

RETAIL

For Lease



FARID CHATUR

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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

HIGHLIGHTS

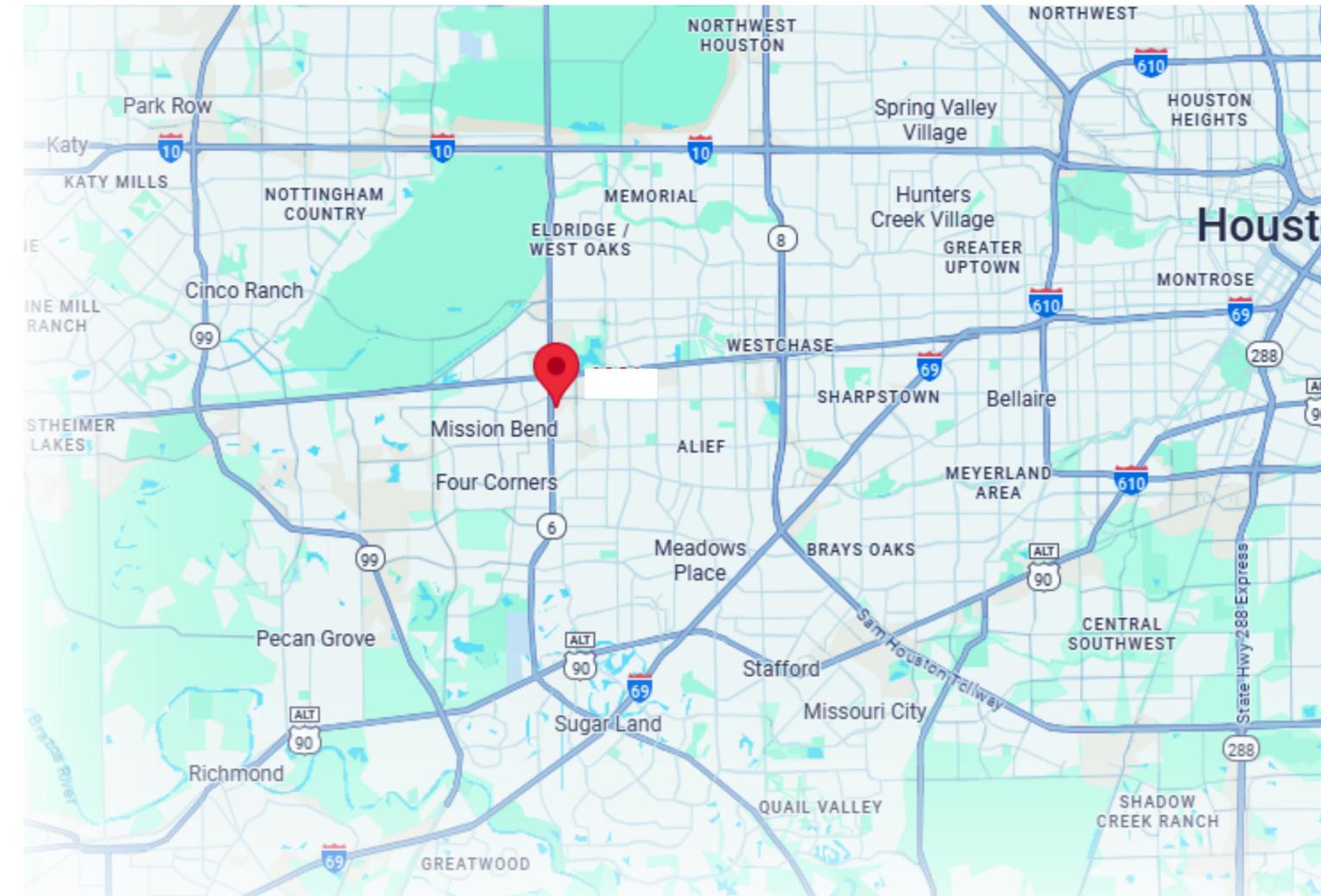
- **Prime Location & High Visibility:** Situated directly on Bellaire Boulevard, a major arterial corridor in western Houston that runs through dense, diverse, and growing neighborhoods.
- **Large, Flexible Footprint:** Approximately 20,000–30,000 SF of former dollar-store retail space, giving a strong blank-canvas opportunity for a variety of users — from big-box retail to grocery, event space, or community hub.
- **Heavy Foot & Vehicle Traffic:** Bellaire Blvd sees significant traffic flow, making this location ideal for retail, service, or mixed-use concepts.
- **Strong Demographic Base:** The surrounding trade area features dense residential populations, including culturally vibrant communities such as Alief and Little Saigon, providing a built-in customer base.
- **Retail Momentum:** Neighboring retail centers (e.g., the strip plaza at 14360 Bellaire Blvd) are operating successfully, offering proven demand.
- **Flexible Redevelopment Potential:** The large footprint can be reconfigured or subdivided, making it suitable for a wide range of tenants — from national retailers, discount stores, or local grocers to nontraditional uses.

ABOUT THE PROPERTY

Prime Retail Space on Bellaire Blvd

Highly visible former dollar store with heavy foot and vehicle traffic on Bellaire Boulevard. Large, flexible space ideal for value-driven retail, grocery, fitness, or community use. Surrounded by dense, multicultural neighborhoods with strong local demand. Excellent signage and access make this a standout opportunity for owner-occupiers or tenants seeking high exposure. Flexible layout allows full occupancy or subdivision.

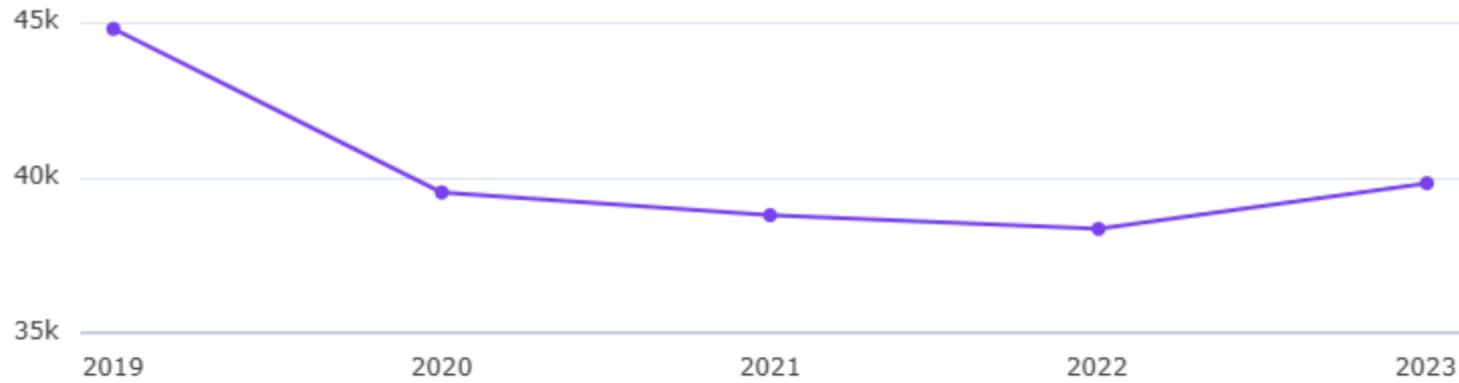
Size: 20,000 - 30,000 SF **Price: \$18/Yr + NNN**



Population

39.8k

↑ **3%**
Compared to 38.4k in 2022

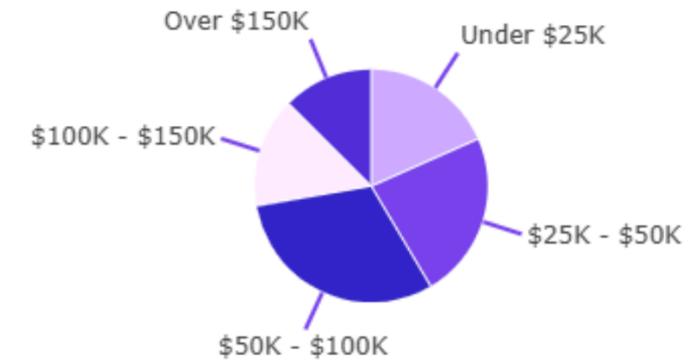


Household Income

\$60.7k
Median Income

\$68.9k
2028 Estimate

↑ **14%**
Growth Rate

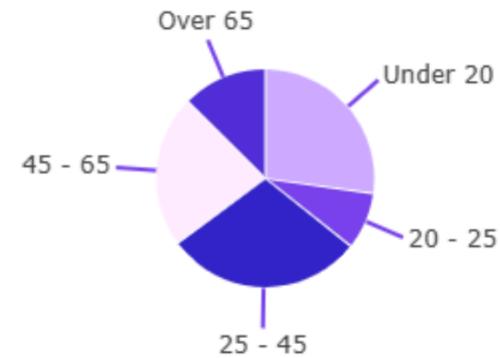


Age Demographics

35
Median Age

35
2028 Estimate

↑ **0%**
Growth Rate



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**14485 Bellaire Blvd,
Houston, TX 77083**



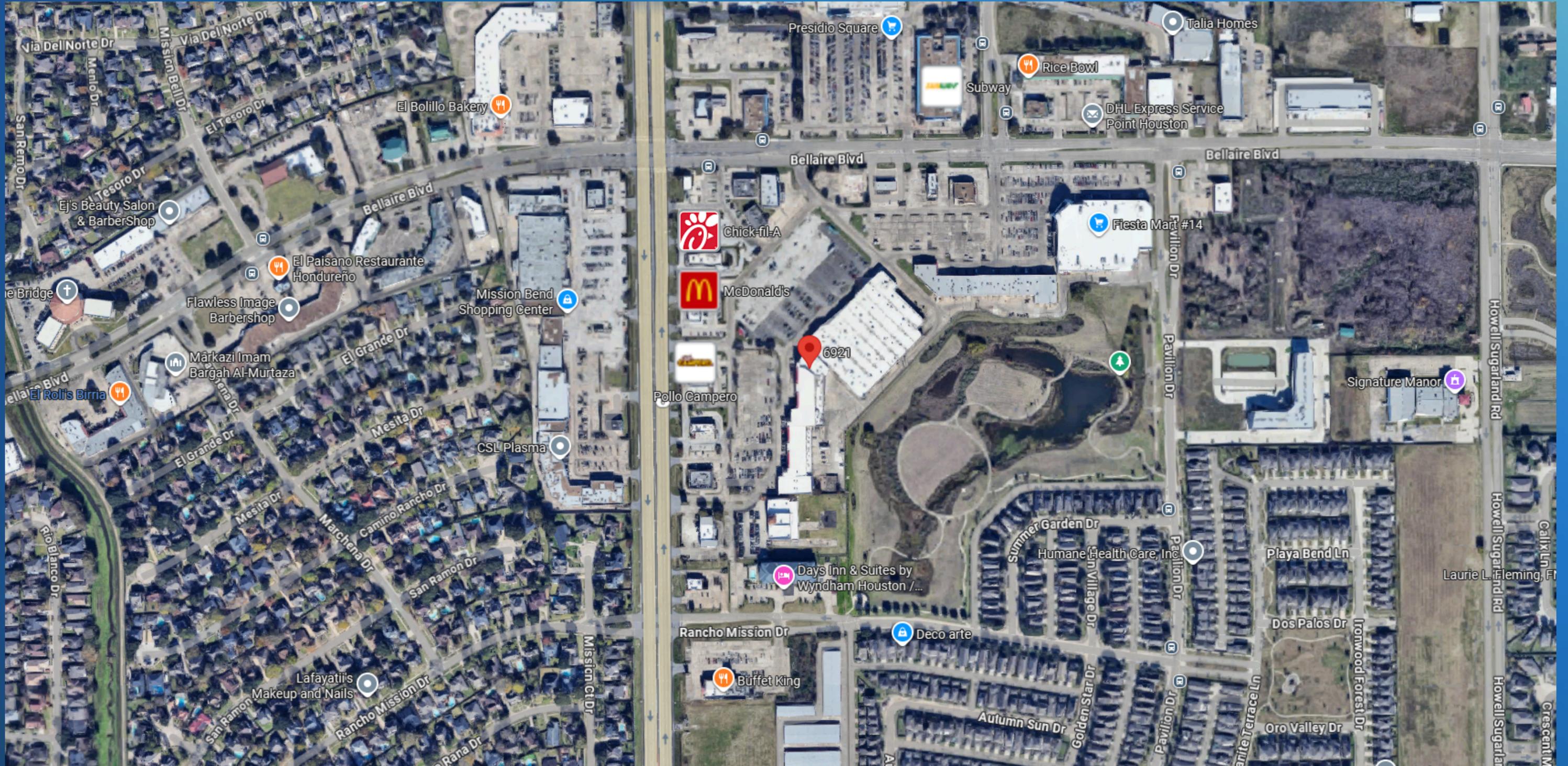
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