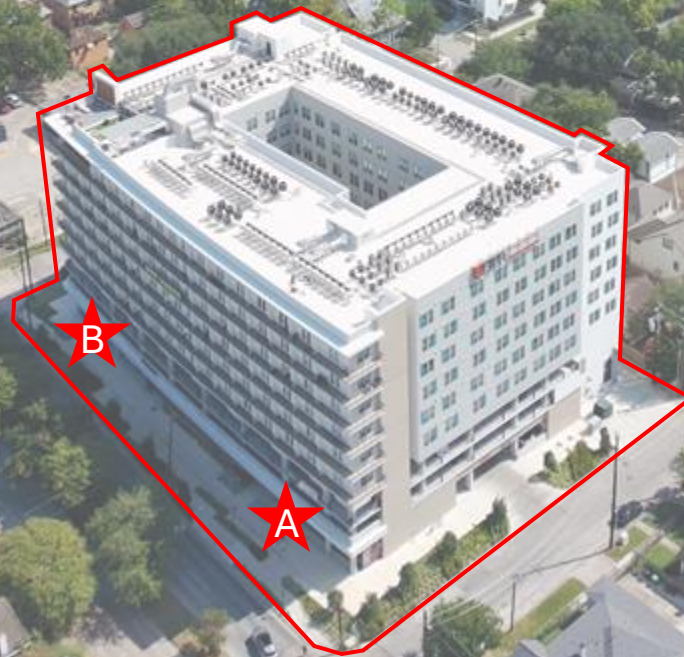


Retail at UNITi Montrose



FOR LEASE | 701 Richmond Ave. Houston, TX 77006 between Stanford St & Greeley St

1,788 SF OR 2,034 SF AVAILABLE – MAIN FLOOR



Property Highlights



- ❖ UNITi Montrose sits on 1.03 AC with access off Stanford St and Greeley St
- ❖ “Dormitory” style apartments with 238 units / 9 floors
- ❖ 1,788 SF or 2,034 SF end cap shell spaces
- ❖ Reserves retail 59 parks with 2 access points into the garage
- ❖ Richmond 16,283 CPD; UNITi is within 0.6 miles of the ION, St Thomas University, and Downtown Houston. Rice Village and Downtown are equal distance to the UNITi.

RENT: \$50.00 PSF GROSS

Demographics	1 mile	3 miles	5 miles
2025 Population	28,715	219,765	486,503
2030 % Population Growth	1.19%	1.16%	0.97%
2025 Average Household Income	\$162,233	\$163,688	\$157,089
2025 Avg Home	\$731,336	\$736,207	\$674,495



UNIVERSITY/MEDICAL CENTER

- Rice University
- Baylor College of Medicine
- Texas Children's Hospital
- University of St. Thomas



RESTAURANTS/ENTERTAINMENT

- Houston Zoo
- Houston Museum of Natural Science
- ION



RESTAURANTS/CAFES/BARS

- Siphon Coffee
- Black Hole Coffee House
- The Breakfast Klub
- The Pit Room



GROCERIES/SHOPPING

- Trader Joe's
- Walgreens



RICHMOND AVE

RETAIL A
1,788 SF

RETAIL B
2,034 SF

LEASING

PUMP

MDF

FCC

GARAGE LVL 1 - 59 SPACES

ELEC.

GENERATOR

TRASH

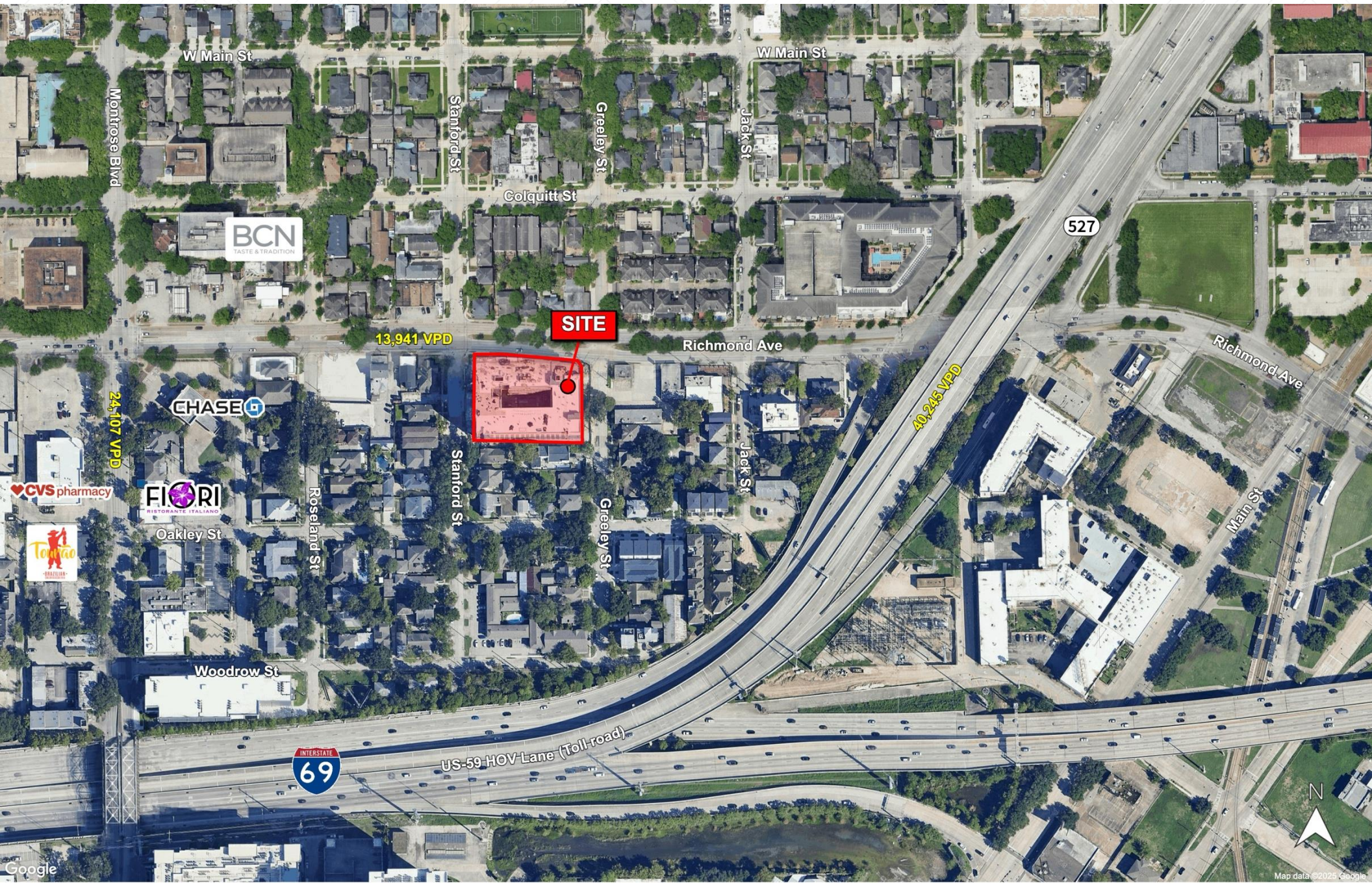
LOADING

1 GARAGE PLAN - LEVEL 1

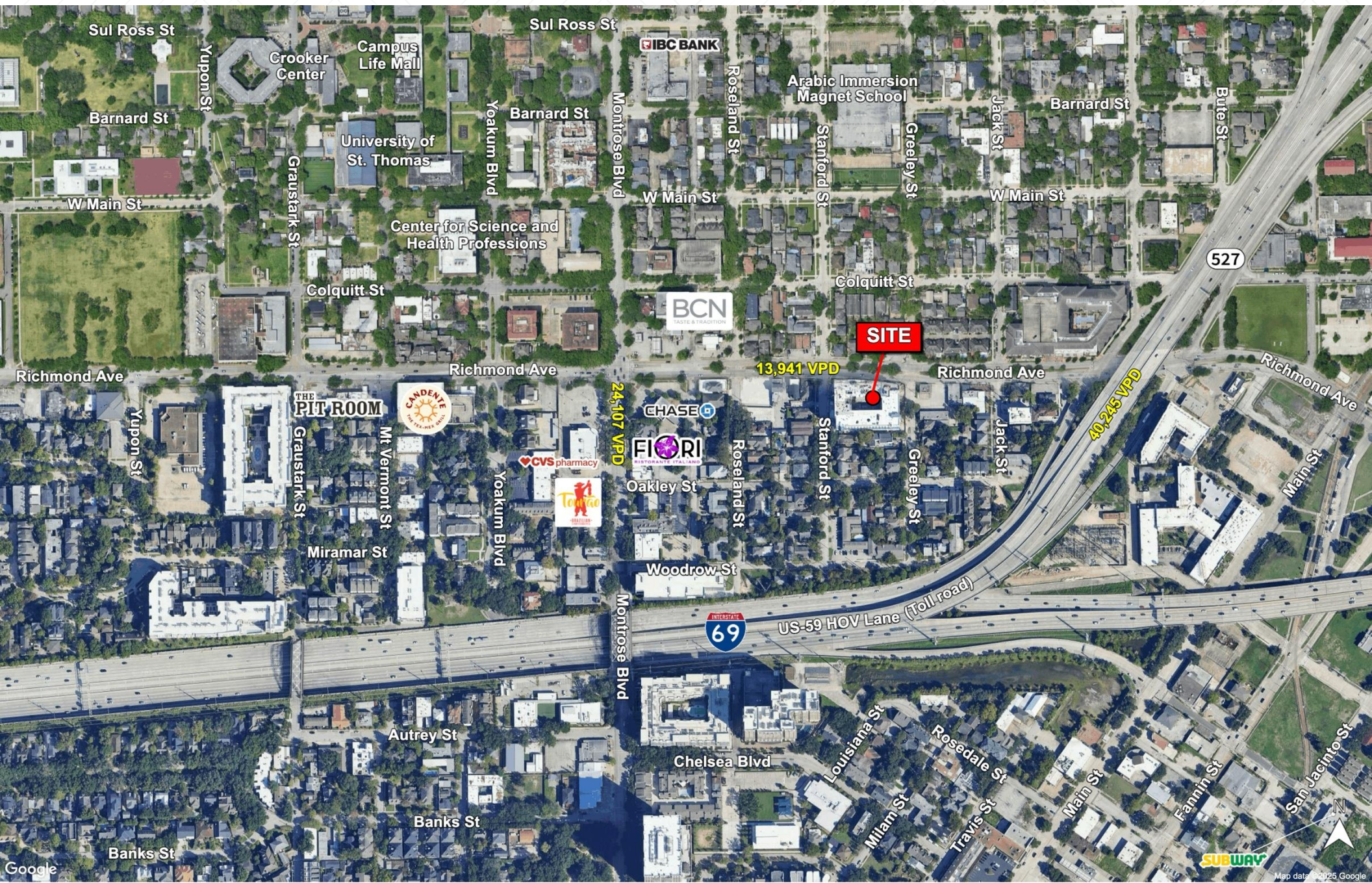
SCALE: 1/8" = 1'-0"

LEGEND: 1. GENERATOR SHALL BE ACTIVATED UPON FIRE ALARM ACTIVATION. THE NOTICED PUMP ON RAMP UP AND LOWERS IS TO ACTIVATE AND OPEN UPON EXHAUST FAN ACTIVATION. THE EXHAUST FAN SHALL RUN FOR 30 MINUTES OR UNTIL THE ROOM IS COOLED DOWN TO 80°F AND 50% RELATIVE HUMIDITY. EXHAUST FAN TO THROTTLE AT SETPOINTED DRAINAGE AND GENERATOR. UPON THE ROOM COOLED DOWN, THE EXHAUST FAN IS DEACTIVATED AND NOTICED DRAINAGE IS TO SHUT. THE ACTUATOR SHALL BE REVERSE ACTING ACTUATOR WITH SPRING OPENABILITY. NORMALLY CLOSED. FAN OPEN TIME, HEATERS SHALL BE OFF WHEN GENERATOR AND/OR FAN ARE RUNNING.

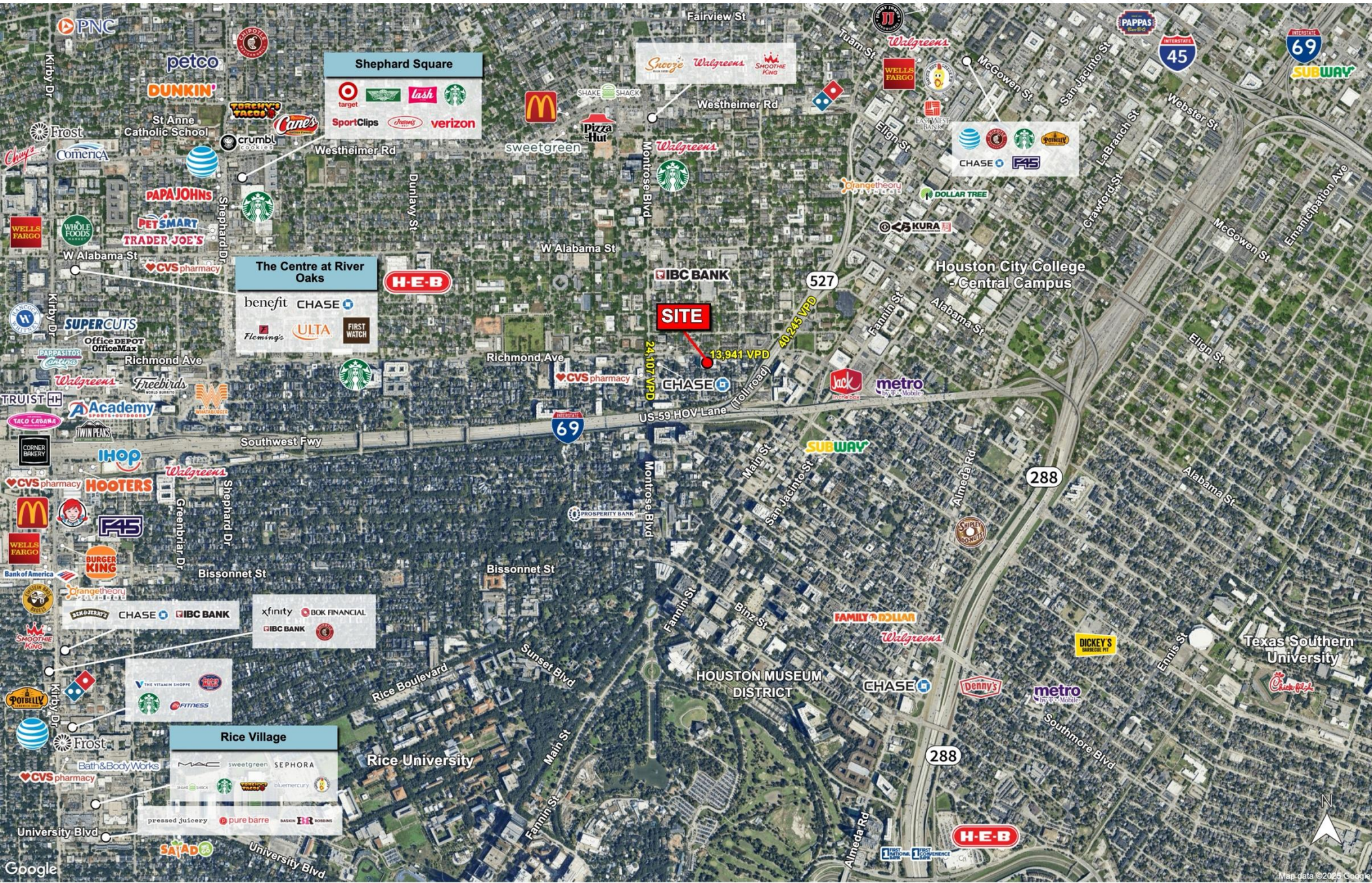
TRADE AREA AERIAL



TRADE AREA AERIAL



TRADE AREA AERIAL



Photos



CONTACT FOR MORE INFORMATION:

RACHAEL KEENER

Vice President - Retail Leasing & Development

+1 713 888 4074

rachael.keener@jll.com

MATTHEW NEMRY

Associate - Retail Leasing & Development

+1 713 779 6129

matthew.nemry@jll.com



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
Mark Raines	581332	mark.raines@jll.com	713-888-4037
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rachael Keener	614668	rachael.keener@jll.com	713-888-4074
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