



OFFERING MEMORANDUM

FLUFF BAKE BAR

1701 W 15TH ST, HOUSTON, TX 77008

\$5,335 NNN/MONTH



OFFERED EXCLUSIVELY BY

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INVESTMENT SUMMARY

1701 W 15th St Retail Building Summary

Property Details: Address: 1701 W 15th St, Houston (Inner Loop/Heights)
Size: 1,700 SF
Estimated NNN Asking Rent: 532-\$40/SF (aligns with CoStar's
\$32.38-\$39.58/SF estimate)

Vacancy Rates (Q1 2025)

Subject Property: 0% Submarket (1-3 Star): 3.0% (0.3% YoY change)
Overall Market: 4.9%

Leasing Activity

Past Year: No leasing activity or net absorption for the subject property.

Demographics (within 1, 3, and 5 miles)

Average Household Income: \$130k-\$154k

Traffic Counts

Durham Dr: 21,000 VPD
N Shepherd Dr: 20,000 VPD

Population Growth (Houston Heights)

Since 2010: 2% increase
Projected by 2026: 4% increase

Walkability & Transit

Walk Score: 79-88 (Very Walkable)
Transit Score: 40-43 ("Some Transit")

Recent Nearby Retail Sales

1702 W 18th St (2,724 SF, Undisclosed, 3/28/25)
2215 Cohn St (4,560 SF, \$279. 61/SF, 5/1/24)
4002 N Main St (3,013 SF, \$597.41/SF, 6/2/23)
3542 Oak Forest Dr (2,343 SF, \$362.78/SF, 2/29/24)

Submarket Sales Data (1-3 Star, Q1 2025)

Average Sale Price per Area: \$297/SF (down YoY)
Sales Activity Volume: \$57.27M (up YoY)

Nearby 'Lots' Listings (Jan 2022 - Apr 2025)

Average Days on Market: 164
Median Days on Market: 74



Steadily Increasing Population.

The Houston Heights has experienced a 2% population increase since 2010 and is expected to grow another 4% through 2026.



Excellent Demographics

143k residents and \$147k average household income within 3-miles.



Limited Landlord Responsibility.

Landlord responsibility is limited to roof & structure. The site was completely renovated in 2020 with new roof, ceilings, HVAC with a warranty on both.

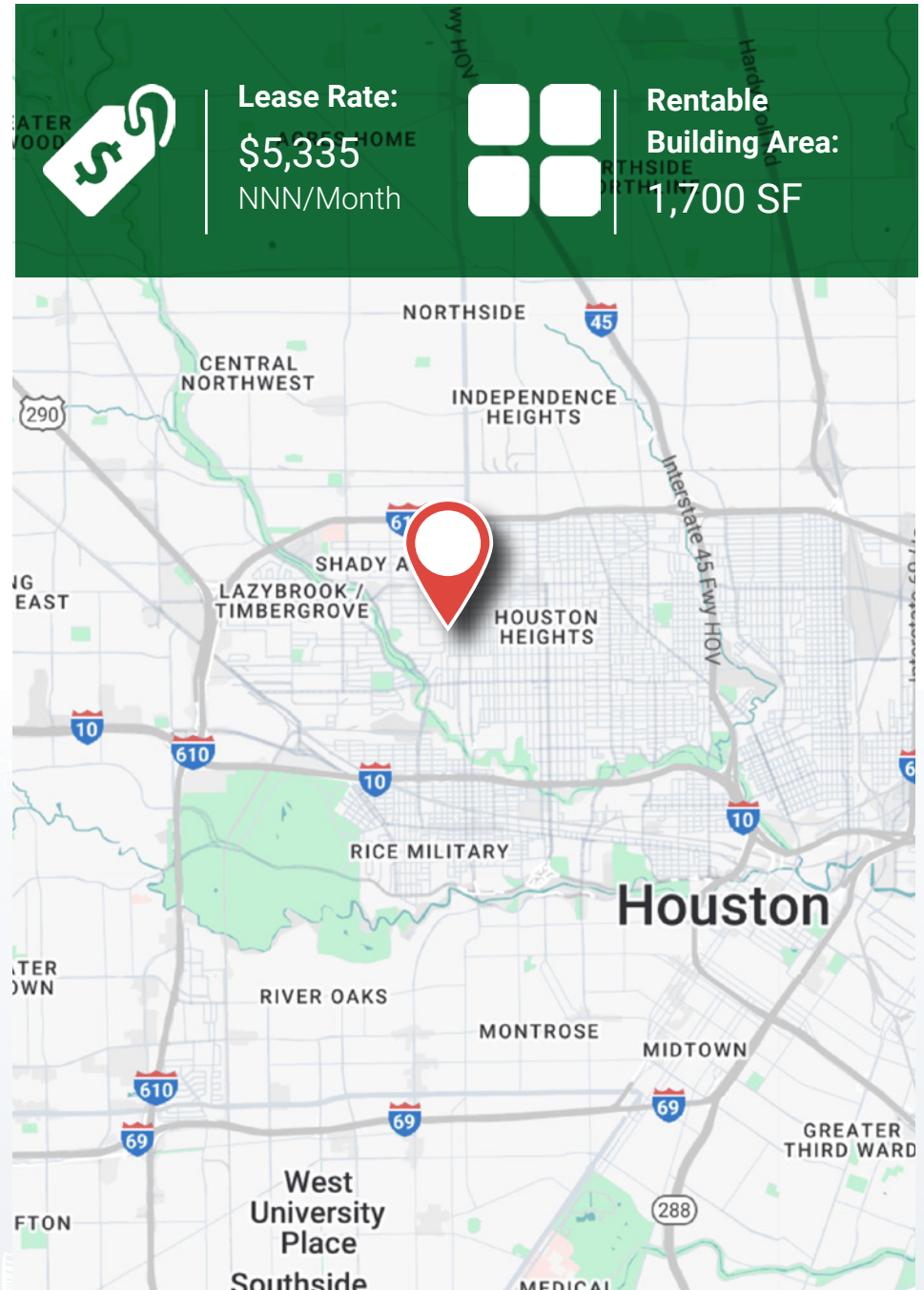


Locally Renowned Tenant

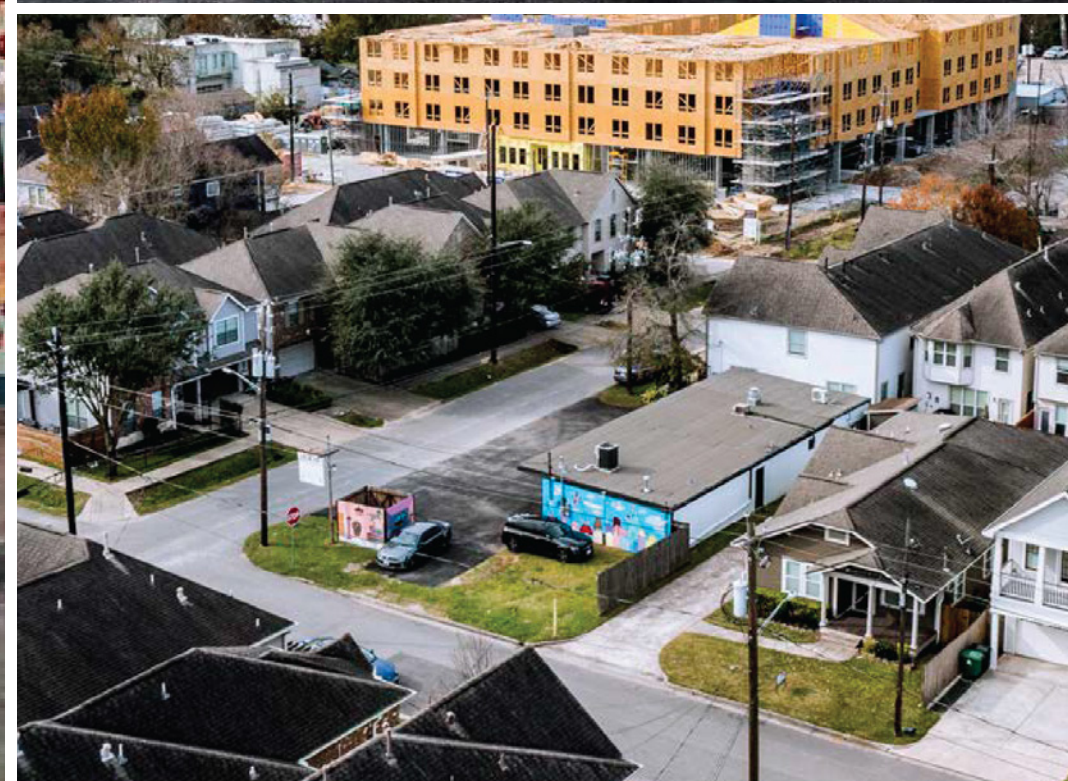
Along with being in business for over 10 years in Houston, Rebecca Masson has an exceptional reputation ringing in many awards throughout her career including Houston Culinary Award for Best Pastry Chef.

PROPERTY SUMMARY

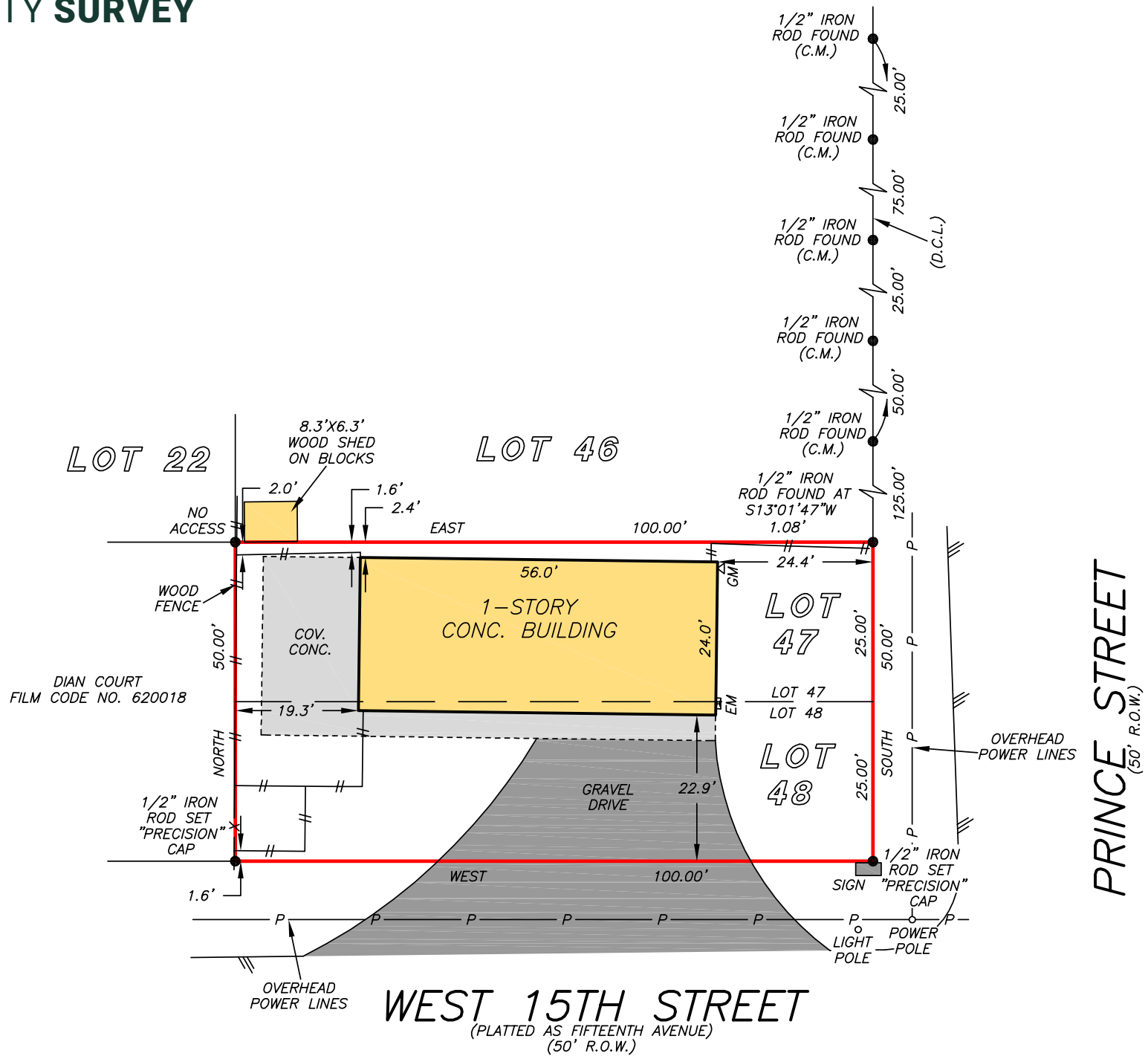
Tenant:	Fluff Bake Bar, LLC
Address:	1701 West 15th Street Houston, Texas 77008
Retail Rentable Building Area:	1,700 Square Feet (Per Lease Agreement and Harris County Appraisal District Records)
Note:	Site plan indicates a building footprint of 1,344 Square Feet (Excludes 345 SF space for the wine shop next door)
Current Rent:	\$5,335 NNN/Month or \$64,020 NNN/Year
Current Lease Term	Five Years
Lease Commencement Date	March 1, 2025
Lease Expiration Date	February 1, 2031
Annual Rent Escalations	None
Lease Type:	Triple Net (NNN)
Renewal Options:	None - The current 5 year period is the exercise of the Tenant's Option







PROPERTY SURVEY



RETAIL AERIAL



LOCATION OVERVIEW

While Houston is notable for many things, it is perhaps best known as “Space City.” The city has been home to the NASA Johnson Space Center since the early 1960’s, a time period that includes the first lunar landing. Experience NASA’s astounding history when you visit Space Center Houston, the gateway to the Johnson Space Center. Get an up-close view of a lunar landing module and roving vehicle trainer, look inside the Apollo 17 command module, and see the enormous Saturn V rocket, the most powerful ever built. For the ultimate experience, reserve a spot on the Tram Tour to go behind the scenes at the space center.

Now that you’ve gone to space, it’s time to come back down to earth by seeing what else Houston has to offer. One of the must-visit places of anywhere in town is the Houston Museum District, a sprawling area full of world-class museums, walking trails, and other attractions. Marvel at the exhibits at the Houston Museum of Natural Science, see spectacular works at the Museum of Fine Arts and the Contemporary Arts Museum, and say hello to the elephants and giraffes that reside in the Houston Zoo.

Once the sun sets, find a spot on the grassy hill in front of the Miller Outdoor Theatre and take in a concert or a show, or find your way to the Houston Theater District. Covering a 17-block area in downtown Houston, the district features top-class performing arts venues, such as The Hobby Center for the Performing Arts, Wortham Theater Center,

and the Alley Theatre. In fact, the district ranks second in the nation for the number of theater seats in a concentrated downtown area, second only to New York City. A range of restaurants can be found in and around the district as well, including the combined eatery and attraction known as the Downtown Aquarium Houston.

Speaking of food, you’re in for a treat when you visit Houston. Space City is home to more than 10,000 restaurants that serve cuisine from over 70 countries, so you’d better bring your appetite. Whether you’re craving juicy meats at a Brazilian churrascaria, savory Texas barbecue, or flavorful dishes from China, India, Thailand, or Vietnam, you’ll find an abundance of options in Houston. For a cup of coffee and a slice of cake, head to one of the locally owned coffee shops in Montrose or the Heights, two neighborhoods that have their own feel. Not enough for you? Houston is also home to more than 10 craft breweries, many of which provide free tours along with a sampling of their beers.

Although Houston is also known as Space City, it may as well be called “Sports City” too. Some of the biggest professional teams in the country hail from Houston, such as the Astros (baseball), Dynamo and Dash (soccer), Rockets (basketball), and Texans (football). While there’s plenty to watch, the best part is there is almost always a game to go to regardless of the time of year. Yet Houston’s status as Sports City goes beyond professional sports. With favorable year-round weather, more than 300 miles of hiking and biking trails, and over 170 public and private golf courses, Houston is a spectacular outdoor destination in its own right.



With over 2.3 million residents, Houston is the fourth most populous city in the United States.



Energy Capital of the World: Houston is a global leader in the energy sector, hosting headquarters for oil, gas, and renewable energy companies.



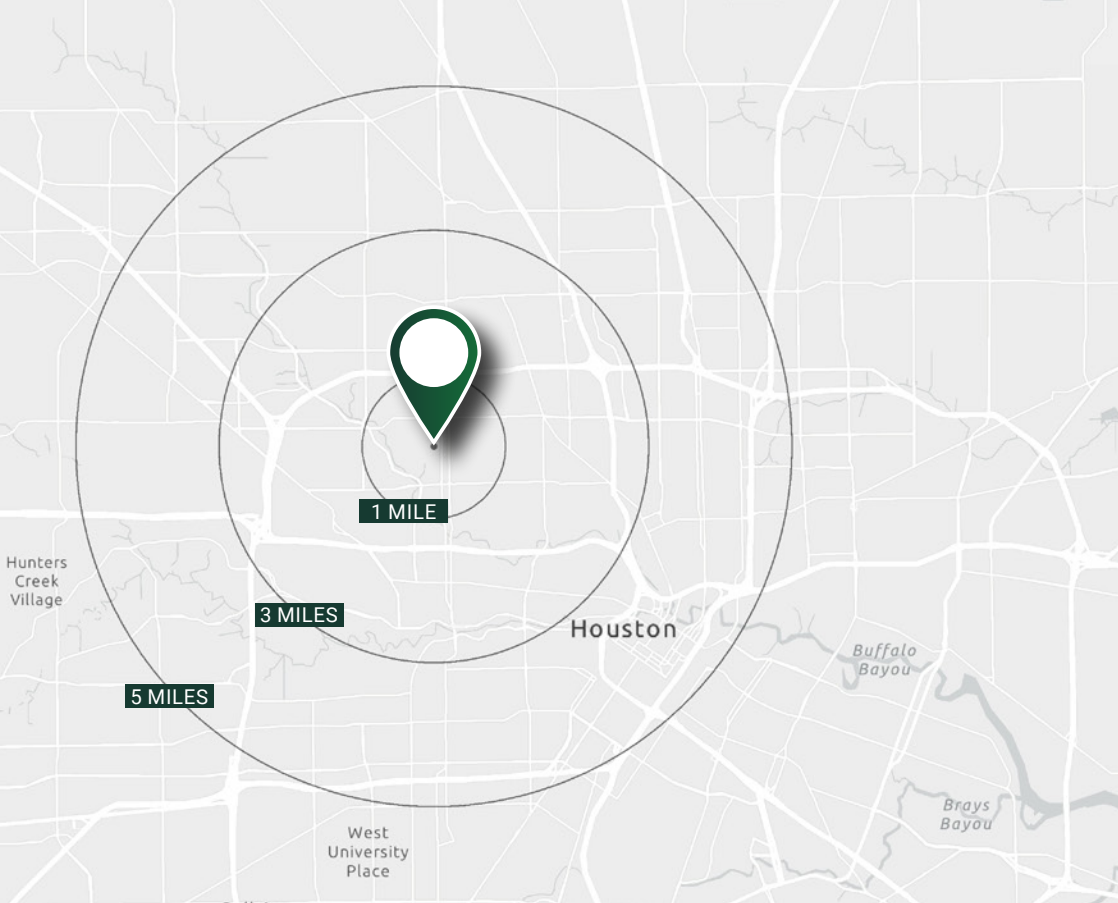
The Texas Medical Center in Houston is the largest medical complex globally, with over 50 hospitals and healthcare institutions.



The Houston Livestock Show and Rodeo is the largest in the world, attracting over 2 million visitors each spring.

Source: visithoustontexas.com, houston.org, tourtexas.com

DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	23,879	163,279	455,487
Households	11,266	78,706	208,268
Families	5,699	37,486	97,838
Average Household Size	2.12	2.07	2.12
Owner Occupied Housing Units	6,499	38,715	88,307
Renter Occupied Housing Units	4,767	39,991	119,961
Median Age	36.5	35.8	36.0
Median Household Income	\$158,205	\$120,865	\$93,431
Average Household Income	\$214,313	\$176,914	\$146,047

5 MILES DEMOGRAPHICS



34,794
Total Businesses

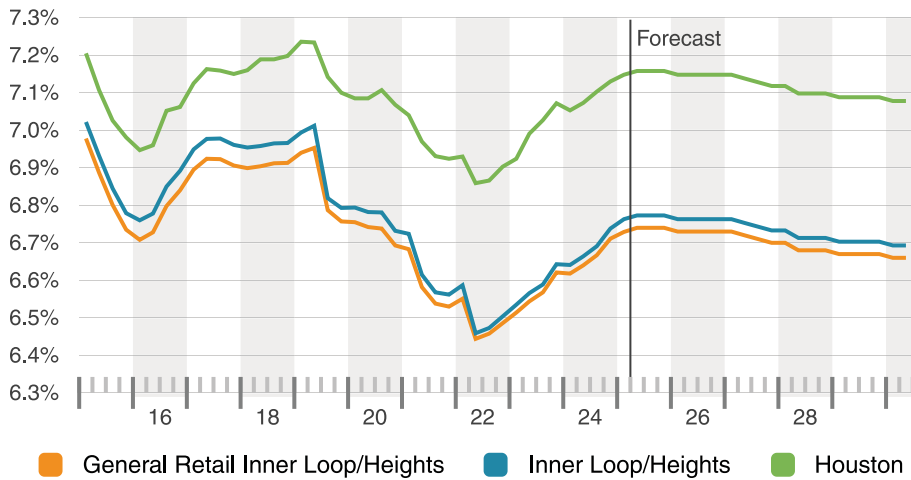


460,074
Total Employees

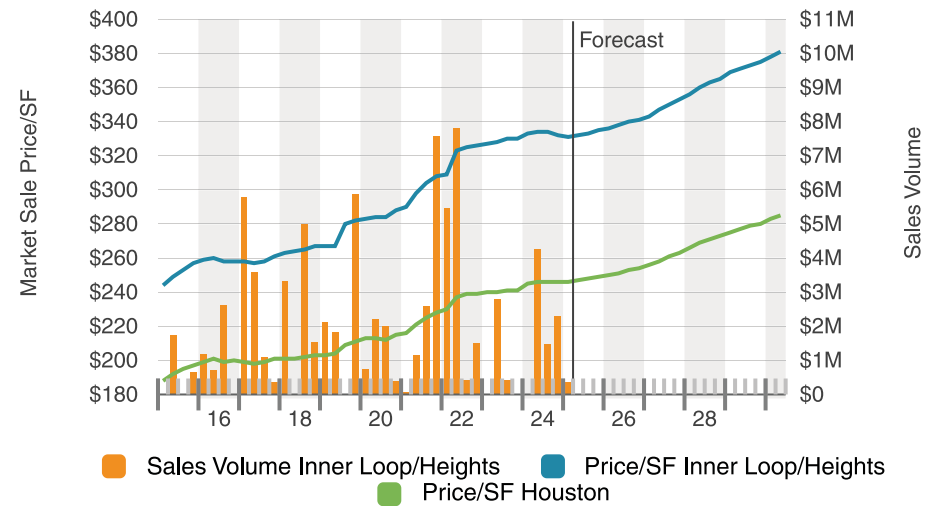


\$133,093
Median Net Worth

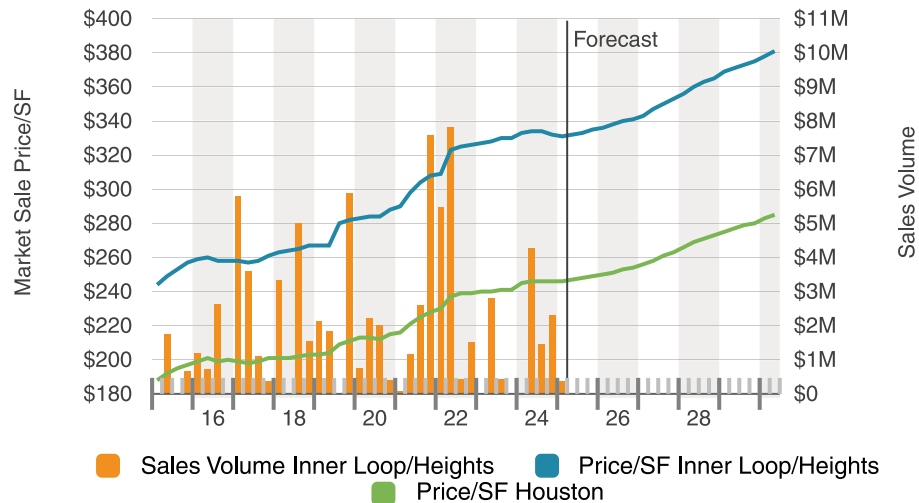
MARKET CAP RATE



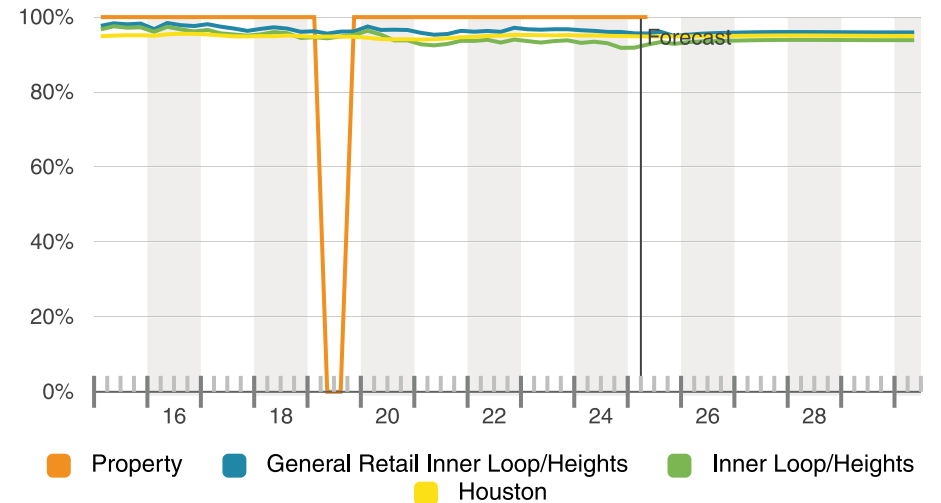
SALES VOLUME & MARKET PRICE PSF



MARKET ASKING RENT PSF



OCCUPANCY RATE





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