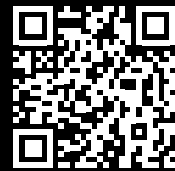




**STOMPING  
GROUNDS**



SCAN W CAMERA

**2,275 SF Second Generation  
Restaurant & Bar + 700 SF  
Commissary Upstairs**

W 34TH @ ALBA GARDEN OAKS

**REVIVE**



LOCATION

# 1225 W 34TH ST, HTX 77018



DEVELOPMENT HIGHLIGHTS

- 8,000 SF communal lawn
- 17,000 SF restaurant, retail, and office
- 12:1 Parking ratio
- Premium covered patio areas
- Under-served market
- Stage and entertainment area

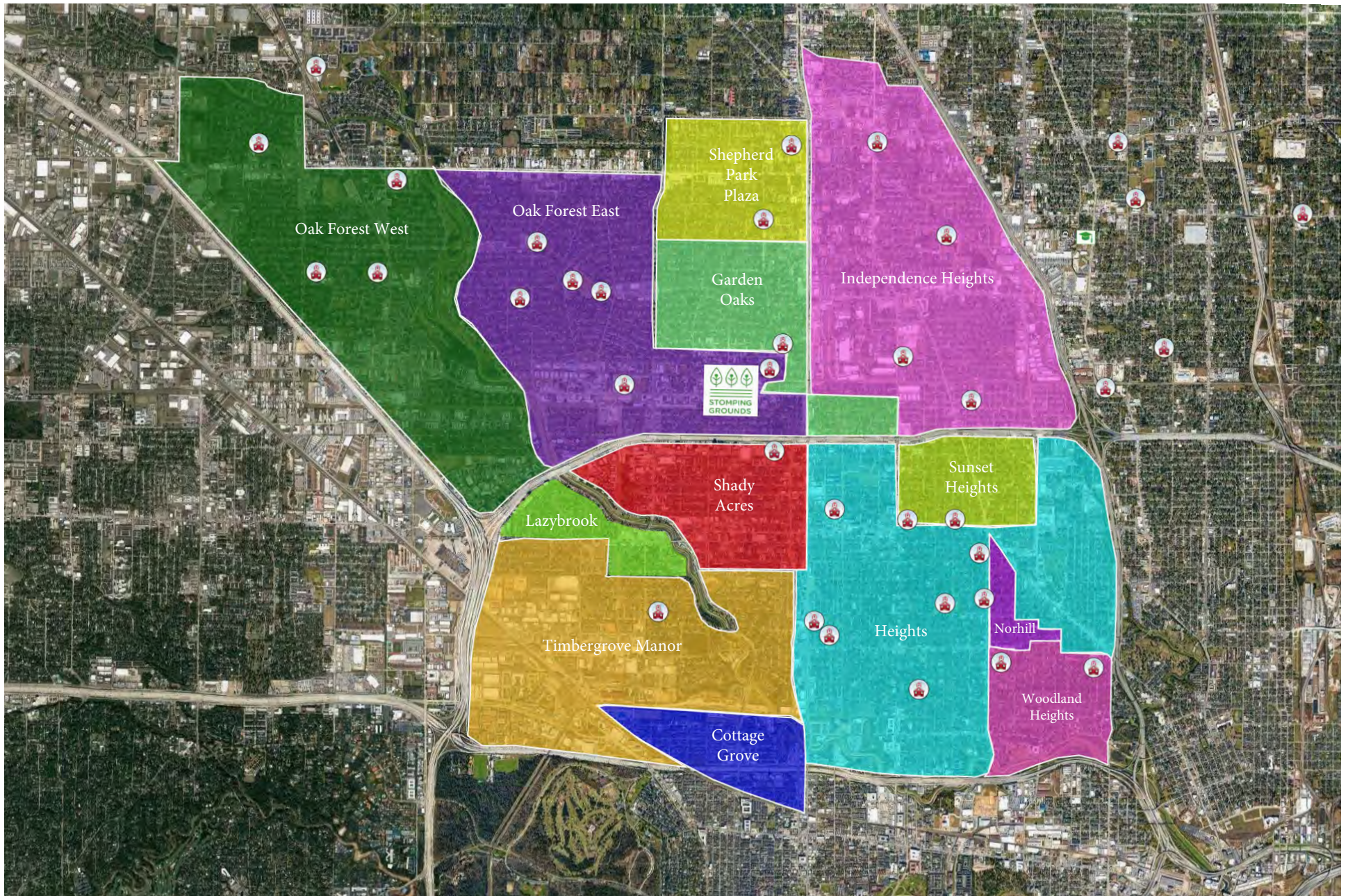
MARKET DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION	14,237	130,078	386,206
EMPLOYEE POPULATION	13,760	104,412	386,206
AVERAGE HH INCOME	\$113,070	\$82,952	\$85,377
MEDIAN AGE	38.4	35.4	33.7
NEW HOME VALUES	\$785k-\$1.2m		
ANN. HH RESTAURANT SPENDING	\$4,575	\$3,466	\$3,597

RESTAURANT SATURATION

GARDEN OAKS / OAK FOREST	2.35
HOUSTON HEIGHTS	3.85
WEST U / RICE VILLAGE	4.87
UPPER KIRBY / RIVER OAKS	7.14
MONTROSE	7.54

# DEMOGRAPHIC AERIAL



MARKET AREA



AVAILABLE SPACE - FORMER LULOO'S



AVAILABLE SPACE - FORMER LULOO'S



# THE LAWN



TENANTS

