



PRIME RETAIL OPPORTUNITY IN AN ESTABLISHED NEIGHBORHOOD SHOPPING CENTER WITH
STRONG DAILY TRAFFIC



Lena
Centers

| La Plaza Mexico

11303-11395 Veterans Memorial Dr, Houston, TX 77067

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2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,005	138,541	341,617
ADULT DAYTIME POP.	8,767	84,477	274,348
AVG HH INCOME	\$80,190	\$75,439	\$72,827

AREA RETAILERS

El Rancho Supermercado, Melrose Family Fashions. The Bep Teahouse, Cricket Wireless, Subway, Timmy Chan's, State Farm, Popeyes, Dominos Pizza, Food Town, Pizza Hut, Burger King, Shell, Taco Bell, Jack in the Box, Center Point Energy, and More

LOCATION

**11303-11395 Veterans Memorial Dr.,
Houston, Texas 77067**



AVAILABLE

See Site Plan For Availability



RATE

Please Call For Pricing



TRAFFIC COUNTS (KALIBRATE 2026)

27,196 CPD

Veterans Memorial Rd

327,619 CPD

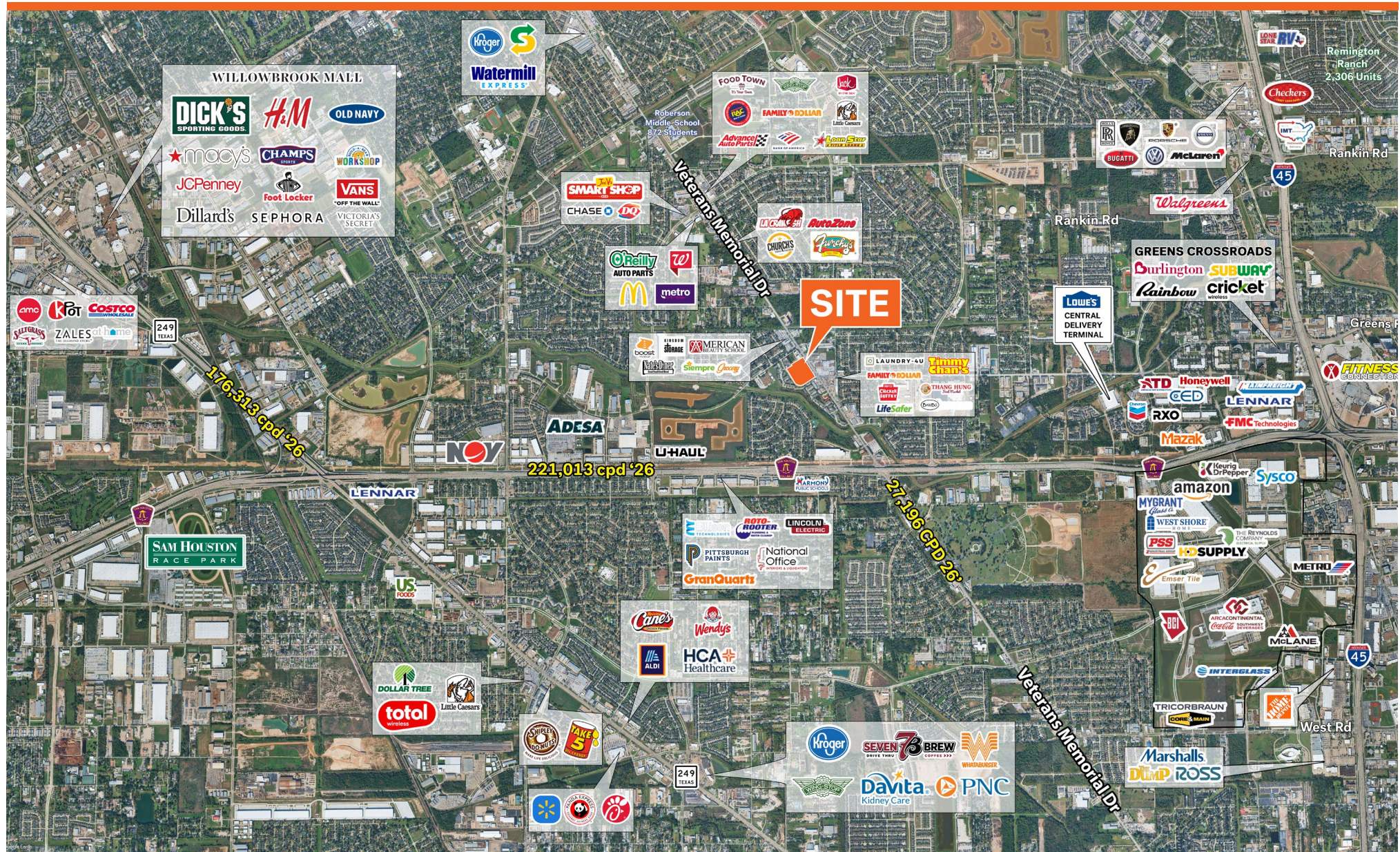
Beltway 8



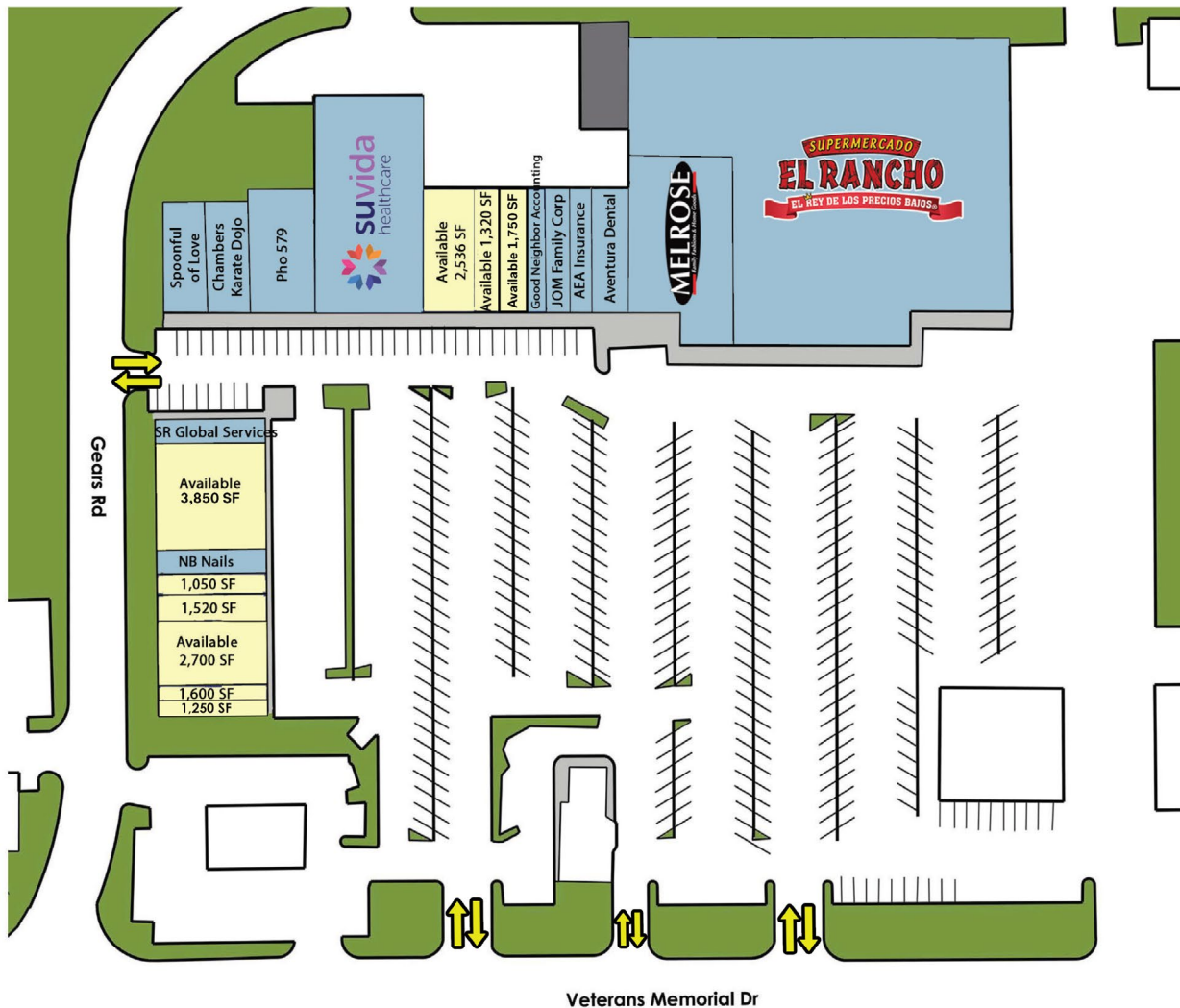
PROPERTY INFORMATION

- ±1,050 - 8,120 SF Contiguous Retail Spaces Available For Lease
- High-Traffic Shopping Center attracting over 1.2 million annual visits
- Anchored by El Rancho Supermercado, generating 663,000+ annual visits
- Strong Hispanic Consumer Base, making the center well-suited for retailers and restaurants looking to serve one of Houston's most established multicultural communities.
- Excellent Visibility & Frontage with multiple points of ingress and egress

**Visitor data from Placer.ai*







Suite	Tenant	SF
303	El Rancho	47,840
315	Available	1,250
317	Available	1,600
319	Available	2,700
321	Available	1,520
323	Available	1,050
327	NB Nails	1,050
331	Available	3,850
339	SR Global Services	1,155
341a	Spoonful of Love	2,359
341b	Chambers Karate Dojo	2,742
347	Pho 579	2,880
353	Suvida Healthcare	11,319
363	Available	2,536
371	Available	1,320
375	Available	1,780
379	Good Neighbor Accounting	945
383	JOM Family Corp	1,200
387	AEA Insurance	1,320
391	Aventura Dental	3,040
395	Melrose	10,451
Total		103,907

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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	15,005	138,541	341,617
TOTAL DAYTIME POPULATION	11,857	114,270	351,340
PROJECTED POPULATION GROWTH 2025 TO 2030	-2.28%	-0.78%	-0.55%
2030 PROJECTED POPULATION	14,664	137,454	339,731
% FEMALE POPULATION	50%	51%	51%
% MALE POPULATION	50%	49%	49%
MEDIAN AGE	35.1	34.1	34.2
BUSINESS			
TOTAL EMPLOYEES	3,658	36,872	126,034
TOTAL BUSINESSES	188	1,969	7,597
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$80,190	\$75,439	\$72,827
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$69,473	\$59,809	\$56,361
ESTIMATED PER CAPITA INCOME	\$23,983	\$25,767	\$28,282
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	4,322	44,634	120,001
% HOUSING UNITS OWNER-OCCUPIED	72%	55%	48%
% HOUSING UNITS RENTER-OCCUPIED	24%	39%	45%
RACE & ETHNICITY			
% WHITE	19%	18%	21%
% BLACK OR AFRICAN AMERICAN	31%	29%	29%
% ASIAN	5%	9%	7%
% OTHER	45%	44%	42%
% HISPANIC	45%	54%	52%
% NON-HISPANIC	55%	46%	48%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809