

Retail For Lease

NORTHEAST SQUARE SHOPPING CENTER
14 UVALDE ROAD

HOUSTON, TX 77015



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PROPERTY SUMMARY

14 UVALDE ROAD | HOUSTON, TX 77015



Property Summary

Lease Rate:	\$18.00 PSF
Lease Term:	Negotiable
Available SF:	2,400SSF & 2,345SF
Year Built:	1983
Renovated:	2022
Parking Ratio:	10/1,000SF

Property Overview

Currently 89.3% leased with the surrounding five-property center holding at 92.0% occupancy, Northeast Square is a proven, income-producing neighborhood asset anchored by an established, long-tenured tenant base. The single 2,400 SF vacancy gives an incoming operator the opportunity to plug into a stabilized rent roll and consistent daily foot traffic rather than absorb lease-up risk. With an asking rate of \$14.00/SF NNN and 2025 taxes of just \$1.16/SF, the space is competitively positioned within a submarket where 1-to-3-star retail vacancy sits at only 2.9% – reflecting genuine scarcity of available inline space in the immediate trade area.

Location Overview

The property sits in Houston's Pasadena/Galena Park submarket in eastern Harris County, drawing from a dense and growing residential trade area of 19,574 residents within one mile and 119,866 within three miles, with projected population growth of 5.25% to 6.38% through 2030. The signalized Uvalde/Wallisville intersection carries strong daily traffic – roughly 22,900 vehicles per day on Uvalde Road and 25,000-plus on Wallisville Road – feeding excellent visibility and access from multiple directions. The location is well connected regionally, sitting approximately 27 minutes from George Bush Intercontinental Airport and 32 minutes from William P. Hobby Airport.

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
14 C	2,400		\$18.00 /sf/yr	Event Center	Good	Immediately
16 F	2,345		\$18.00 /sf/yr	Retail	Good	Immediately

Highlights

Northeast Square Shopping Center is a 22,456 SF neighborhood retail building of reinforced-concrete construction, built in 1983 and situated on a 2.58-acre lot at the hard signalized corner of Uvalde Road and Wallisville Road. The center offers one remaining suite of 2,400 SF available for immediate occupancy at \$14.00/SF on a triple-net basis. The property features generous surface parking at a 10:1,000 SF ratio, pylon signage, and dual frontage across two arterials — an efficient, single-story retail box well suited to service, retail, or medical users seeking second-generation space in a stabilized center.

Nearby Places

- Former event center space — a distinctive second-generation suite with existing built-out infrastructure, ideal for a banquet hall, entertainment, worship, fitness, or restaurant user looking to save on buildout cost and open faster in a proven location.
- End-cap suite adjacent to Fred Loya Insurance — direct co-tenancy with a high-traffic national insurance brand drives steady daily foot traffic and cross-shopping, a strong fit for service, retail, or medical operators wanting built-in visibility and a captive customer flow.
- Stabilized, income-producing neighborhood center — 89.3% leased with a long-tenured tenant base, competitive \$14.00/SF NNN rate, low 2025 taxes (\$1.16/SF), and a dense trade area of 119,000+ residents within three miles growing 5%+ through 2030.

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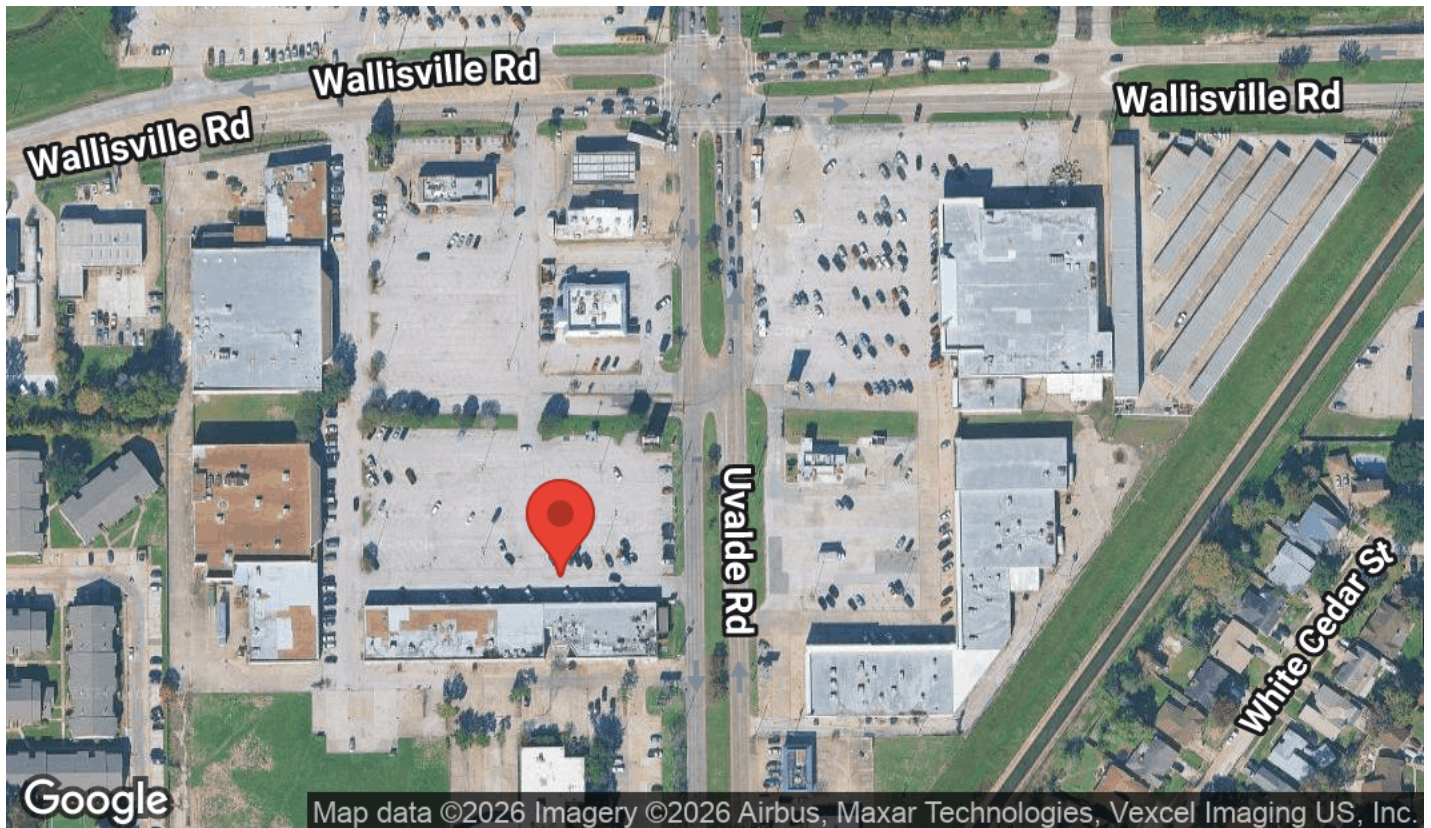
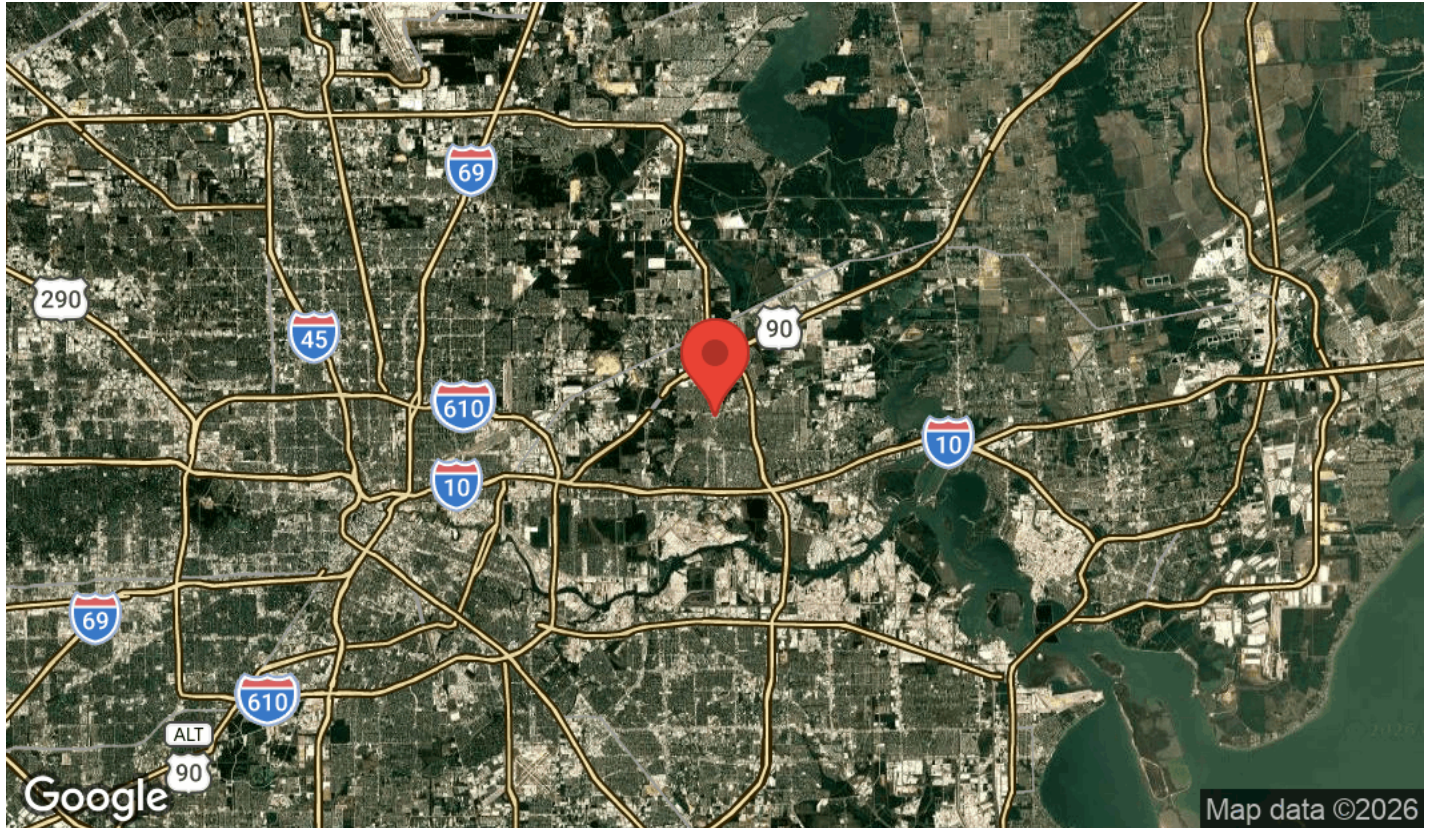
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LOCATION MAPS

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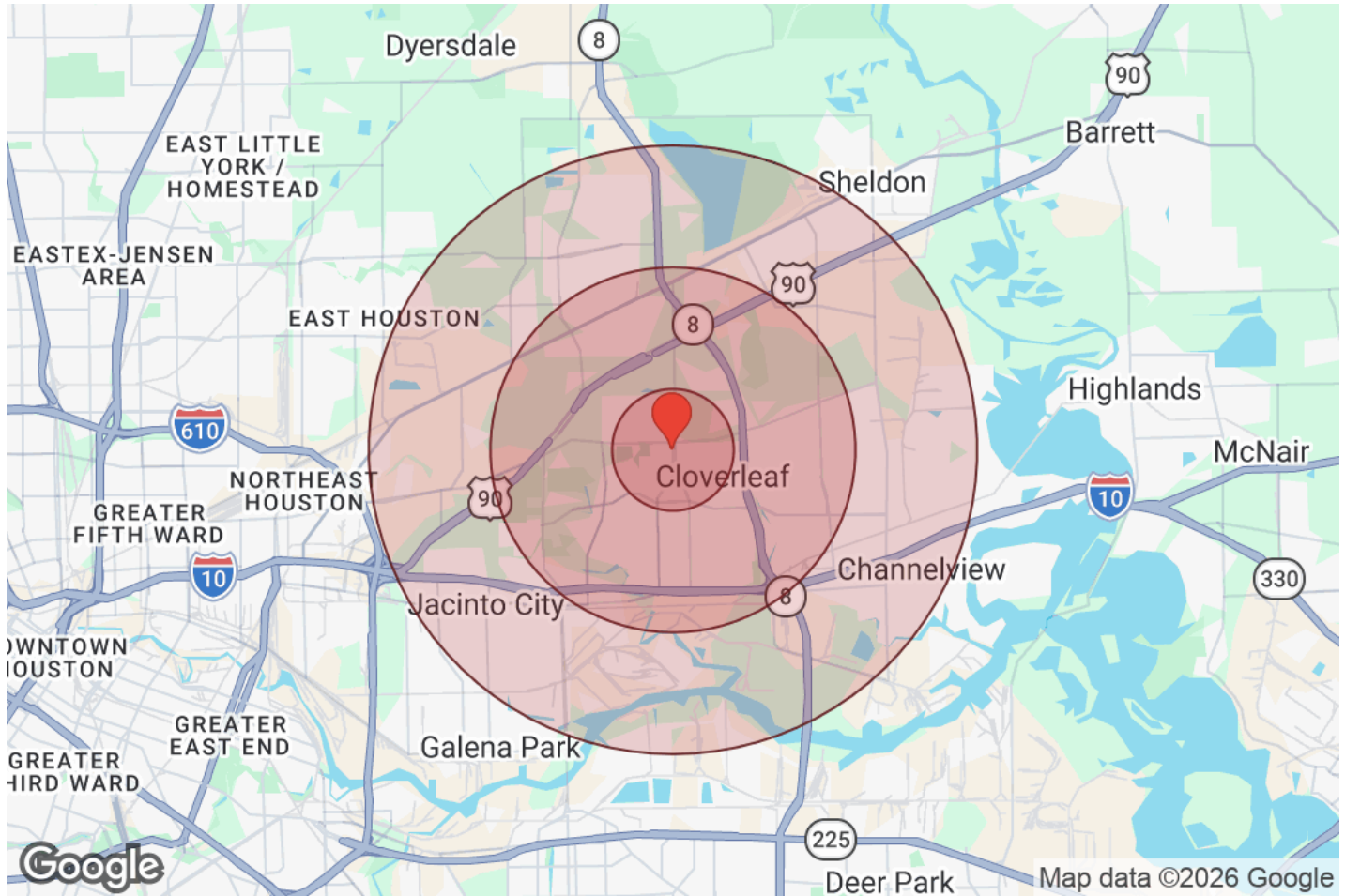
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,348	56,679	92,069
Female	10,185	57,338	92,381
Total Population	19,533	114,017	184,450

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,481	14,913	24,477
Black	6,684	22,427	34,621
Am In/AK Nat	14	80	148
Hawaiian	8	23	37
Hispanic	9,557	72,606	119,690
Asian	566	2,873	3,726
Multiracial	186	935	1,512
Other	37	160	240

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,475	39,982	64,178
Occupied	6,715	36,204	57,850
Owner Occupied	3,139	20,041	32,245
Renter Occupied	3,576	16,163	25,605
Vacant	760	3,779	6,328

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,226	26,001	43,023
Ages 15 - 24	3,185	19,692	31,373
Ages 25 - 54	7,935	47,943	77,557
Ages 55 - 64	2,095	10,485	16,797
Ages 65+	2,093	9,895	15,699

Income	1 Mile	3 Miles	5 Miles
Median	\$65,118	\$64,546	\$61,783
Under \$15k	447	3,107	6,005
\$15k - \$25k	524	2,381	4,197
\$25k - \$35k	665	3,212	5,001
\$35k - \$50k	969	4,686	7,992
\$50k - \$75k	1,309	7,787	11,622
\$75k - \$100k	784	4,019	6,624
\$100k - \$150k	950	5,627	8,716
\$150k - \$200k	656	2,967	4,459
Over \$200k	410	2,419	3,232

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DISCLAIMER

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