



BELLAIRE TRIANGLE  
SHOPPING CENTER  
— SINCE 1959 —



SHOP COS.





# 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

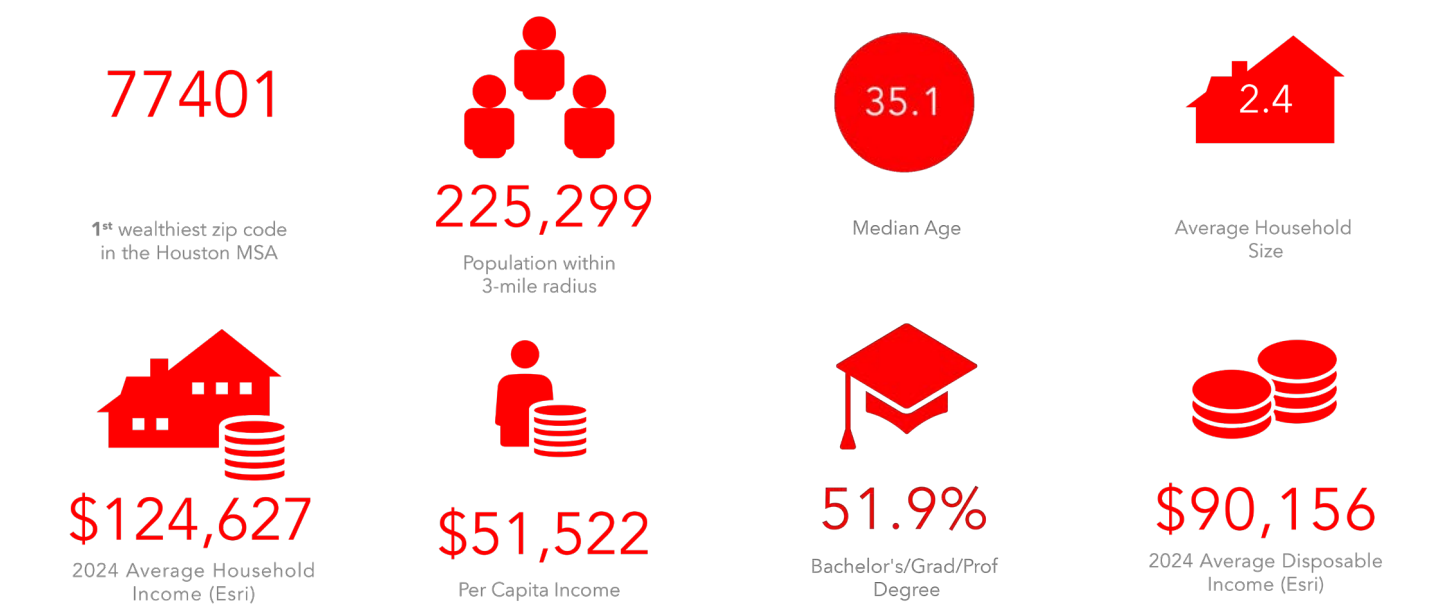
The Bellaire Triangle is comprised of 70,000 square feet of space strategically located between three major streets: Bellaire Boulevard, Chimney Rock Road, and Bissonnet Street. Upon completing its renovation, Bellaire Triangle Shopping Center will be the top choice for Bellaire—and Houston—residents 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 ±622 - ±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

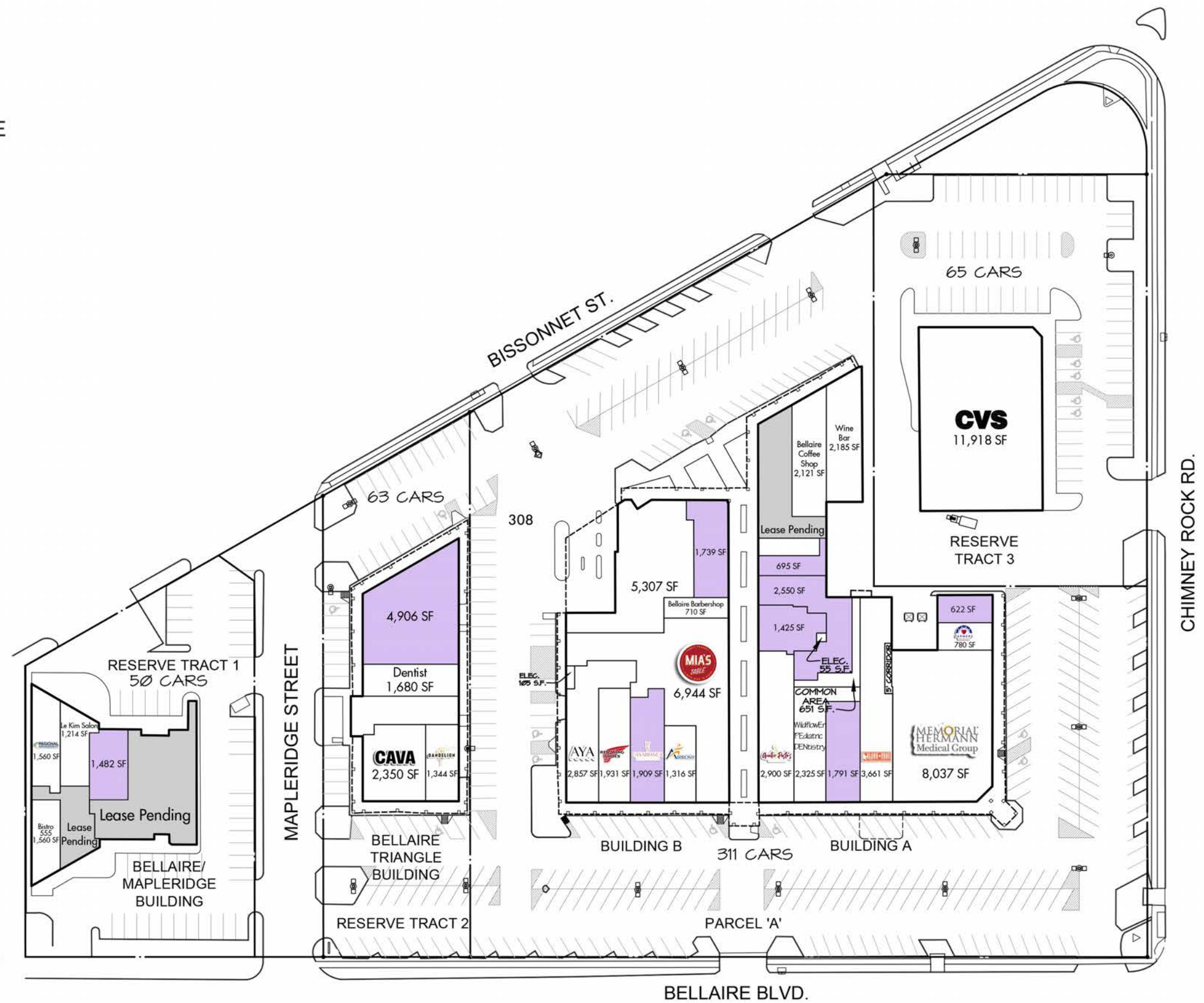




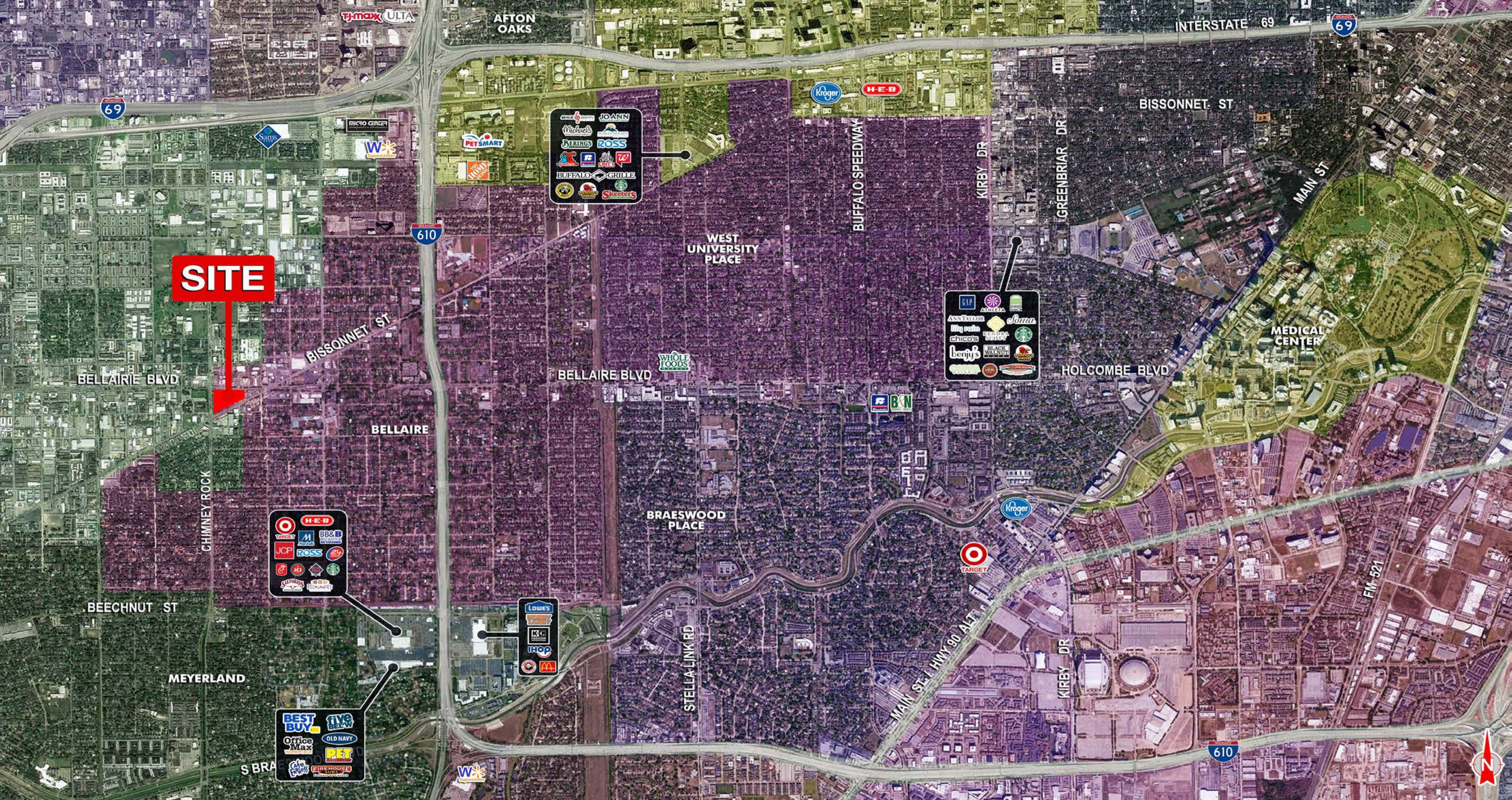
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**RETAIL**

**SHOP** COS.









**SITE**

Dashwood St

Spruce St

Bissonnet St

S Rice Ave

Ferris St

Cedar St

Chimney Rock

Bellaire Blvd

Bellaire Blvd

Bissonnet St

5th St

Maple Ridge St

Ferris St

Loftin Park

29,818 VPD-23

31,153 VPD-23

18,065 VPD-23

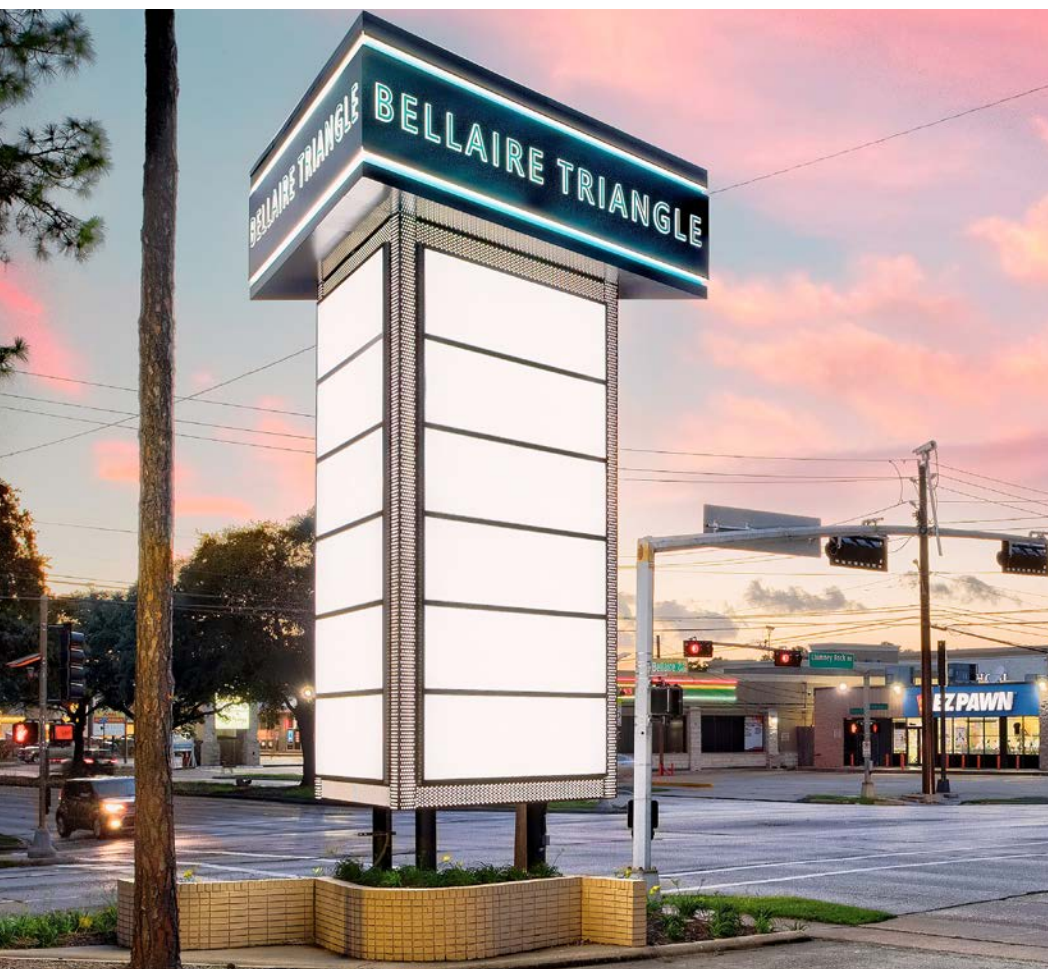
13,098 VPD-23















\*Conceptual Drawing



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SHOP<sup>COS.</sup>

2500 SUMMER ST SUITE 3220

HOUSTON, TX 77007

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*Renee Kaiser*

**RENEE@SHOPCOMPANIES.COM**

**281-845-3112 (DIRECT)**

**713-302-1456 (MOBILE)**

*Ryan Holliday*

**RYAN@SHOPCOMPANIES.COM**

**281-845-3119 (DIRECT)**

**210-317-5058 (MOBILE)**