



3939 MONTROSE SHOPPING CENTER

REMODEL 2026

3939 MONTROSE BOULEVARD

HOUSTON, TX 77006

- 26,500+ SF Retail Center
- Located in heart of Montrose Neighborhood, Houston, TX
- Remodel Commencing Summer 2025



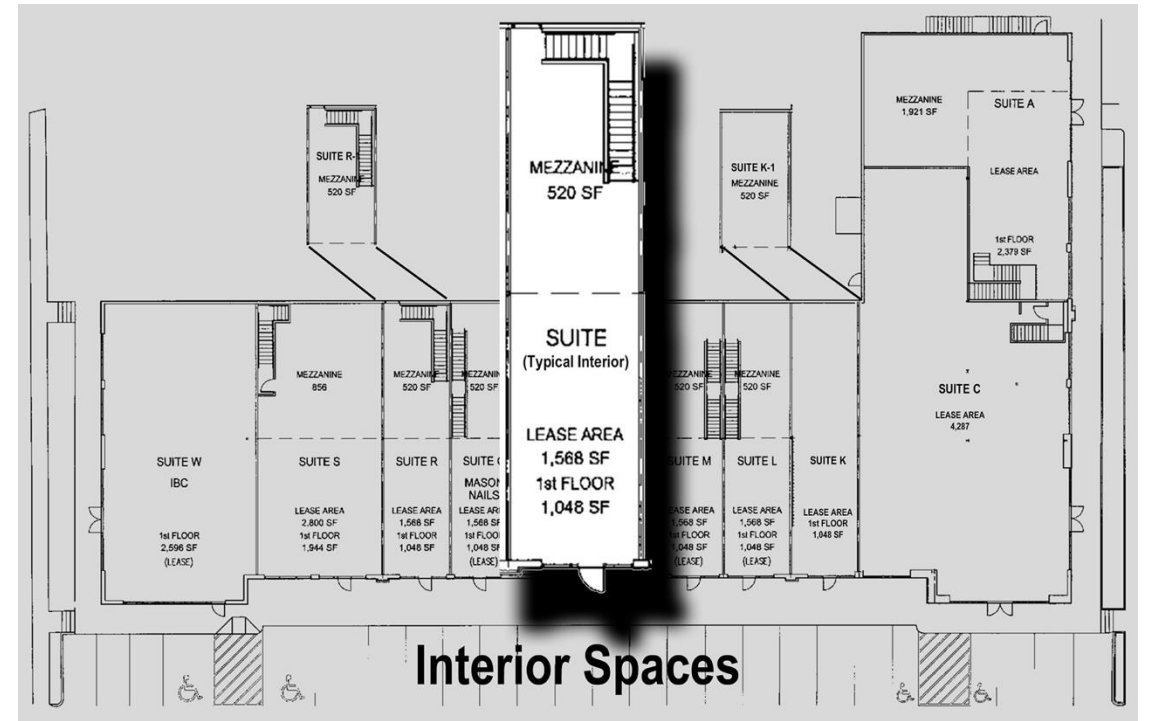
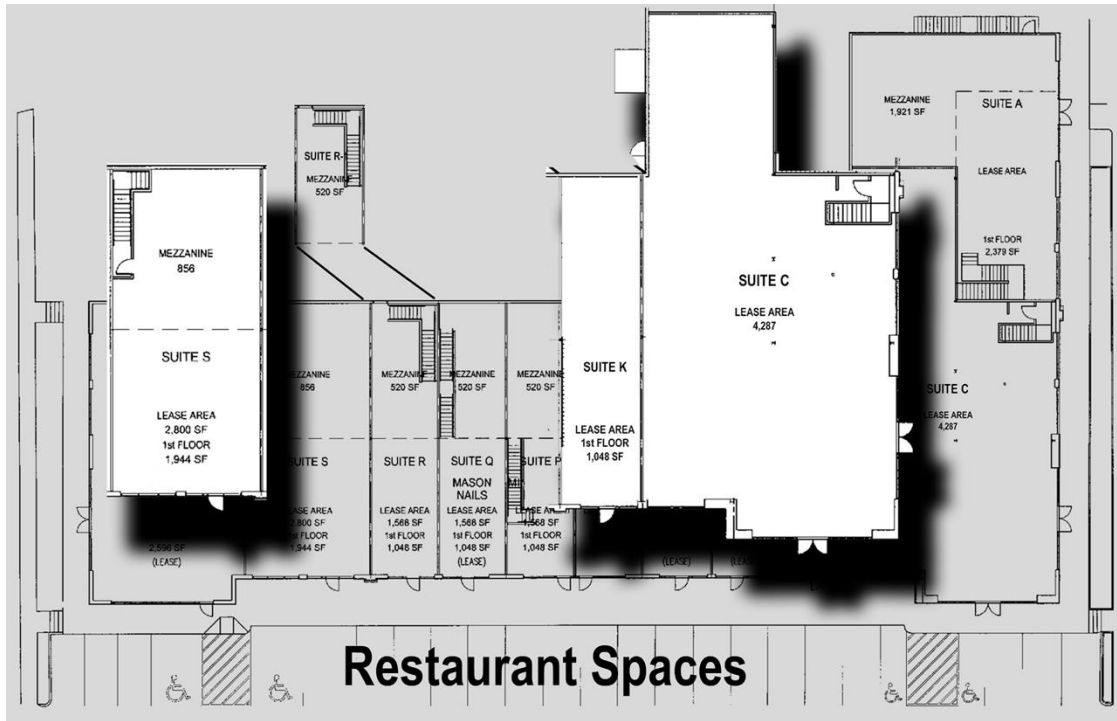
3939 MONTROSE REMODEL PLANS

Current Exterior Mock-up



gin design group





SITE PLAN

- Restaurant Spaces: 2,800 SF / 4,287SF - 5,335SF
- Interior Spaces 1,568SF (1,048SF Lev 1 + 520SF Mezz)

LEASE PRICING

- Restaurant Space:
 - \$45-\$55/SF
- Interior Space:
 - \$40-\$45/SF
- Fitness/Office Space:
 - \$25-\$45/SF

- 2026 Est NNN:
 - \$15/SF



RHS

Interests, LLC

www.rhsint.com