

UPPER KIRBY / RIVER OAKS AREA



FOR LEASE

INNER-LOOP
RETAIL SPACE

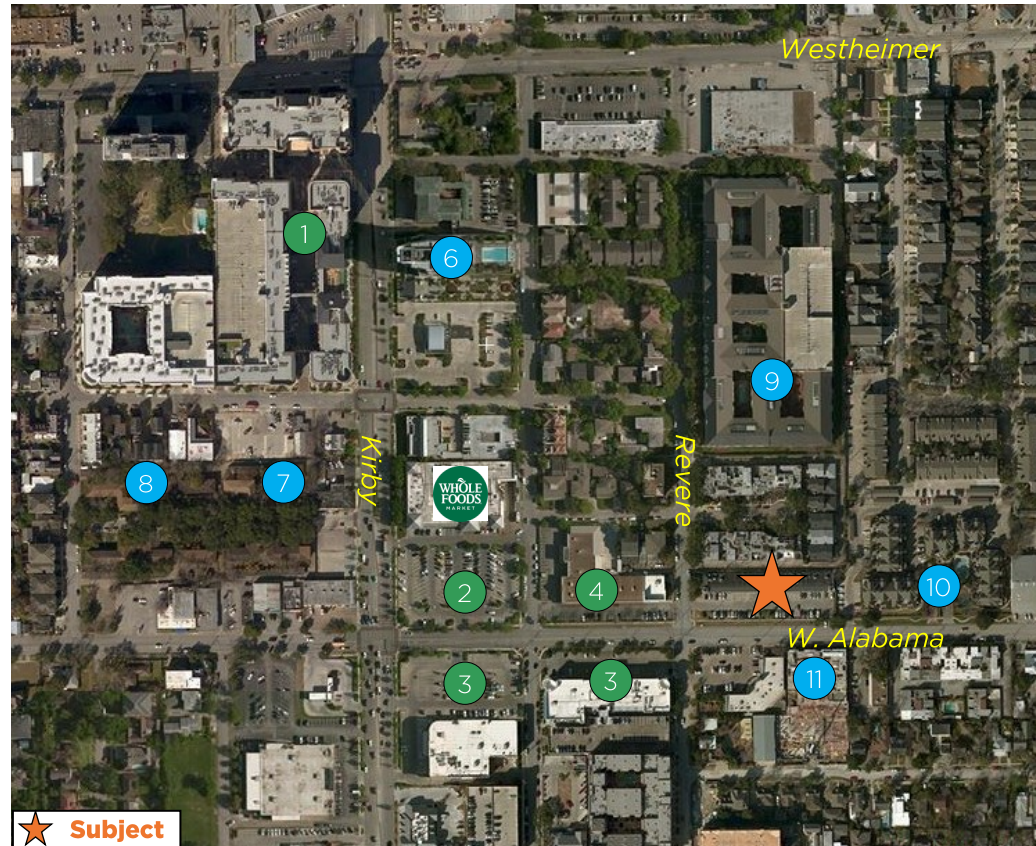
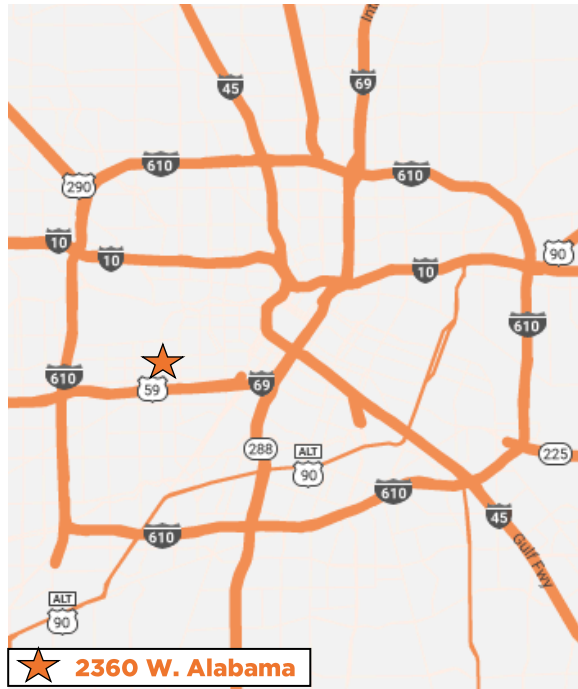
1,844 SF
RETAIL

2320-2390 W. ALABAMA
HOUSTON, TX



COMMERCIAL REAL ESTATE SERVICES

CENTRALLY LOCATED IN
UPPER KIRBY BETWEEN
RIVER OAKS
AND MONTROSE



RETAIL

- 1 The Arrive
699 Units / 190,000 SF Retail
- 2 Whole Foods
- 3 The Centre at River Oaks
100,00 SF Retail / Office
- 4 Kuhl-Linscomb - +/- 70,000 SF Retail

MULTI FAMILY RESIDENTIAL

- 6 2727 Kirby - 96 Units
- 7 Hanover River Oaks - 390 Units
- 8 The Giorgetti - 32 Units
- 9 La Maison - 423 Units
- 10 Gables Citywalk - 318 Units
- 11 Gables Upper Kirby—145 Units



AVAILABLE SPACE

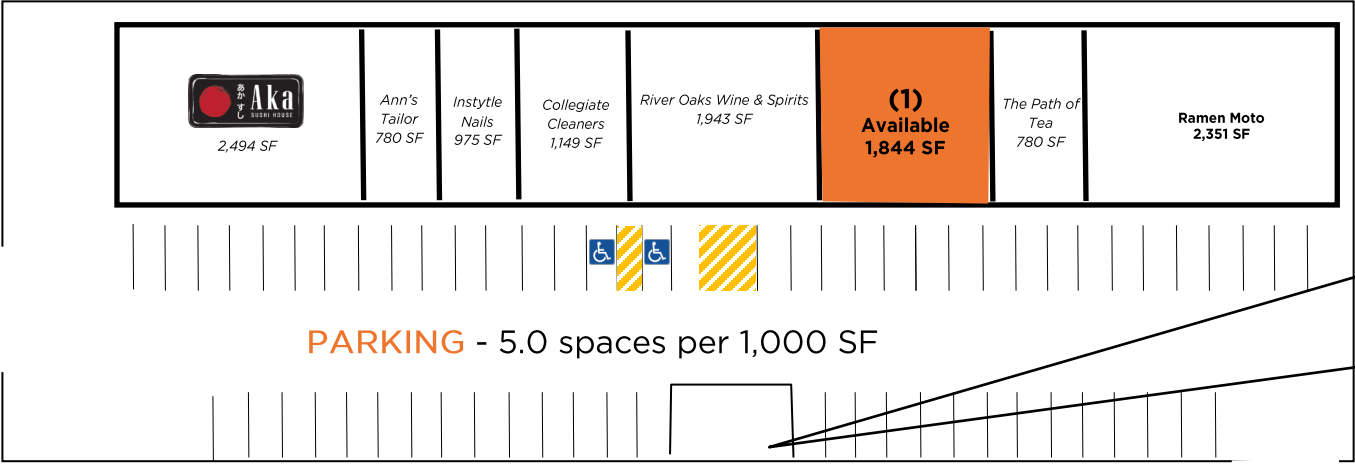
INCREDIBLE
LOCATION NEXT TO
KUHLMINDSCOMB IN
UPPER KIRBY NEAR
GREENWAY PLAZA
AND RIVER OAKS

#	Address	Previous Use	Size (SF)	Base Rent PSF	NNN Rent PSF ('25 Est.)	Total Monthly Cost	TI Allowance PSF
(1)	2360	Retail	1,844	\$44.00	\$15.40	\$9,127.80	See Note*

* Landlord building out new, white box space

NOT TO SCALE - ALL BOUNDARIES APPROXIMATE

Revere St.



PARKING - 5.0 spaces per 1,000 SF

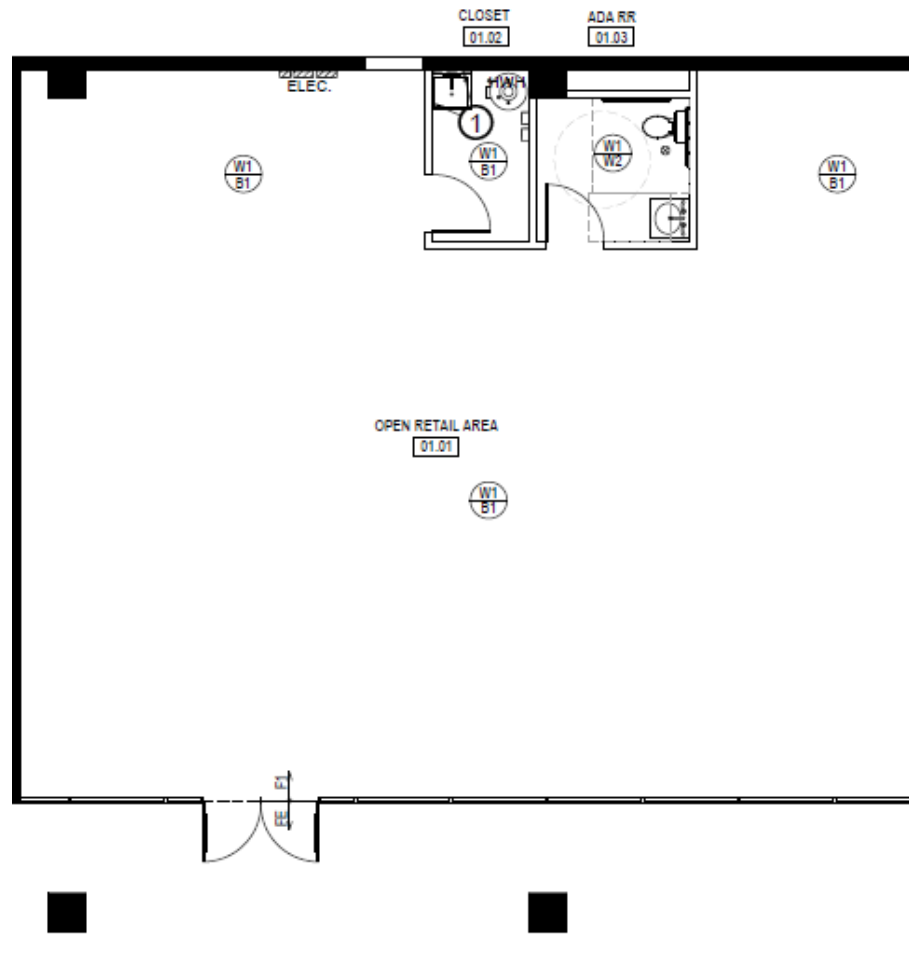
W. Alabama St.



**SUITE 2360 W. ALABAMA
OFFERING DATA AND
FLOORPLAN**



SITE MAP



SPACE 1 OFFERING DATA

Size	1,844 SF
Term	5-10 Years
Base Rent	\$44.00 PSF
NNN (2025 est.)	\$15.40 PSF
Monthly Gross	\$9,127.80
TI Allowance	White Box



Strong Day and Nighttime Demographics

TRAFFIC COUNTS

- Alabama at Kirby*
CPD.....20,719
- Kirby at Alabama*
CPD.....46,638

* YEAR 2018

TOTAL POPULATION*

- 1-mile radius 26,845
- 3-mile radius 209,828

DAYTIME EMPLOYEE POPULATION*

- 1-mile radius 29,596
- 3-mile radius 371,168

AVERAGE HH INCOME*

- 1-mile radius \$ 156,191
- 3-mile radius \$152,034

* FOR YEAR 2021



RIVER OAKS

2020 Population: **7,862**
Avg. HH Income: **\$244,375**
Avg. Home Value **\$1,559,739**

UPPER KIRBY

2020 Population: **11,206**
Avg. HH Income: **\$127,777**
Avg. Home Value **\$648,719**

WEST UNIVERSITY

2020 Population: **16,114**
Avg. HH Income: **\$289,375**
Avg. Home Value **\$1,178,599**

SOUTHAMPTON / BOULEVARD OAKS

2020 Population: **4,008**
Avg. HH Income: **\$221,883**
Avg. Home Value **\$1,104,978**





LEWIS
PROPERTY
COMPANY

COMMERCIAL REAL ESTATE SERVICES

FOR INFORMATION CONTACT

Lewis Property Company
3773 Richmond, Suite 200
Houston, Texas 77046

Gregory Lewis
Phone: 713-533-4400
Fax: 713-533-4401
glewis@lewispropertycompany.com

This property is subject to prior sale or lease, change price, rate and or terms or removal from the market without prior notice. All information contained herein was supplied from sources



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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date