

# PINELOCH RETAIL CENTER

14870 Space Center Blvd, Houston, TX 77062

# NRP



**FOR LEASE**  
**±3,125 SF**

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# PINELOCH RETAIL CENTER

14870 Space Center Blvd, Houston, TX 77062

## LOCATION

NWC of Space Center Blvd & Pineloch Dr

## BUILDING TYPE

Retail/Restaurant

## AVAILABLE

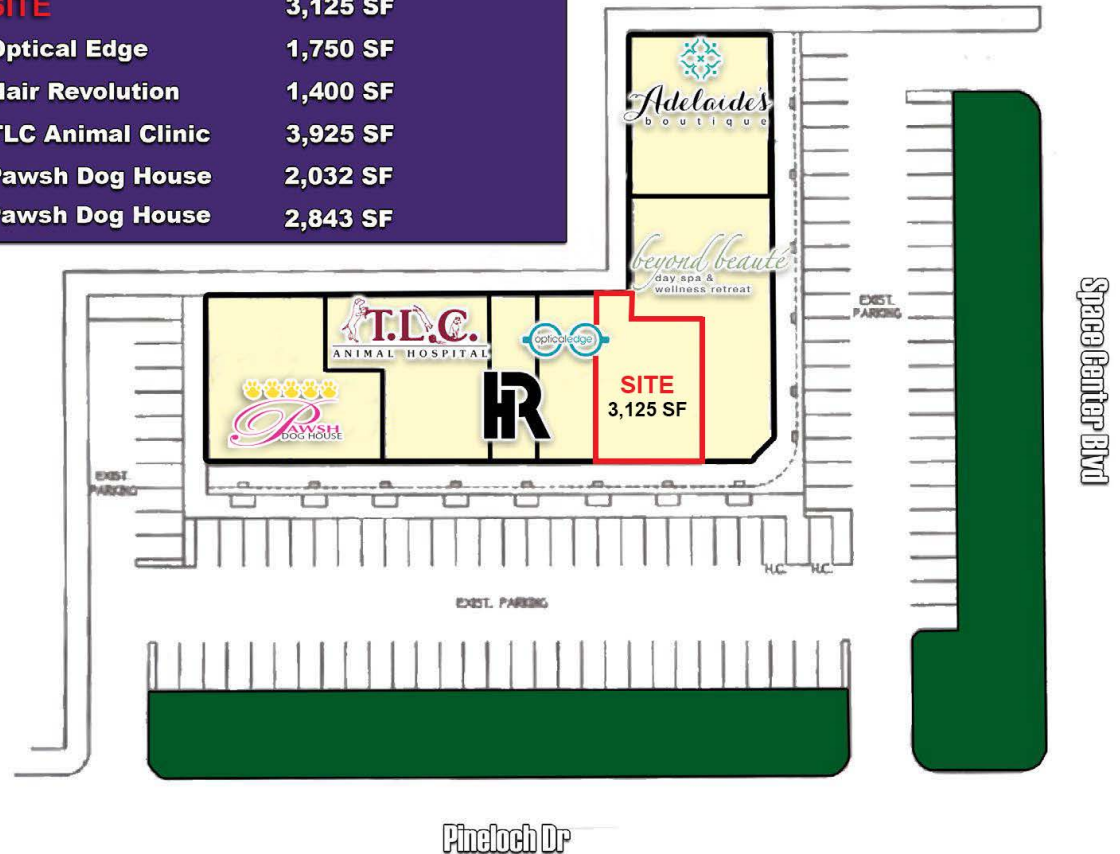
±3,125 SF

## HIGHLIGHTS

- Diverse tenant base with a mix of veterinary, beauty, optical, & other neighborhood services
- Situated in the heart of Clear Lake, the acclaimed master-planned coastal community is located within miles of NASA/Johnson Space Center that receives approximately one million visitors per year
- High barriers to entry for development in the Greater Clear Lake Area that result in a limited number of leasing options in the immediate trade area
- Strong curb appeal with appealing finishes on building exterior

## SITE SUMMARY - 24,835 SF

A	Adelaide's Boutique	3,055 SF
B	Adelaide's Boutique	1,300 SF
F	Beyond Beaute	5,405 SF
G	<b>SITE</b>	3,125 SF
H	Optical Edge	1,750 SF
J	Hair Revolution	1,400 SF
K	TLC Animal Clinic	3,925 SF
M	Pawsh Dog House	2,032 SF
N	Pawsh Dog House	2,843 SF



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## TENANT PROFILES



### PAWSH GROOMING & BOARDING

Pawsh Grooming & Boarding is a full-service pet facility that provides daycare, grooming, boarding and rescue services. Currently, Pawsh Grooming & Boarding has four locations around southeast Houston region. For more information, visit [www.pawshdoghouse.biz](http://www.pawshdoghouse.biz).



### ADELAIDE'S BOUTIQUE

Adelaide's Boutique is a ladies apparel, gift and accessory boutique located in the Clear Lake area of Houston, Texas. For more information, visit [www.shopadelaides.com](http://www.shopadelaides.com).



### HAIR REVOLUTION

Founded by Simon Nguyen, Hair Revolution is a full-service salon that specializes in cuts, colors, and makeup services. For more information, visit [www.hairrevolution.net](http://www.hairrevolution.net).



### TLC ANIMAL CLINIC

TLC Animal Hospital is a full-service pet clinic offering services that include spay, neuter, vaccines, surgery, laser therapy, dental exams and cleaning, comprehensive wellness exams, boarding, microchips and dog training. TLC Animal Clinic carries a wide range of special dietary foods and treats, heartworm and flea prevention and dental care products. Since opening its doors in 1996, TLC Animal Hospital has built a reputation for providing the top-of-the-line care for your pet(s) and personalized services at affordable prices in the Houston and Clear Lake area. For more information, visit [www.tlcah.com](http://www.tlcah.com).











**SITE**

**FLYWAY**  
WEBSTER, TX

Coming Soon

**GREAT WOLF LODGE**

WALK-ONS

Chicken N Pickle

**KEMAH**

AQUARIUM, SALT GRASS, BAYSIDE GRILL

LANDRY'S SEAFOOD, RED

**Office DEPOT**

HOME DEPOT, Target, SPECS

petco, Marshalls, ROSS, ULTA

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# COMMUNITY SUMMARY

King of 1 mile

12,948	-0.56%	2.72	68.8	46.4	\$127,132	\$278,662	\$715,922	20.8%	59.3%	19.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



5.2%  
Services

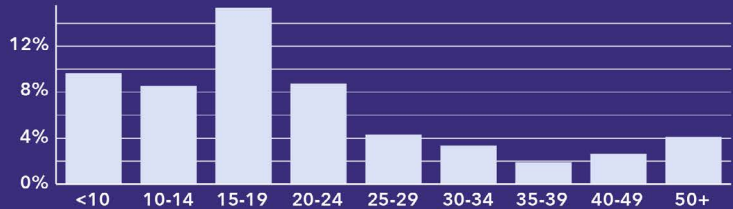


9.0%  
Blue Collar



85.8%  
White Collar

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Dots show comparison to **Harris County**

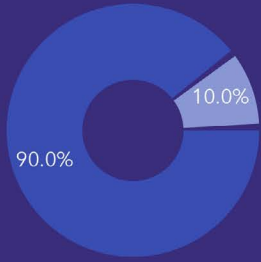
Home Value



Household Income

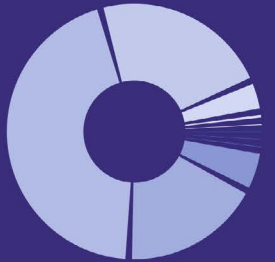


Home Ownership



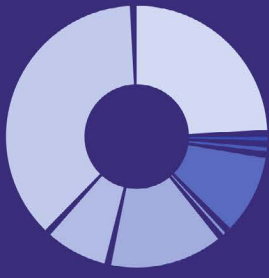
Own Rent

Housing: Year Built



- <1939
- 1939-1949
- 1949-1959
- 1959-1969
- 1969-1979
- 1979-1989
- 1989-1999
- 1999-2009
- 2009-2019
- ≥ 2020

Educational Attainment



- < 9th Grade
- HS Diploma
- Some College
- Bach Degree
- No Diploma
- GED
- Assoc Degree
- Grad Degree

Commute Time: Minutes



- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

# COMMUNITY SUMMARY

King of 3 miles

71,045	0.54%	2.41	78.2	39.3	\$80,160	\$266,887	\$154,537	19.9%	63.9%	16.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.6%  
Services

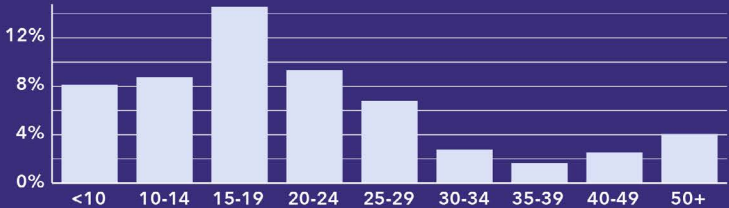


15.0%  
Blue Collar



71.4%  
White Collar

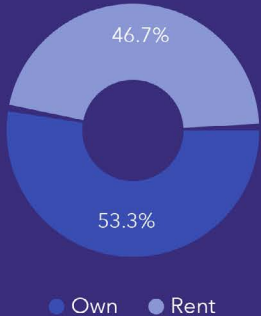
Mortgage as Percent of Salary



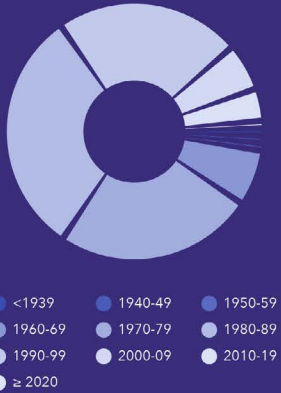
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



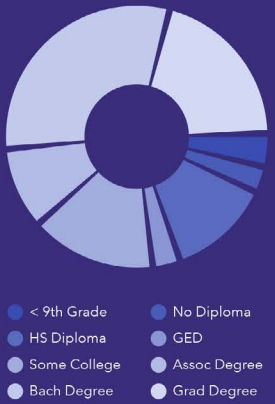
Home Value



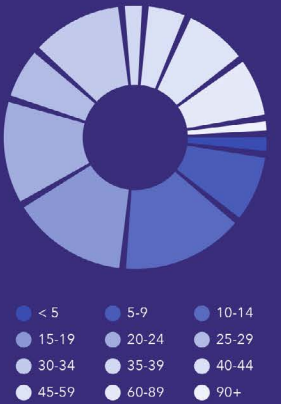
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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# COMMUNITY SUMMARY

King of 5 miles

161,797	0.53%	2.51	80.9	38.0	\$79,946	\$262,156	\$153,266	21.2%	63.7%	15.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.6%  
Services

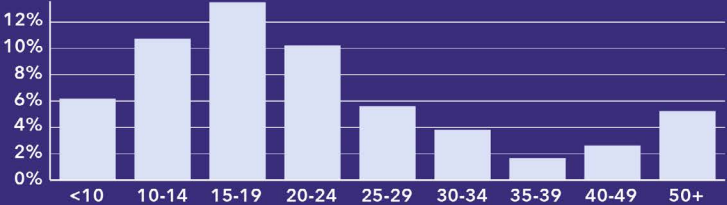


18.5%  
Blue Collar



66.9%  
White Collar

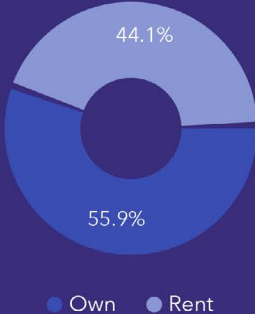
Mortgage as Percent of Salary



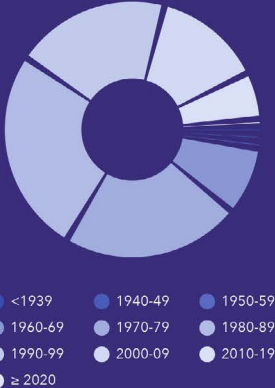
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



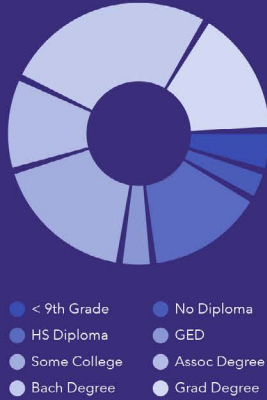
Home Value



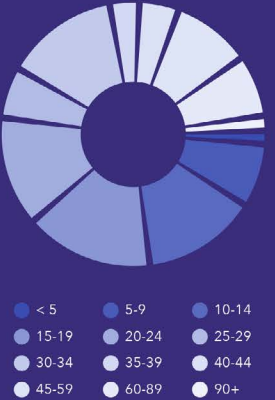
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Harris County



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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# 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.

_____ 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
_____ 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](http://www.trec.texas.gov)