±3,502 SF RETAIL FOR LEASE

5130 BELLAIRE BLVD, BELLAIRE, TX 77401

SHOP cos.

Renee Kaiser/ **RENEE@SHOPCOMPANIES.COM** / **281-845-3112**

Matt Reed/ **MATT@SHOPCOMPANIES.COM** / **713-574-8211**

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	17,997	229,574	528,752
Avg. HH Income	$173,665	$140,116	$133,116
Total Housing Units	6,647	100,337	237,286
Daytime Population	27,071	321,520	836,299
Median Home Value	$917,212	$579,241	$475,707

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PROJECT SCOPE

The Bellaire Boulevard Shopping Center redevelopment will be comprised of approximately 25,950 square feet of prime retail and restaurant space at a strategic location, positioned at the intersection of Bellaire Boulevard, Bissonnet Street, and Rice Avenue. The project will be anchored by a new Trader Joe's and offers 13,450 square feet of small shop space, providing a dynamic mix of retail and dining options. Situated in one of the most sought-after communities, the shopping center benefits from strong demographics and high retail demand, making it a premier destination for both businesses and consumers.

DETAILS

- Delivery Est: March 2027
- ± 3,502 SF Available
- Parking: 207 Spaces

TRAFFIC COUNTS

o Bellaire Blvd:	34,754 VPD-'25
o Bissonnet Ave:	19,663 VPD-'25
o Rice Ave:	12,172 VPD-'25

AREA ATTRACTIONS

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***New Construction Retail Space,**
Landlord Delivering March 2027

	TENANT	SQ FT
1	Trader Joe's	12,500
2	Wells Fargo	2,618
3	Einstein Bros	2,004
4	AVAILABLE	1,532
5	AVAILABLE	1,970
6	Venetian Nail Spa	3,002
7	Piada	2,600
8	Lease Pending	2,400

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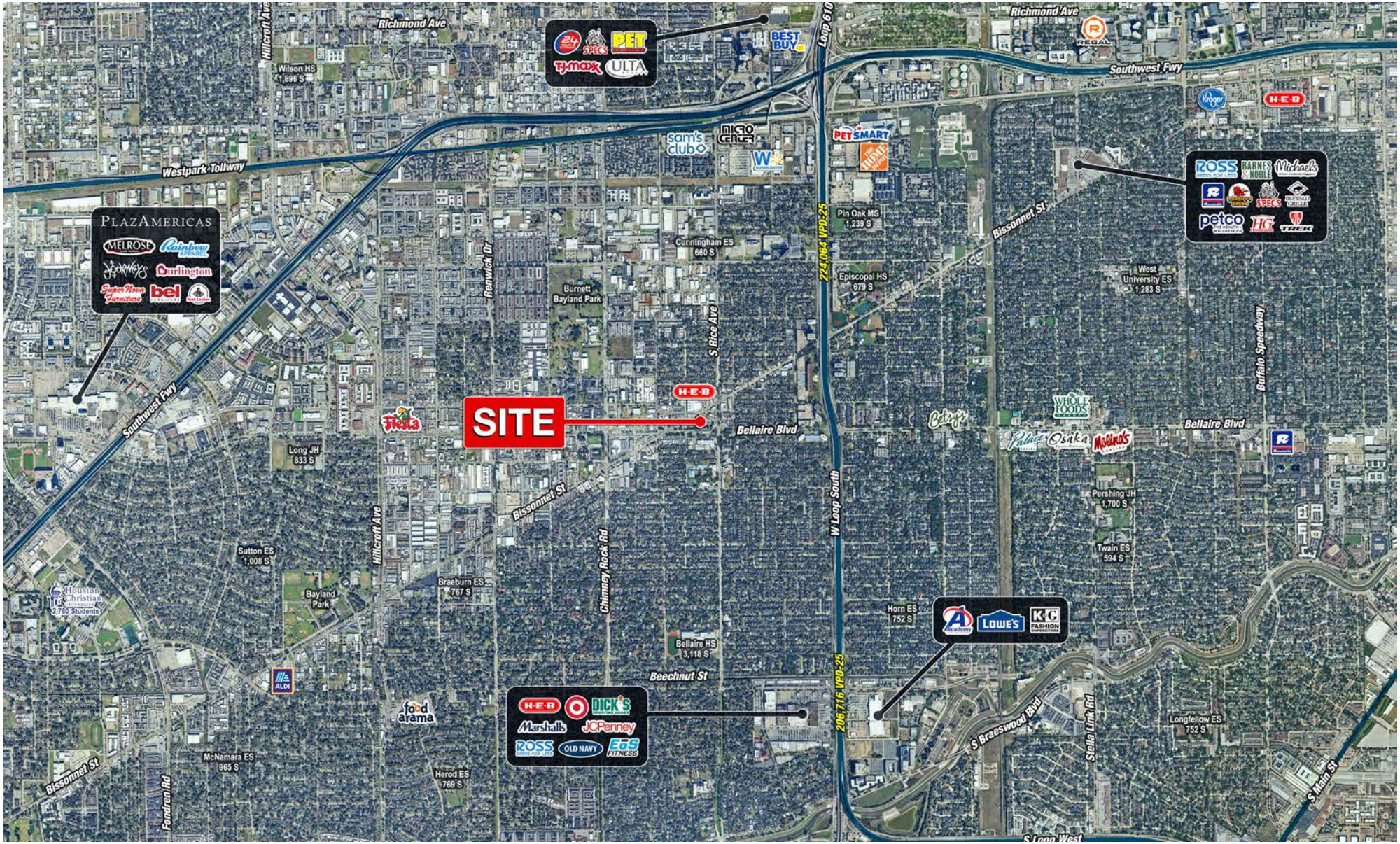

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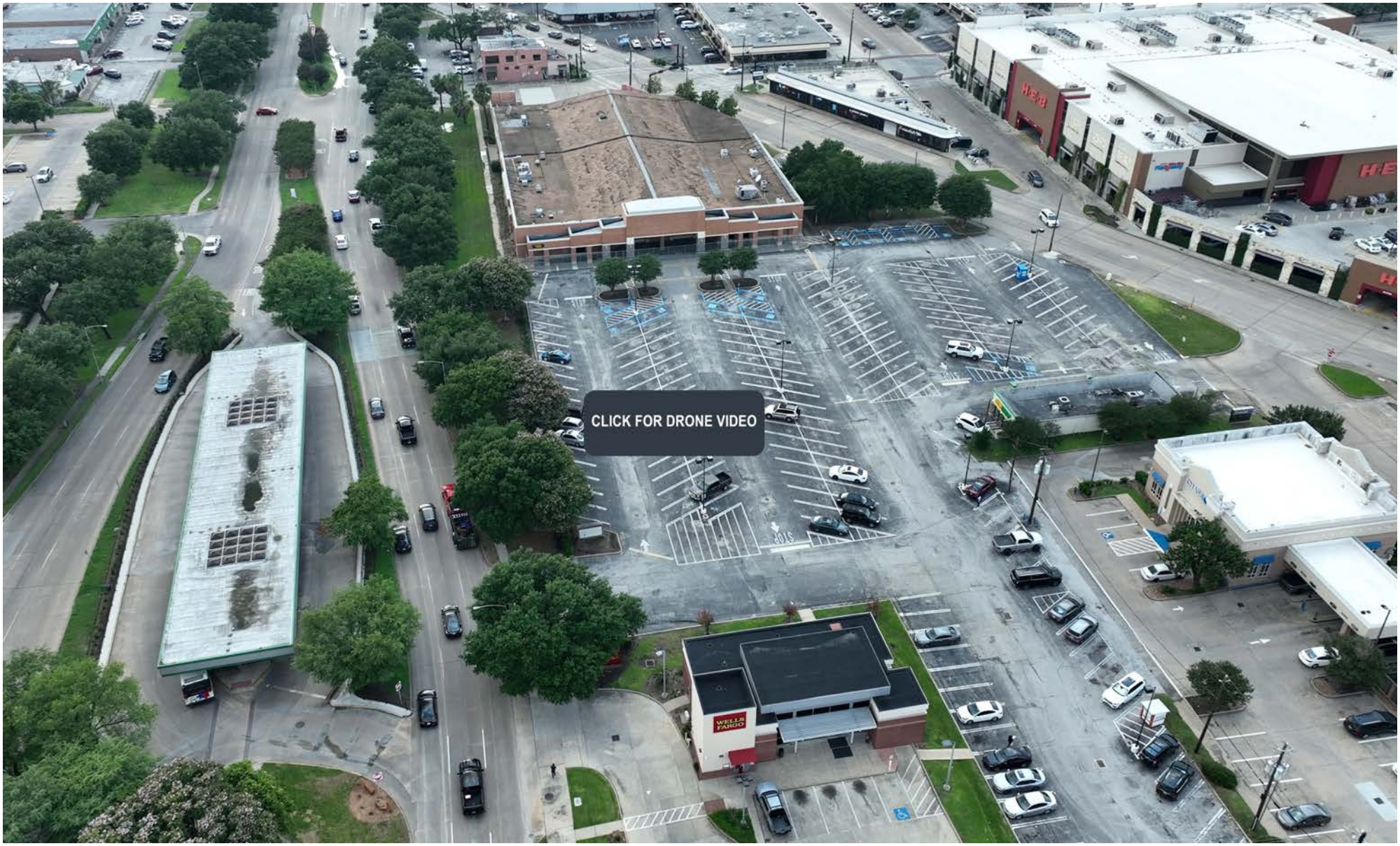

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INFORMATION ABOUT BROKERAGE SERVICES

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SHOP COMPANIES Licensed Broker/Broker Firm Name	9002835 License No.	shop@shopcompanies.com Email	214.960.4545 Phone
RAND HOROWITZ Designated Broker of Firm	513705 License No.	rand@shopcompanies.com Email	214.242.5444 Phone

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