

HOUSTON HEIGHTS | 19TH STREET



FOR LEASE

2ND GEN. RETAIL
HISTORIC HEIGHTS

2,500 SF - 5,000 SF

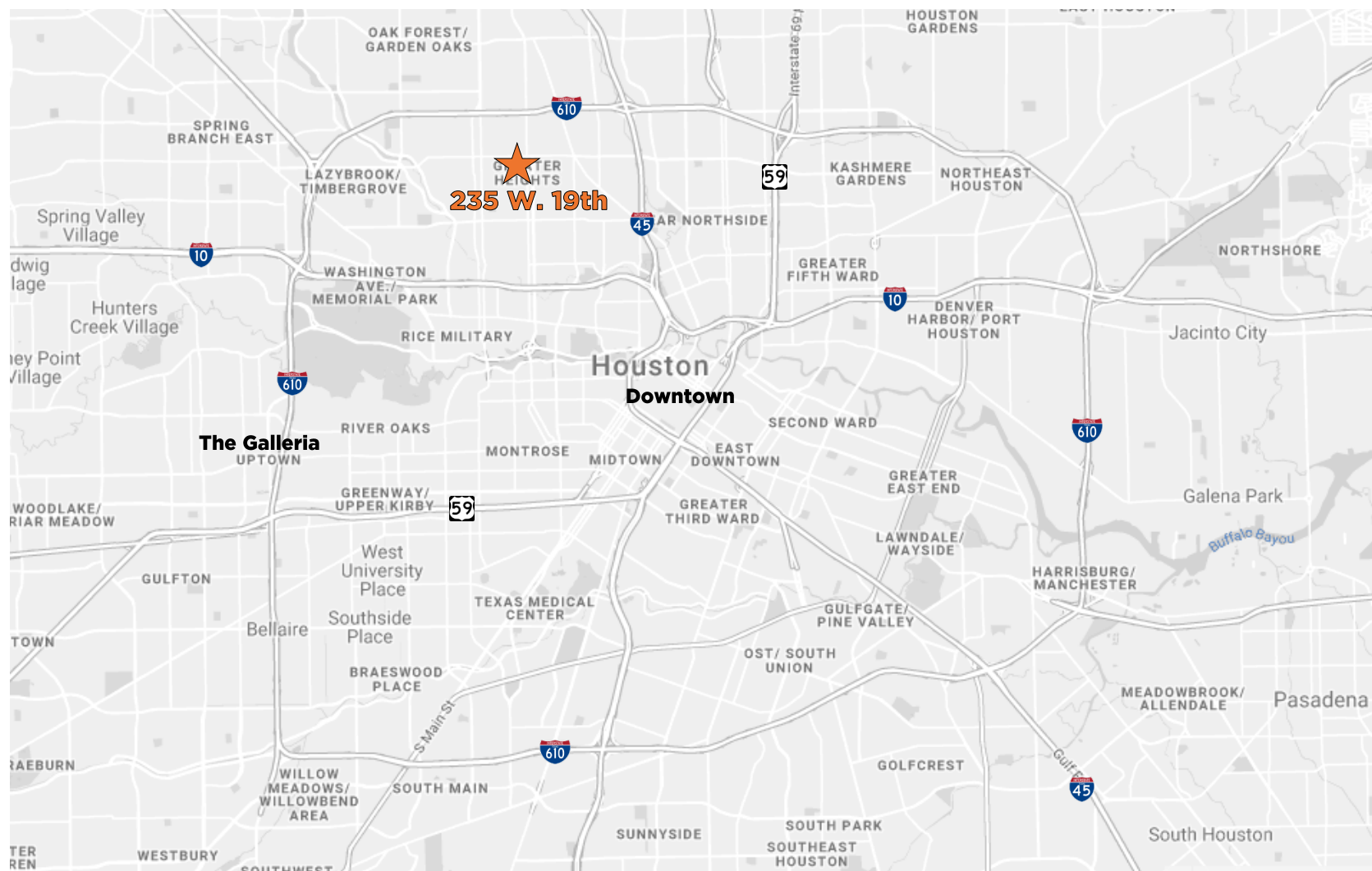
19TH ST. MARKET PLACE
235-249 W. 19TH ST
HOUSTON, TX 77008

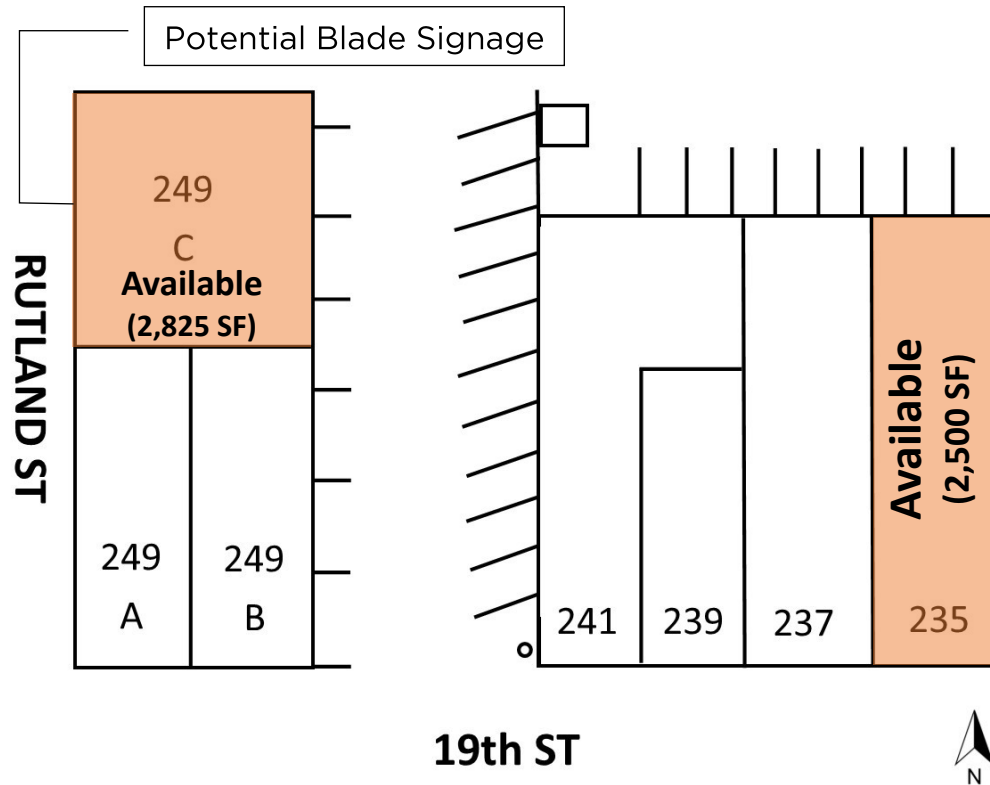
SHOWINGS BY APPOINTMENT ONLY



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CITY MAP





CO-TENANCY	YEARS AT PROPERTY
• Casa Ramirez	31 years
• Vinal Edge Records	13 years
• Big Blue Whale	11 years
• Vanity Salon	9 years

235 W 19th Street Lease Data

SPACE AVAILABLE	2,500 SF
USE	RETAIL
AVAILABILITY	IMMEDIATE
ASKING BASE RENT	\$38.00 SF YR
2025 ESTIMATED NNN	\$11.00 SF YR
MONTHLY TOTAL	\$10,208.33

249 W 19th Street Suite C Lease Data

SPACE AVAILABLE	2,825 SF
USE	RETAIL
AVAILABILITY	ON DEMAND
ASKING BASE RENT	\$28.50 SF YR
2025 ESTIMATED NNN	\$11.00 SF YR
MONTHLY TOTAL	\$9,298.95

ATTRIBUTES:

- Location in the heart of the Historic Houston Heights 19th Street Shopping District
- Built out as retail
- Sealed concrete floors
- Two restrooms

Potential to relocate tenant(s) to create 5,000 SF





**249 W 19TH STREET SUITE C
INTERIOR**



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INTERIOR**



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INTERIOR**



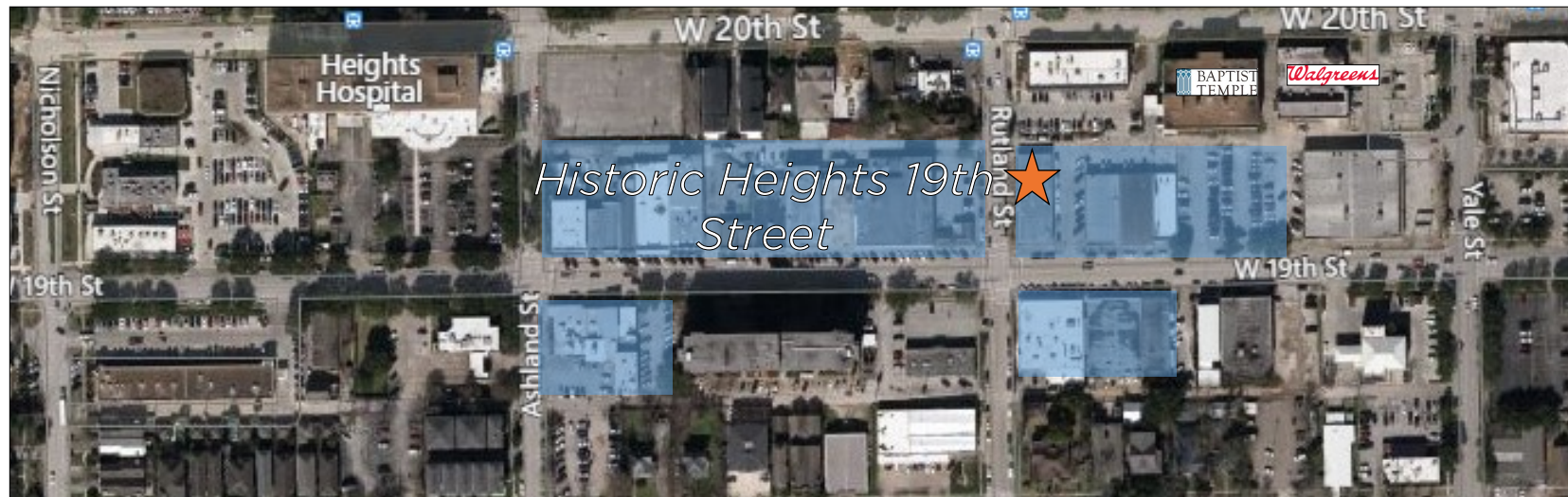
**249 W 19TH STREET SUITE C
INTERIOR**



235 W 19TH STREET
INTERIOR



HISTORIC HOUSTON HEIGHTS SHOPPING DISTRICT



HISTORIC 19TH STREET



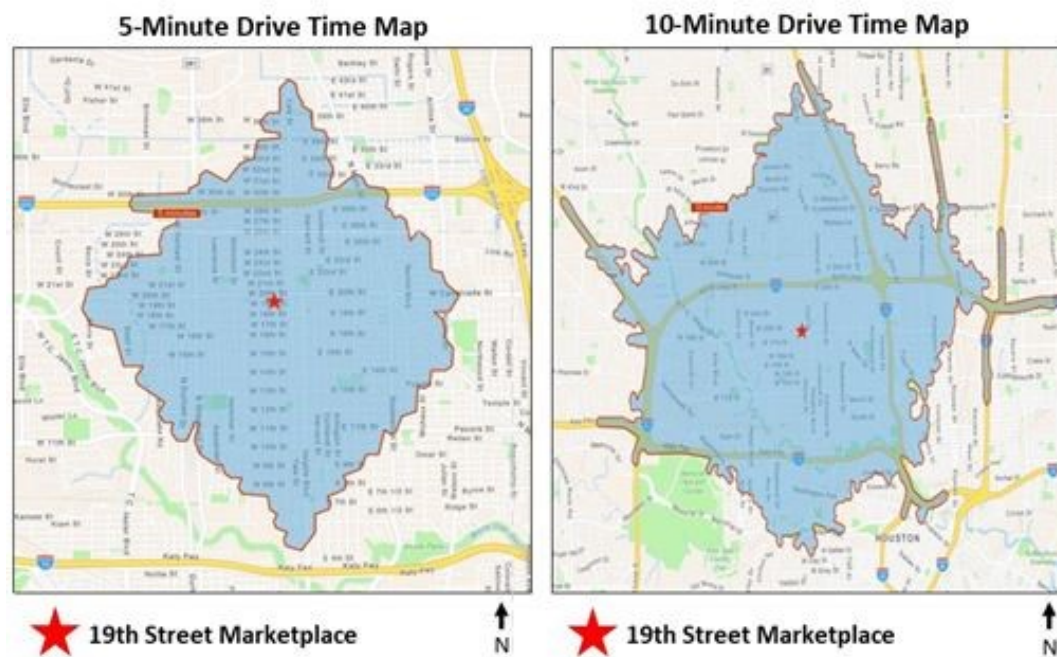
19th Street has been a center of commerce for the Houston Heights since its founding in 1891.

The Houston Heights Merchants Association organizes numerous events on 19th Street throughout the year including:

- White Linen Night (pictured)
- Holiday on 19th Street
- White Balloon Tent Sale
- Rodeo Roundup
- Moms & Mimosas
- Craft Brew Stroll
- Summer White Balloon Sale
- Boo's & Brews
- Small Business Saturday



Demographic	5-Min Drive Time	10-Min Drive Time
2024 Total Population	30,887	155,375
2024-2029 Growth Rate: Population	1.16%	1.02%
2024 Daytime Population: Workers	17,651	122,312
2024 Daytime Population: Residents	11,389	60,782
2024 Total Households	14,986	71,836
2024 Avg. Household Size	2.06	2.16
2024-2029 Growth Rate: Households	1.49%	1.39%
2024 Avg. Household Income	\$211,332	\$165,343
2024 Per Capita Income	\$102,357	\$76,516
2024 Median Age	37.4	35.9
2024 Annual Budget Expenditures (MPI*)	182	145
2024 Retail Goods Expenditures (MPI*)	171	138



* A MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behaviors or purchasing patterns compared to the U.S. A MPI of 100 represents the U.S. average.





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