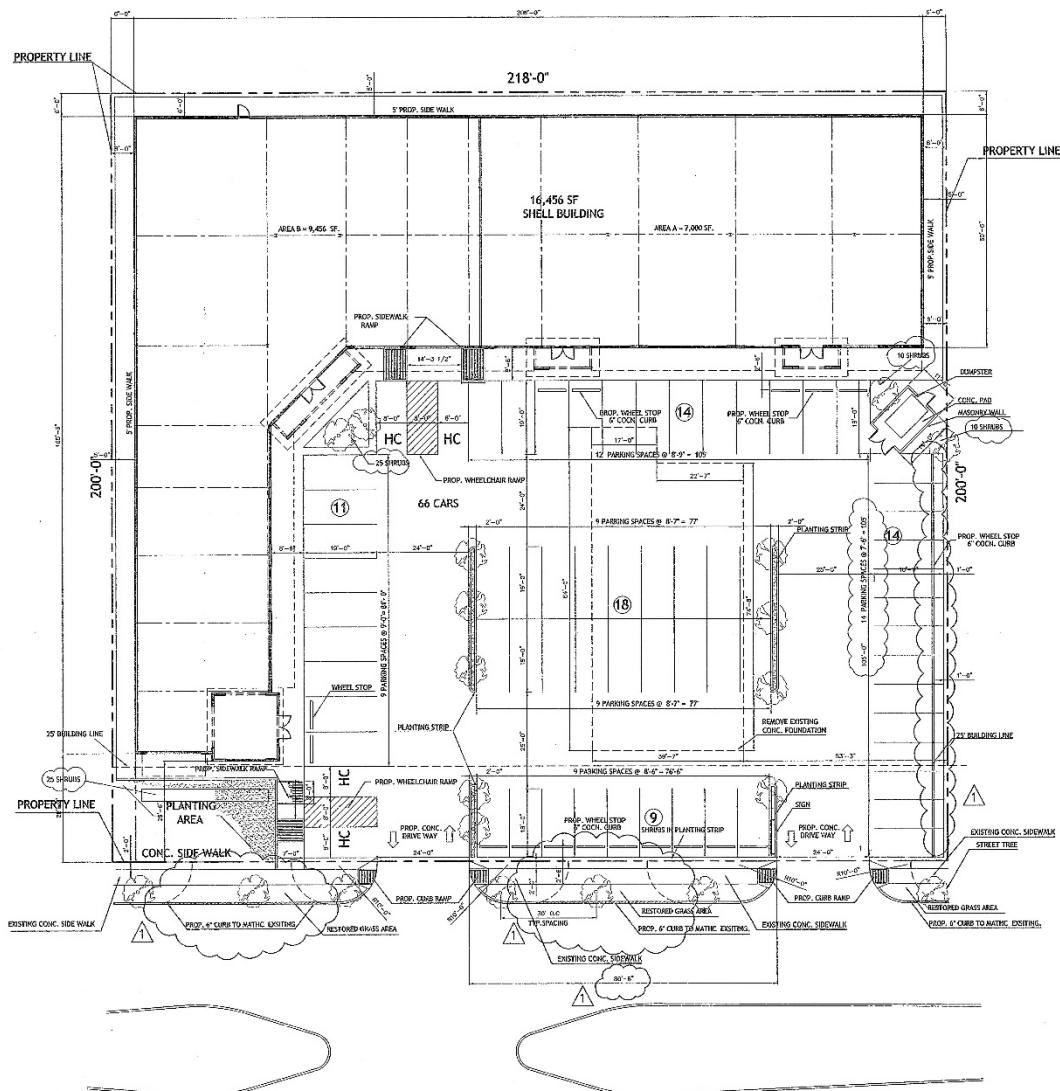
Size: 16,456 SF Retail Center on 43,600 SF Land
Built: 2005
Parking: 66 Spaces (4.01 Spaces per 1,000 SF)
Addtl: Monument Signs; Covered Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS

SATELLITE IMAGERY



SITE PLAN



TENANT KEY

#	Tenant	SF
	Cocina Latina Pupusa Buffet	
	Bellaire Washateria	
	Las Brasas Charcoal Chicken	

AVAILABLE SPACE



5920 Bellaire

Size: 1,950 SF

Rate: Call Broker for Pricing

Available: Immediately

Fmr Use: N/A

Notes: Multiple windows and entrance opportunities. Endcap opportunity available. Ample parking in front with prime visibility.

DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	54,866	242,792	564,567
2024 Population	59,284	258,070	597,987
Est. 5-yr Growth	8.05%	6.29%	5.92%
Average Age	31.60	34.60	35.40
2019 Population by Race			
White	41,963	178,460	383,601
Black	5,463	28,668	99,621
Am. Indian & Alaskan	1,118	4,393	7,462
Asian	4,999	25,383	61,099
Hawaiian & Pacific Island	81	340	709
Other	1,242	5,549	12,075
Households			
2019 Total Households	17,381	95,334	232,448
HH Growth 2019 - 2024	7.81%	6.02%	5.81%
Median Household Inc	\$28,299	\$49,009	\$52,484
Avg Household Inc			
Avg Household Size	3.10	2.50	2.40
2019 Avg HH Vehicles	1.00	1.00	1.00
Housing			
Median Home Value	\$195,745	\$380,403	\$358,736
Median Year Built	1975	1975	1977
Employment			
Daytime Employment	14,462	142,577	351,978

TRAFFIC COUNTS



Sources: 2018 District Traffic Web Viewer

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015



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.

KM Realty Management LLC	515197	randy@kmrealty.net	713-690-2700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
James N. Lovitt	735322	nick@kmrealty.net	713-690-2605
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

IABS 1-0



EXCLUSIVE LEASING AGENT

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