



BELLAIRE TRIANGLE
SHOPPING CENTER
— SINCE 1959 —



SHOP ^{COS.}

TRIANGLE

MADINGS DRUGS

ZALE'S Jewelers

Paul's BEAUTY SALON

HORRORS

Thrills
Chills
Speaks

DRUGS

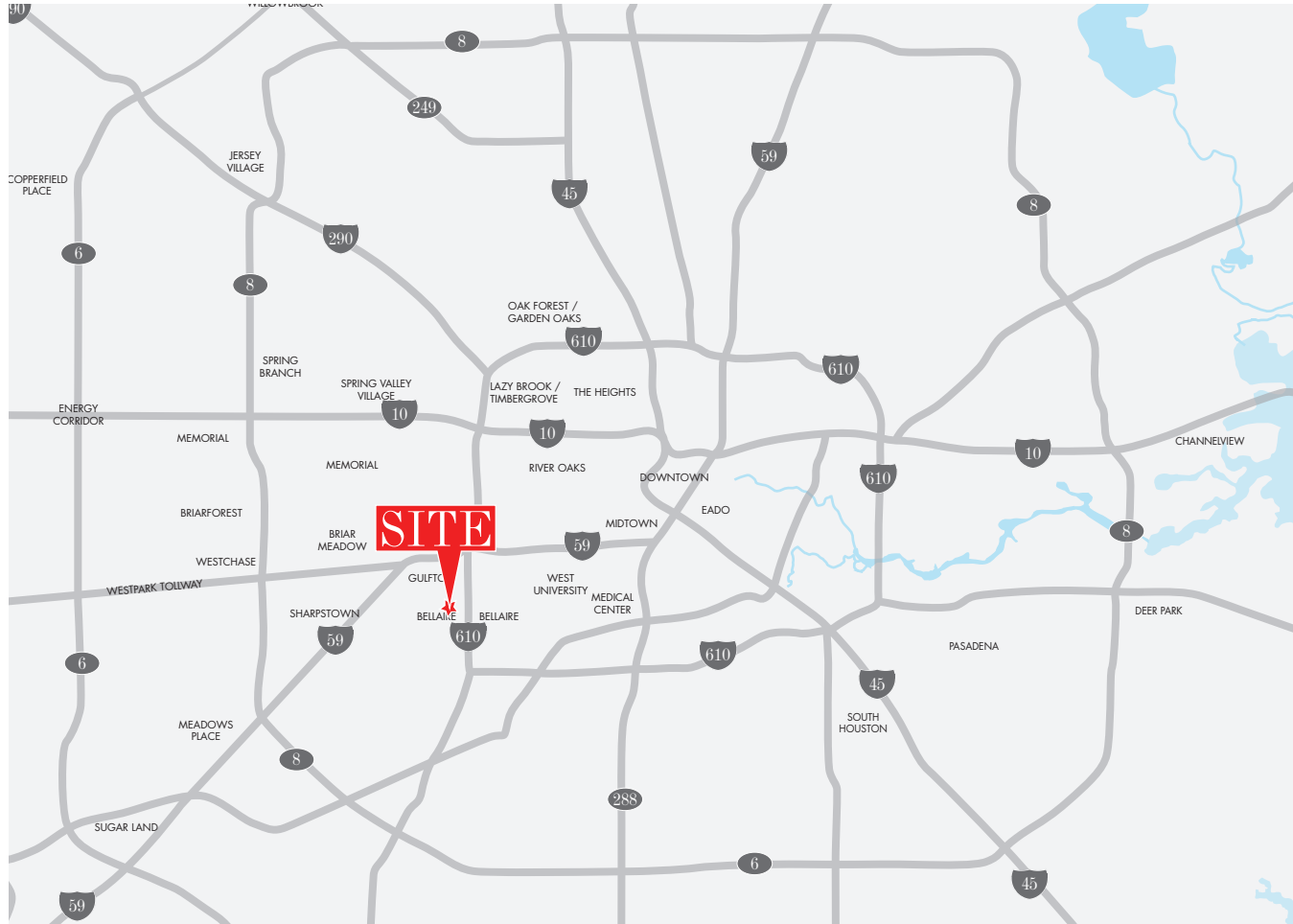


TRIANGLE

DEVELOPED IN 1959, the Bellaire Triangle Shopping Center was one of the first shopping centers in the city—a distinction that made the center a landmark address. After several small renovations over its 60-year history, the Bellaire Triangle Shopping Center is undergoing a full-scale renovation to breathe new life into its original 1950s architecture.

A multi-phase renovation kicked off in mid-2023 and expose steel columns, brick parapet walls, and bright colors that were part of Bellaire Triangle Shopping Center's original design, while public art installations on the walls will highlight new local talent. The centerpiece of the renovation will be restoring the open-air arcade between the two main buildings. With comfortable seating and plenty of natural light, the arcade will be a family-friendly spot to unwind during the day, while twinkling lights invite people to gather after a night out.





PROJECT SCOPE

The Bellaire Triangle is comprised of 70,000 square feet of space strategically located between three major streets: Bellaire Boulevard, Chimney Rock Road, and Bissonnet Street. Upon completing its renovation, Bellaire Triangle Shopping Center will be the top choice for Bellaire—and Houston—residents looking for the ideal mix of local restaurants, boutique shopping and beautifully landscaped outdoor space to gather with friends and family.

DETAILS

- Currently Available space ranging from ±695 - ±4,900 square feet
- Ample signage opportunities at each major intersection and within the development
- Patio and/or drive-thru opportunities for restaurants
- Well-known and centrally located in Bellaire

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	27,187	225,299	539,804
Avg. HH Income	\$105,354	\$124,627	\$116,941
Total Housing Units	9,853	92,958	233,585
Daytime Population	30,724	298,284	832,643
Medium Home Value	\$809,630	\$522,883	\$455,618

77401

1st wealthiest zip code in the Houston MSA



225,299

Population within 3-mile radius



35.1

Median Age



2.4

Average Household Size



\$124,627

2024 Average Household Income (Esri)



\$51,522

Per Capita Income



51.9%

Bachelor's/Grad/Prof Degree



\$90,156

2024 Average Disposable Income (Esri)



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RETAIL



SHOP COS.

SITE



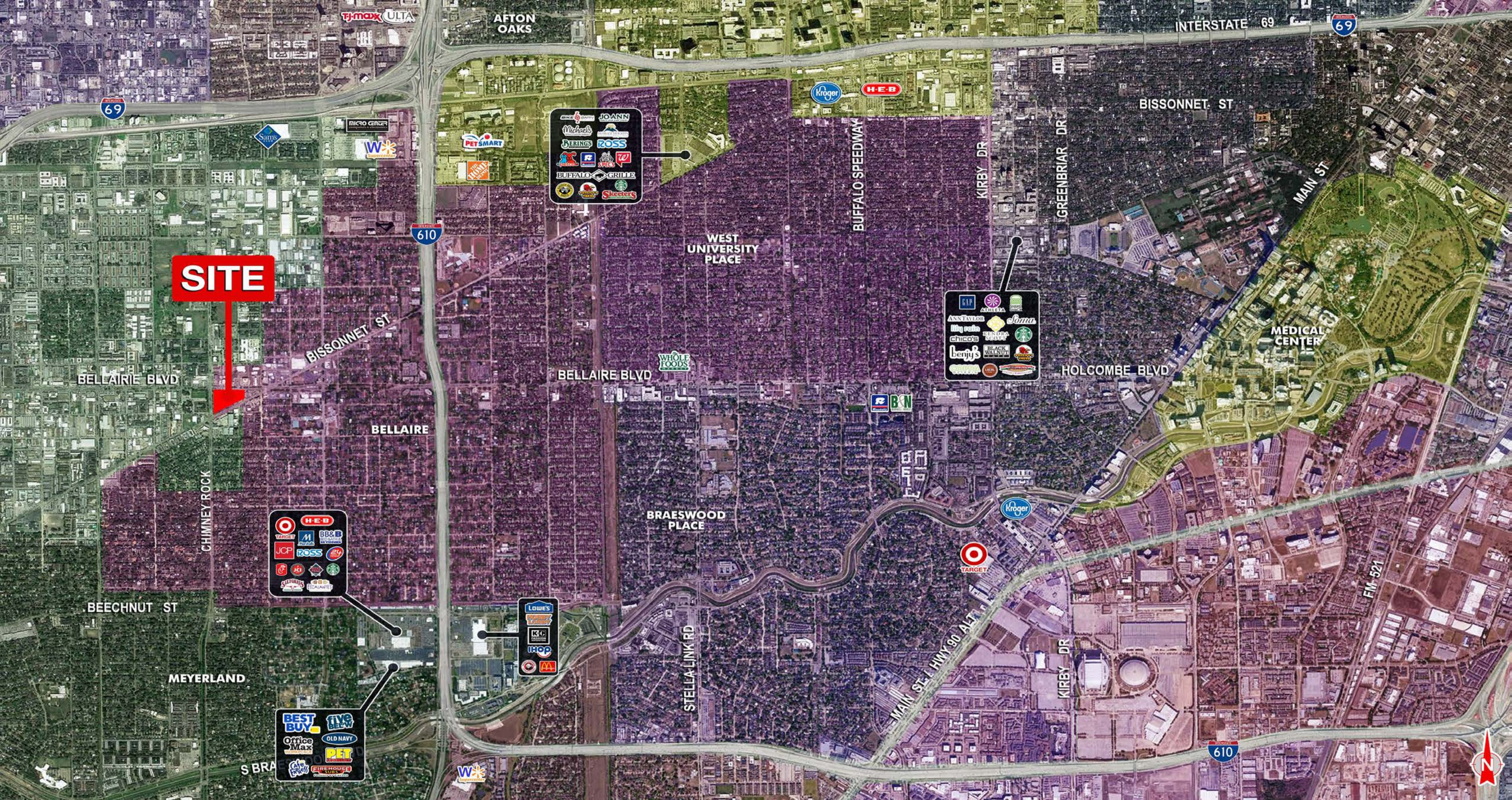
- Michaels
- Joann
- Berings
- Ross
- Buffalo Wild Wings
- Grille
- Steeley's

- CVS
- Athleta
- ASDAVIA
- Soma
- Willy Vesta
- chico's
- Benji's
- Black Walnut
- Lucy's

- Target
- H-E-B
- Target
- JCP
- Ross
- 24
- CVS
- Walgreens
- CVS
- Walgreens

- Lowie's
- Wendy's
- KC
- I-HOP
- McDonald's

- Best Buy
- Office Max
- Old Navy
- PET
- Firehouse Subs



SITE

Chimney Rock

Dashwood St



Ferris St

Spruce St



Bissonnet St



Cedar St



29,818 VPD-23

Bellaire Blvd

31,153 VPD-23

Bellaire Blvd



5th St



13,098 VPD-23

18,065 VPD-23

Bissonnet St



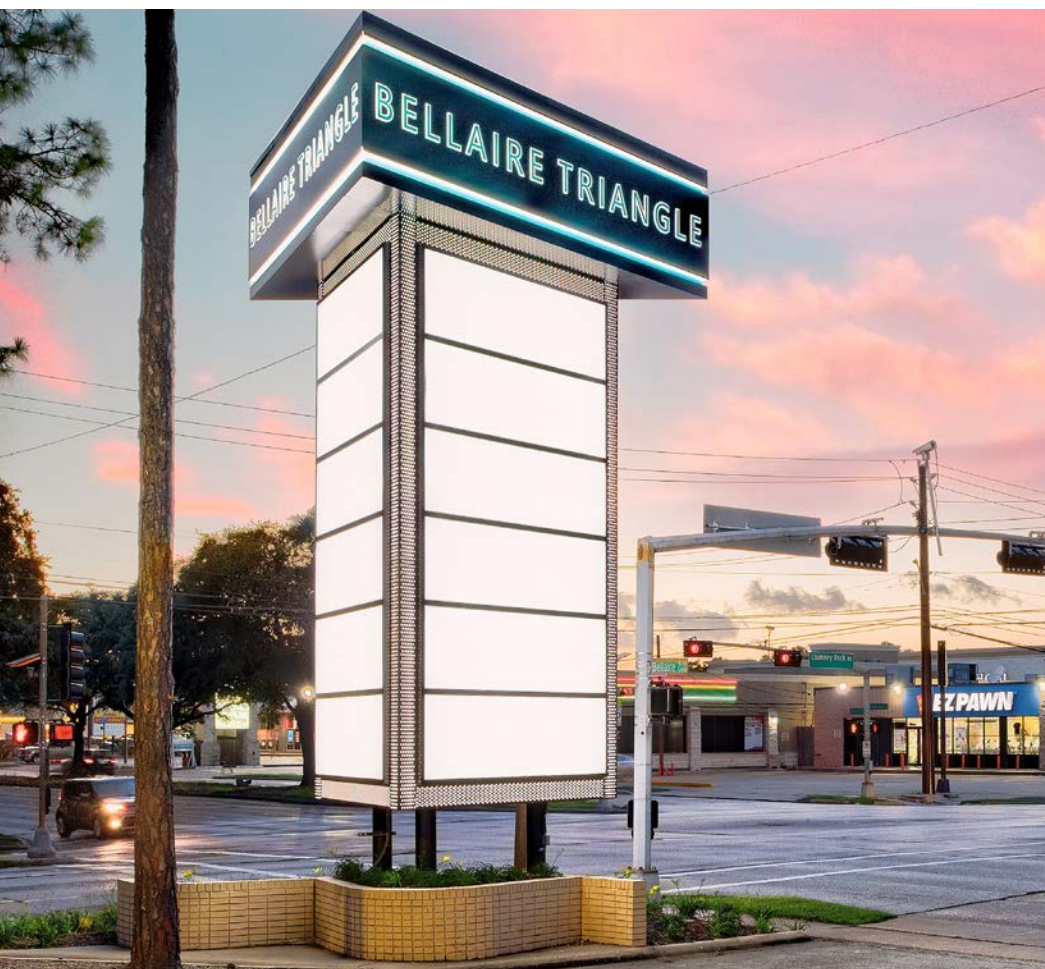
Maple Ridge St

Ferris St

Loftin Park









*Conceptual Drawing



*Conceptual Drawing



*Conceptual Drawing



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