

An aerial photograph of a commercial property. In the foreground, there is a gas station with a blue and white canopy. To the left of the gas station is a large, single-story commercial building with a flat roof and several air conditioning units. A parking lot with several cars is situated between the building and the gas station. To the right of the gas station is a large, mostly empty parking lot. In the background, there is a dense area of trees and more commercial buildings under a clear blue sky.

ELITE SQUARE FOR LEASE

NEXTGEN
COMMERCIAL

**1520 COLLEGE AVE,
SOUTH HOUSTON, TX 77587**

**GRECIA SMITH
GRECIA@NEXTGEN.RE**

832-920-9775

ELITE SQUARE

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Building Details

Rate	\$24/psf/year
Total Building SQFT	40,248 SF
Minimum SQFT	1,363 SF
Max SQFT	8,327 SF
NNN	\$6/psf/year
Vacant SQFT	19,999 SF
Class	B+
Year Built	1959
Year Remodeled	2022
Stories	1
County	Harris



- **Heavy Traffic Location:** The shopping center is strategically located at the intersection of the six lane College Ave and Highway I-45.
- **Tenants:** Chevron Gas Station with 12 pumps, SOHO Express, Western Outfitters and Nails Of USA.
- The property offers new construction opportunities to further enhance and expand the space, accommodating a variety of businesses.
- **Rear Driveway for Deliveries, Pylon Sign, ESFR sprinkler system.**
- **150 Parking Spaces, PAD Site available with drive thru**
- **Bitcoin ATM inside SOHO Express**
- **Population 16,568**
- **Housing Units 5,156**
- **Median Home Income \$51,700 to \$82,900**
- **Total Daytime Population 14,600**

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THE CITY OF SOUTH HOUSTON IS THE HOME OF OVER 600 INDEPENDENT BUSINESS OWNERS, COMPRISED PRIMARILY LIGHT MANUFACTURING AND FABRICATING RELATED TO THE PETROLEUM AND CHEMICAL INDUSTRIES, SERVICE AND RETAIL ORIENTED BUSINESSES. IT IS ADJACENT TO THE HOUSTON SHIP CHANNEL AND REFINERY COMPLEX, PASADENA, DEER PARK, AND ELEVEN MILES FROM DOWNTOWN HOUSTON, A SHORT DISTANCE TO CLEAR LAKE AREA, GALVESTON AND THE NASA JOHNSON SPACE CENTER

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AVAILABLE UNITS

SUITE D
8,247 SF

SUITE F
2,062 SF

SUITE G
1,363 SF

SUITE H
8,327 SF

PAD SITE
1,800 SF

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