

5317B

WASHINGTON AVENUE



URBAN
PROPERTIES

713-868-7226

DESCRIPTION

CREATE YOUR PRESENCE ON WASHINGTON AVENUE

Position your business in one of Houston's most active lifestyle corridors. **5317 Washington Avenue – Suite B** offers a highly visible commercial opportunity surrounded by restaurants, nightlife, fitness studios, and retail concepts. Located in the heart of the Washington Avenue District, this space benefits from strong daily traffic, dense residential growth, and proximity to Downtown, Rice Military, and Memorial Park.

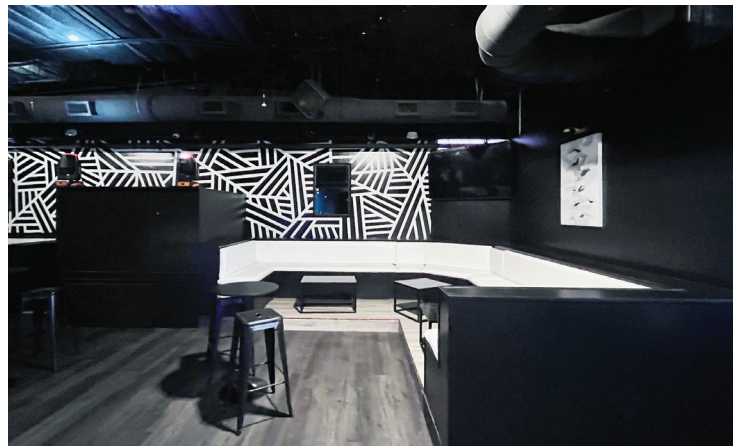
With flexible layout potential and street-level visibility, this suite is ideal for operators seeking a polished space in an established entertainment and retail corridor.



PROPERTY HIGHLIGHTS:

- PRIME WASHINGTON AVENUE FRONTAGE
- HIGH PEDESTRIAN AND VEHICLE TRAFFIC
- STREET-LEVEL RETAIL VISIBILITY
- LARGE STOREFRONT WINDOWS WITH NATURAL LIGHT
- FLEXIBLE FLOOR PLAN FOR MULTIPLE USES
- STRONG SURROUNDING DEMOGRAPHICS
- ESTABLISHED RETAIL AND NIGHTLIFE CORRIDOR
- EASY ACCESS TO I-10, SHEPHERD DR, AND DOWNTOWN







PROPERTY DETAILS

ADDRESS:	5317 WASHINGTON AVE, SUITE B
LOCATION:	WASHINGTON AVENUE DISTRICT
PROPERTY TYPE:	RETAIL
SUBTYPE:	STREET RETAIL / RESTAURANT
BUILDING TYPE:	MULTI-TENANT RETAIL
SUITE:	B
FLOOR:	FIRST FLOOR
VISIBILITY:	WASHINGTON AVE FRONTAGE
PARKING:	SHARED SURFACE PARKING + STREET PARKING



WHY WASHINGTON AVENUE?

- HOUSTON'S MOST ACTIVE NIGHTLIFE CORRIDOR
- SURROUNDED BY TOP BARS, RESTAURANTS, BREWERIES & LOUNGES
- 5 MINUTES TO DOWNTOWN, 10 MINUTES TO THE HEIGHTS, MONTROSE, MEMORIAL PARK
- FREQUENTED BY YOUNG PROFESSIONALS, TOURISTS, AND WEEKEND CROWDS
- FOOD TRUCK PARK & NEIGHBORING VENUES DRIVE CONSTANT TRAFFIC



LOCATION ADVANTAGES

- MINUTES TO DOWNTOWN HOUSTON
- NEAR MEMORIAL PARK & BUFFALO BAYOU
- SURROUNDED BY BARS, RESTAURANTS & RETAIL
- HIGH-INCOME NEIGHBORHOOD DEMOGRAPHICS
- DENSE YOUNG-PROFESSIONAL POPULATION
- PROVEN RETAIL AND NIGHTLIFE DESTINATION



5317B WASHINGTON AVE
HOUSTON, TX 77007

5317B

THE HOUSTON DISTRICT

A bold redevelopment vision for Houston's city scene.



HOME TO FOOD TRUCKS,
LOUNGES, AND PET-FRIENDLY
COMMUNITY HANGOUTS



PERFECT FOR OPERATORS TARGETING
HIGH-VOLUME NIGHTLIFE AND
CULINARY CROSSOVER



OPPORTUNITY TO JOIN A
CURATED GROUP OF LIFESTYLE-
FORWARD BUSINESSES

5317B

WASHINGTON AVENUE

LEASING DETAILS

RENT: _____ \$30,000/M

NNN EXPENSES: _____ \$8,760/M

TOTAL COST: _____ \$38,760/M



713-868-7226