

FOR LEASE

TIME SQUARE SHOPPING CENTER

Second Generation Restaurant



8400 Bellaire Blvd
Houston, TX 77036

AVAILABLE ENDCAP

1,545 SF

Rental Rate

\$33.00 + \$4.20 SF CAM

TENANTS

Walker Family Practice

Davita Healthcare

Happy Lamb Mongolian Hot Pot

Lucky Palace Grill

Hair by Henry

cmi brokerage



For Leasing inquiries, please contact:

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Demographic Summary Report

Time Square At Bellaire

8400-8520 Bellaire Blvd, Houston, TX 77036

Building Type: **General Retail**

Total Available: **15,367 SF**

Secondary: -

% Leased: **89.34%**

GLA: **49,578 SF**

Rent/SF/Yr: **\$24.94**

Year Built: **1966**



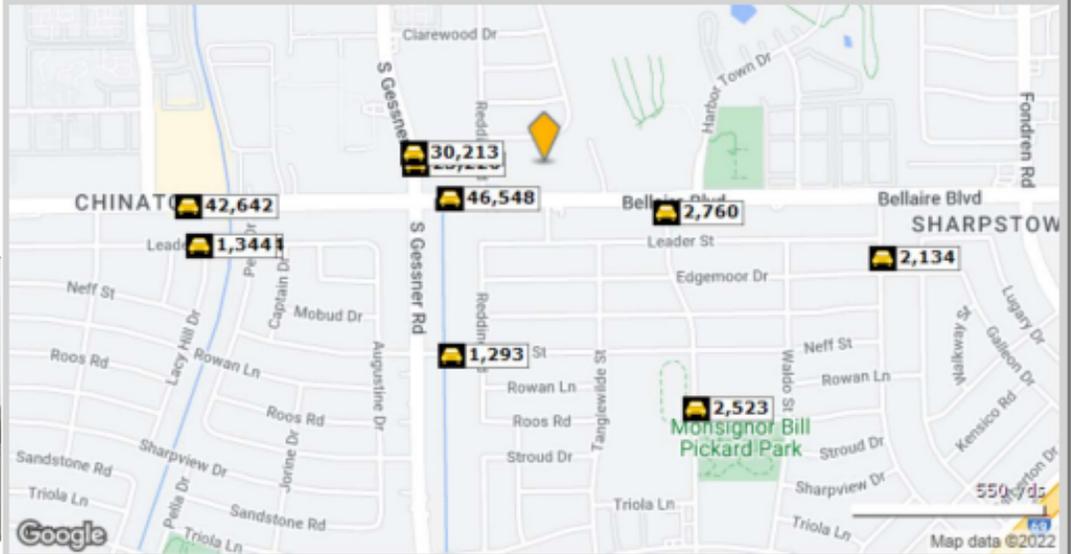
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	32,833	264,041	603,051
2022 Estimate	32,051	257,046	587,749
2010 Census	30,315	238,813	554,227
Growth 2022 - 2027	2.44%	2.72%	2.60%
Growth 2010 - 2022	5.73%	7.63%	6.05%
2022 Population by Hispanic Origin	20,130	153,046	268,959
2022 Population	32,051	257,046	587,749
White	20,720 64.65%	167,297 65.08%	367,529 62.53%
Black	3,412 10.65%	51,989 20.23%	127,419 21.68%
Am. Indian & Alaskan	904 2.82%	5,470 2.13%	8,933 1.52%
Asian	6,277 19.58%	26,079 10.15%	70,151 11.94%
Hawaiian & Pacific Island	145 0.45%	510 0.20%	799 0.14%
Other	593 1.85%	5,701 2.22%	12,919 2.20%
U.S. Armed Forces	0	97	170
Households			
2027 Projection	10,606	96,300	229,556
2022 Estimate	10,392	93,957	224,250
2010 Census	10,081	88,692	214,931
Growth 2022 - 2027	2.06%	2.49%	2.37%
Growth 2010 - 2022	3.09%	5.94%	4.34%
Owner Occupied	2,748 26.44%	21,873 23.28%	80,116 35.73%
Renter Occupied	7,644 73.56%	72,083 76.72%	144,134 64.27%
2022 Households by HH Income			
Income: <\$25,000	3,927 37.79%	30,777 32.76%	57,273 25.54%
Income: \$25,000 - \$50,000	3,074 29.58%	28,628 30.47%	57,701 25.73%
Income: \$50,000 - \$75,000	1,428 13.74%	15,646 16.65%	37,277 16.62%
Income: \$75,000 - \$100,000	786 7.56%	7,704 8.20%	20,597 9.18%
Income: \$100,000 - \$125,000	567 5.46%	4,291 4.57%	14,007 6.25%
Income: \$125,000 - \$150,000	182 1.75%	2,412 2.57%	8,144 3.63%
Income: \$150,000 - \$200,000	251 2.42%	2,371 2.52%	10,664 4.76%
Income: \$200,000+	176 1.69%	2,128 2.26%	18,588 8.29%
2022 Avg Household Income	\$49,020	\$53,385	\$77,444
2022 Med Household Income	\$33,086	\$37,390	\$48,503

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bellaire Blvd	S Gessner Rd	0.05 W	2022	46,548	MPSI	.16
2 South Gessner Road	Bellaire Blvd	0.08 S	2022	23,226	MPSI	.21
3 S Gessner Rd	Bellaire Blvd	0.08 S	2022	30,213	MPSI	.21
4 Mary Bates Blvd	Bellaire Blvd	0.02 N	2022	2,760	MPSI	.22
5 Neff St	Redding Rd	0.05 E	2022	1,293	MPSI	.35
6 Mary Bates Blvd	Roos Rd	0.02 S	2022	2,523	MPSI	.47
7 Leader St	Pella Dr	0.03 E	2022	714	MPSI	.53
8 Leader St	Lacy Hill Dr	0.01 E	2018	1,344	MPSI	.58
9 Osage Rd	Edgemoor Dr	0.03 S	2018	2,134	MPSI	.58
10 Bellaire Blvd	Ranchester Dr	0.06 W	2022	42,642	MPSI	.59



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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