



FOR LEASE

4,032 SF Freestanding Building **0.41 AC** Lot **BUILT 1985**

HIGHLIGHTS

- 4,032 SF Freestanding Commercial Building
- 0.41 Acre Lot (~17,720 SF)
- Single-Story, Brick Exterior Construction
- Built 1985
- Currently Configured as a Veterinary/Medical Clinic
- No Formal City-Wide Zoning — Houston, TX
- Located in the Gulfton / Bellaire Area of Southwest Houston
- Minutes from Loop 610, Bellaire Blvd & the Galleria

ABOUT THE PROPERTY

A freestanding 4,032 SF commercial building on a 0.41-acre lot in the Gulfton area of Southwest Houston. Built in 1985, the single-story brick building is currently configured as a veterinary hospital and offers flexible commercial use. The site sits just off Westward St with convenient access to Loop 610, Bellaire Blvd, and the Galleria/Uptown corridor, in one of Houston's most densely populated submarkets.



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Freestanding building available — ideal for medical, veterinary, retail, or general commercial use.

51,366

NEIGHBORHOOD
POPULATION

28

MEDIAN
AGE

19,419

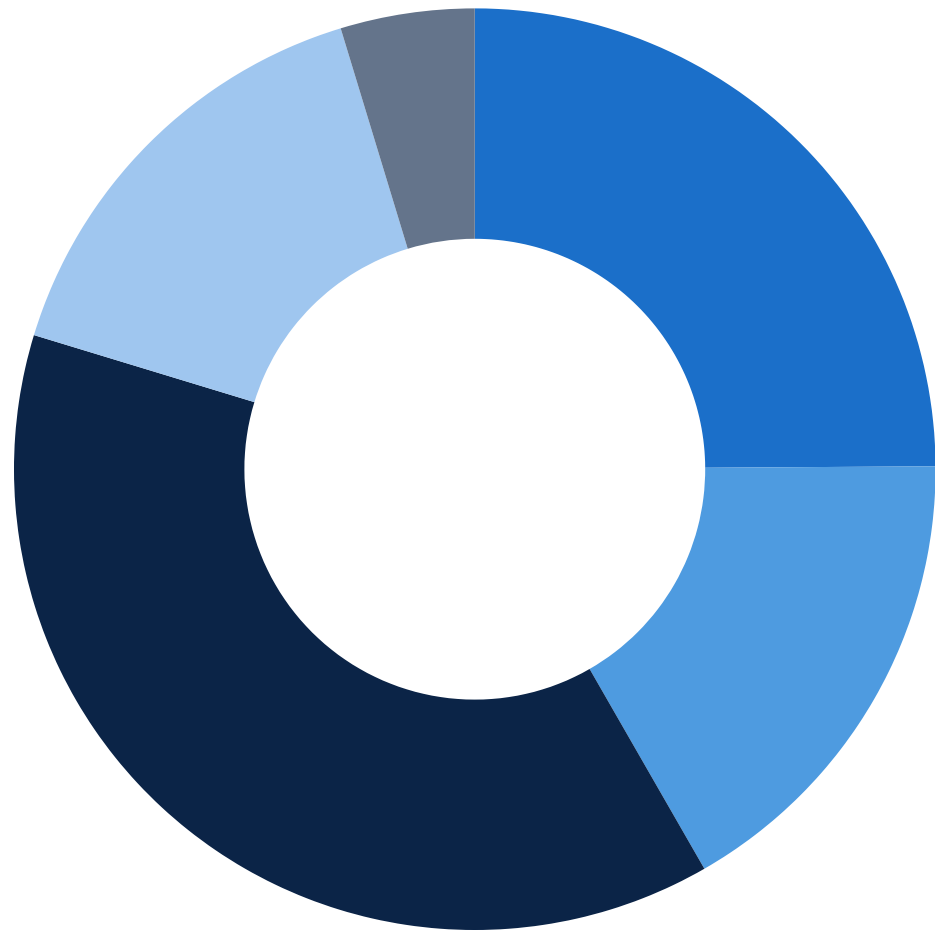
HOUSEHOLDS

\$42.2K

MEDIAN HOUSEHOLD
INCOME

AGE DISTRIBUTION

Under 15 15–24 25–44 45–64 65+



HOUSING & INCOME PROFILE

- Median gross rent of \$990/month reflects a dense, renter-majority submarket (93.5% renter-occupied)
- Average household size of 2 people across 19,419 households
- One of Houston's most densely populated and culturally diverse neighborhoods
- Strong daytime population base for medical, veterinary & service-based tenants

Citywide context: Houston's median household income is \$64,813 (2024) — the Gulfton submarket offers a value-oriented, high-density customer base distinct from the broader metro.

5860 WESTWARD ST

Houston, TX 77081 · Gulfton / Bellaire Area

RETAIL / MEDICAL — FOR LEASE

LOCATION HIGHLIGHTS

- Southwest Houston, within Loop 610
- Close proximity to Bellaire Blvd & the Galleria/Uptown corridor
- Dense, high-traffic residential submarket (Gulfton)
- Easy access for medical, veterinary, retail or service tenants
- Established commercial corridor with strong daytime population

CONTACT

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