



SOUTHSIDE COMMONS
±2,775 SF - RETAIL AVAILABLE FOR LEASE
HOUSTON, TX

SHOP ^{COS.}

ABOUT

PROJECT SCOPE

Southside Commons, located at 4191 Bellaire Boulevard has ±2,775 SF available in Suite 175. The two-story building, has approximately 80,000 SF, with Medical space on the 2nd floor, along with retail, restaurant and entertainment space on the 1st floor. The mixed-use property is surrounded by the prestigious West U, Bellaire and Southside neighborhoods. Bellaire (ranked 19th) and West U (ranked 11th) neighborhoods are among the wealthiest locations in Texas (per Forbes - 2023). Call broker for pricing today.

TRAFFIC COUNTS

- Bellaire Blvd: 24,964
 - 610 West Loop Fwy: 211,133
- *VPD '23

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,732	210,572	509,388
Avg. HH Income	\$287,551	\$147,738	\$131,713
Total Housing Units	6,798	95,110	233,576
Daytime Population	19,979	432,827	839,742
Medium Home Value	\$880,967	\$632,925	\$460,077



TENANTS

DISH SOCIETY



Dish Society occupies ±3,500 sf on the first floor and is dedicated to using the highest quality and freshest ingredients including a seasonally changing menu of healthful traditional favorites with modern twists.

EYE THEORY



Eye Theory is a local eye care provider that occupies ±1,154 sf on the first floor. Catering to both adolescent and adult patients with the latest innovative technology and a one of a kind optical showroom.

LEVEN BAKERY & CAFE



Leven Bakery & Cafe is an everyday gluten free neighborhood cafe offering breakfast, sandwiches, salads, vegetables and halal rotisserie chicken. Leven occupies ±2,100 sf on the first floor.

HOUSTON METHODIST



Houston Methodist occupies ±16,000 sf on the second floor with one of their award winning general practice groups. Houston Methodist was recently ranked the #1 Hospital for patient care in the State of Texas.

THE CENTER FOR ENT



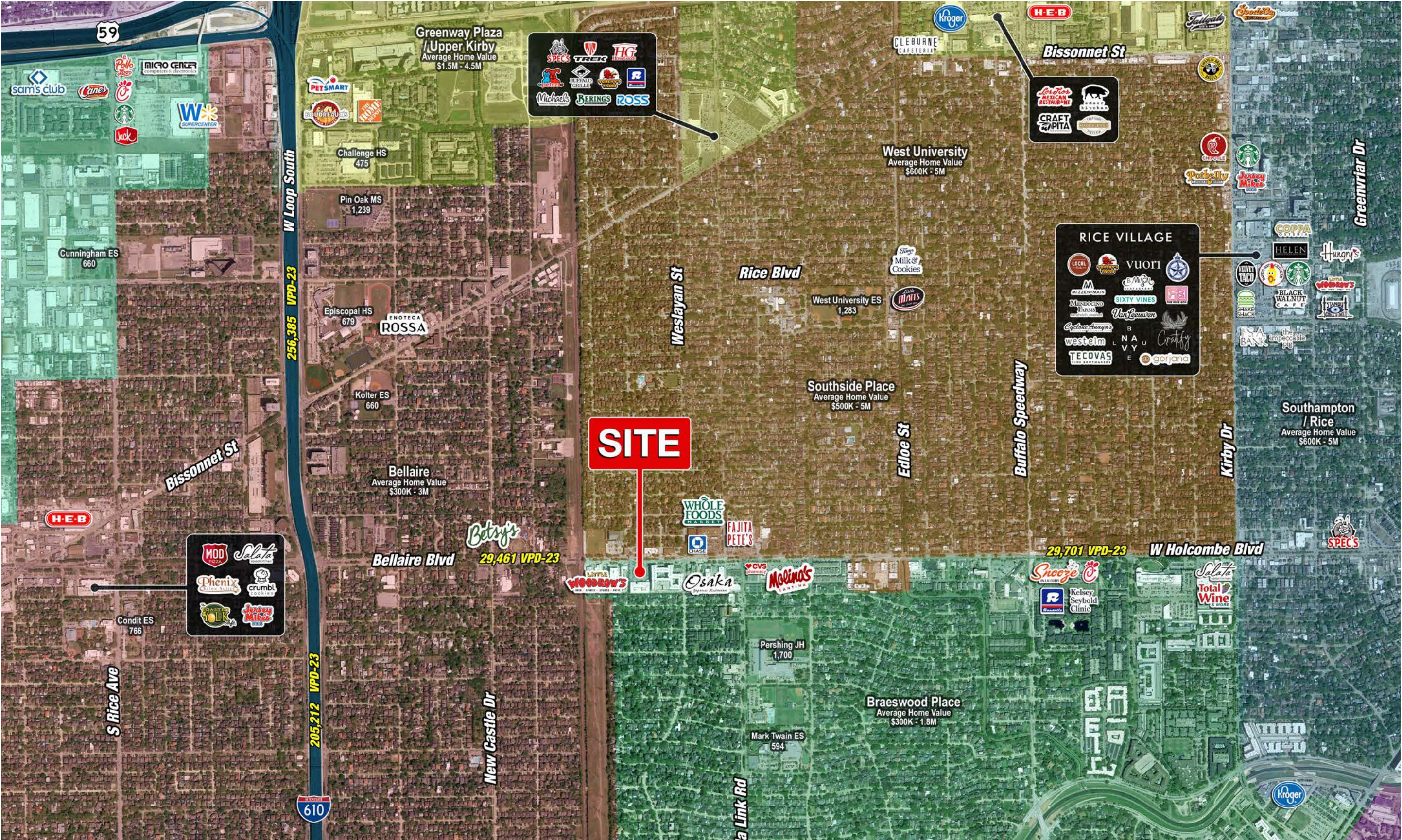
The Center for ENT is comprised of ±21,000 sf on the second floor. For the past 50 years, The Center of ENT has been the premier ear, nose and throat practice in the Texas Medical Center.

GREATER HOUSTON ORTHO



A local orthodontics provider occupies ±3,000 sf on the second floor. Catering to both adolescent and adult patients with services ranging from consults, Braces and Invisalign applications as well as emergency care.

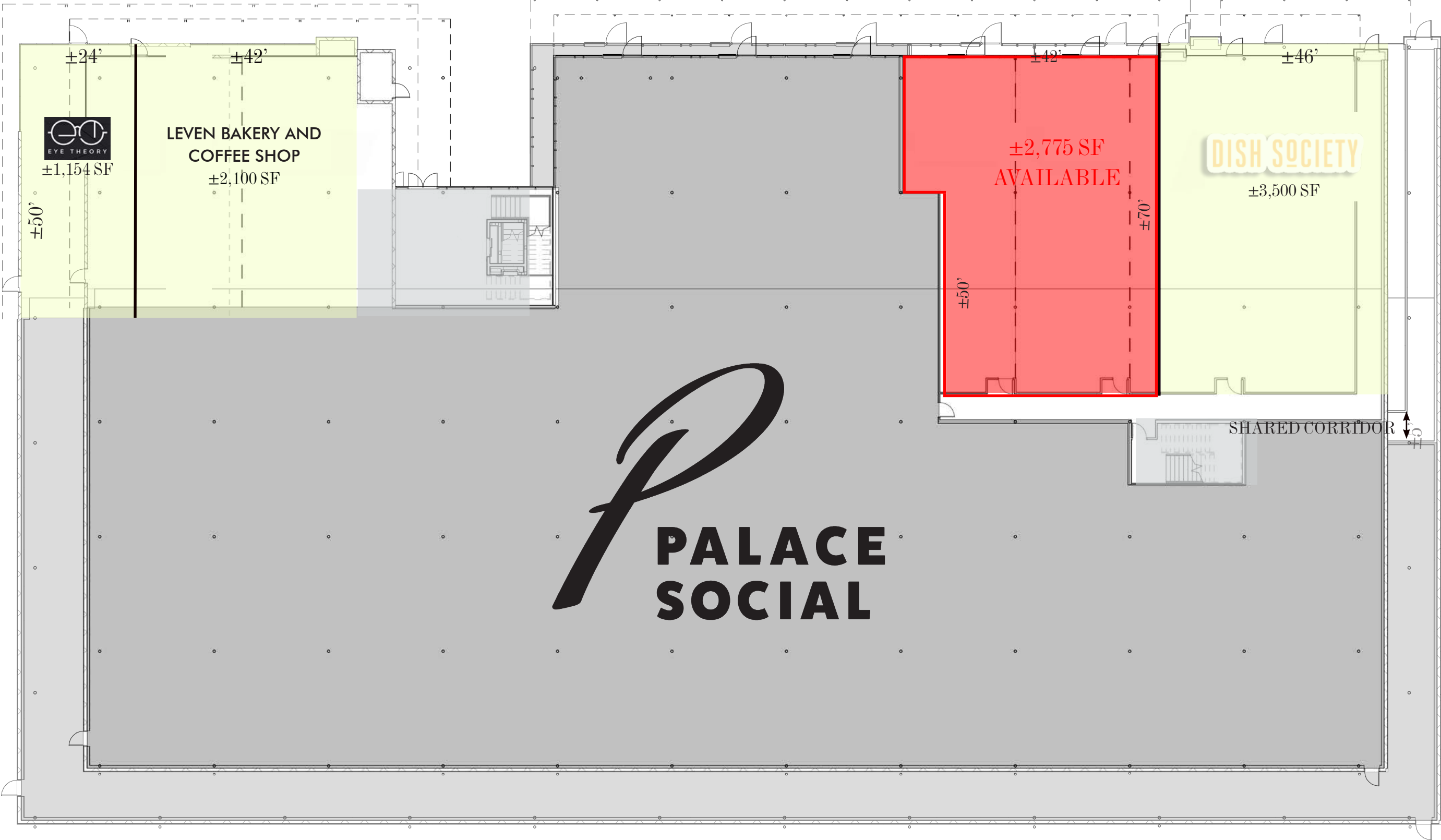
SOUTHSIDE COMMONS



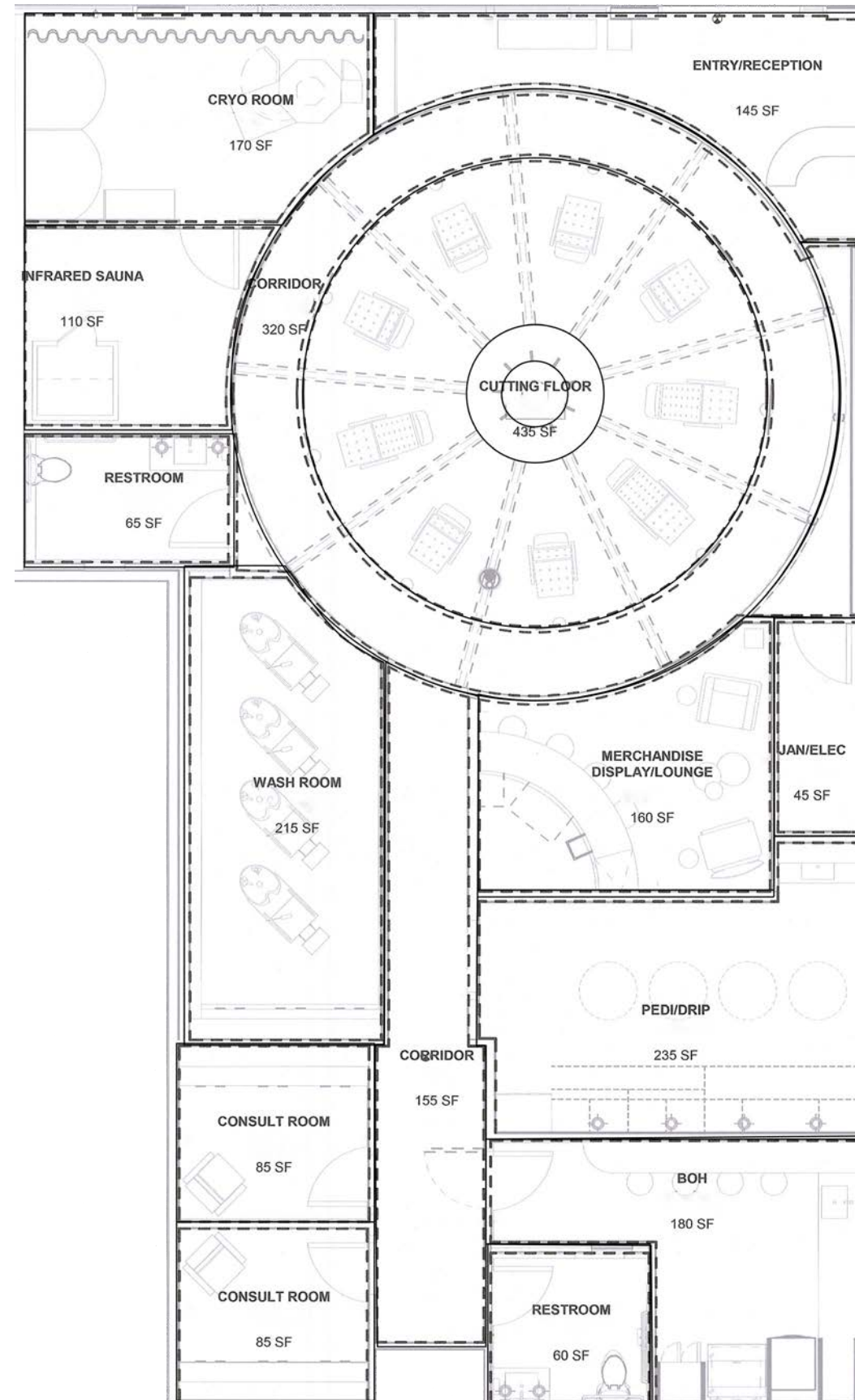
SOUTHSIDE COMMONS



SITE PLAN



FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



SHOP^{CO.}

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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.

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.

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.

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