



3601 KIRBY DRIVE

Houston, Texas 77098

FOR LEASE

A PREMIER RESTAURANT OPPORTUNITY In the Heart of Upper Kirby



Jonathan Kagan **Properties**

2626 RICHMOND AVENUE
HOUSTON, TEXAS 77098

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Freestanding Restaurant Building

Up to 8,690 +/- SF

Excellent Visibility

High Traffic & Access

Prominent Full-Block Location

Frontage on Four Streets

Strong Demographics

Affluent & Growing Customer Base

A Flagship Restaurant Destination

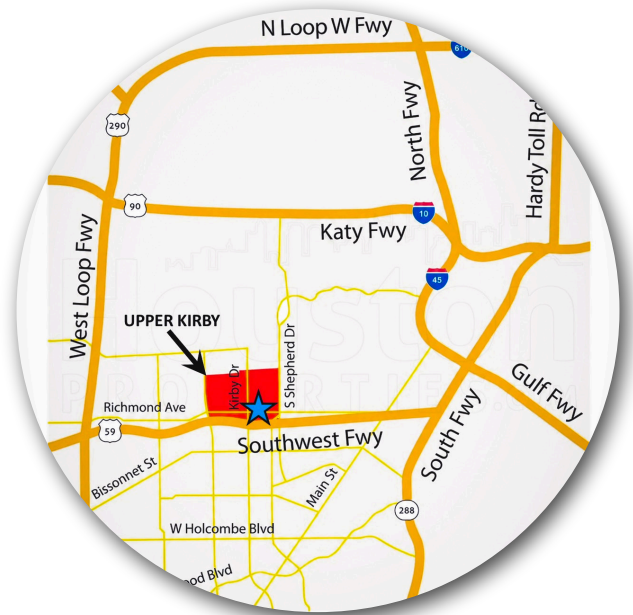
3601 Kirby Drive is a landmark restaurant asset that is to undergo a full exterior renovation and repositioning, offering a rare opportunity to anchor one of Houston's most visible and sought-after dining corridors.

Formerly home to Pico's, the property is being reimagined for a new generation of restaurant operators seeking scale, visibility, and long term branding potential.

In the Heart of Upper Kirby

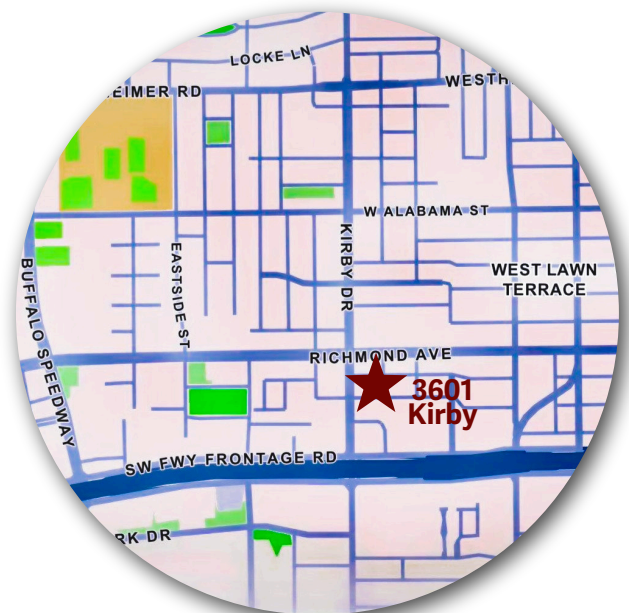
Surrounded by Houston's most affluent neighborhoods, retail destinations, and a dynamic mix of restaurant and hospitality concepts.

- Strong Affluent demographics
- Dense residential population within minutes
- Proximity to River Oaks, Greenway Plaza, West University and Montrose
- Strong daytime & evening traffic patterns
- Proven track record of successful restaurant operators



Property Highlights

- Rare Full -Block Restaurant Opportunity
- Up to 8,690 +/- SF Available
- Prime Upper Kirby / River Oaks Location
- Exceptional Branding & Signage Opportunity
- Highly Visible Kirby Drive frontage
- Patio Dining Opportunities
- Dedicated on-site parking (95 spaces)
- Prominent Hard Corner Location
- Dense Mixed-Use Trade Area
- Excellent Access to US-59 and Loop 610
- Ideal for Full-Service Dining, Upscale Casual, or Entertainment Concepts



The Opportunity

A rare chance to secure a fully repositioned restaurant asset in one of Houston's most competitive and proven dining districts. Ideal for flagship, regional expansion, or chef-driven concepts seeking identity-defining visibility.

Demographics (2026)

Population	1 Mile - 27,414	2 Miles - 96,663	3 Miles - 223,821
Daytime Population	1 Mile - 49,263	2 Miles - 139,052	3 Miles - 339,572
HH Income (Average)	1 Mile - \$229,098	2 Miles - \$244,220	3 Miles - \$203,717

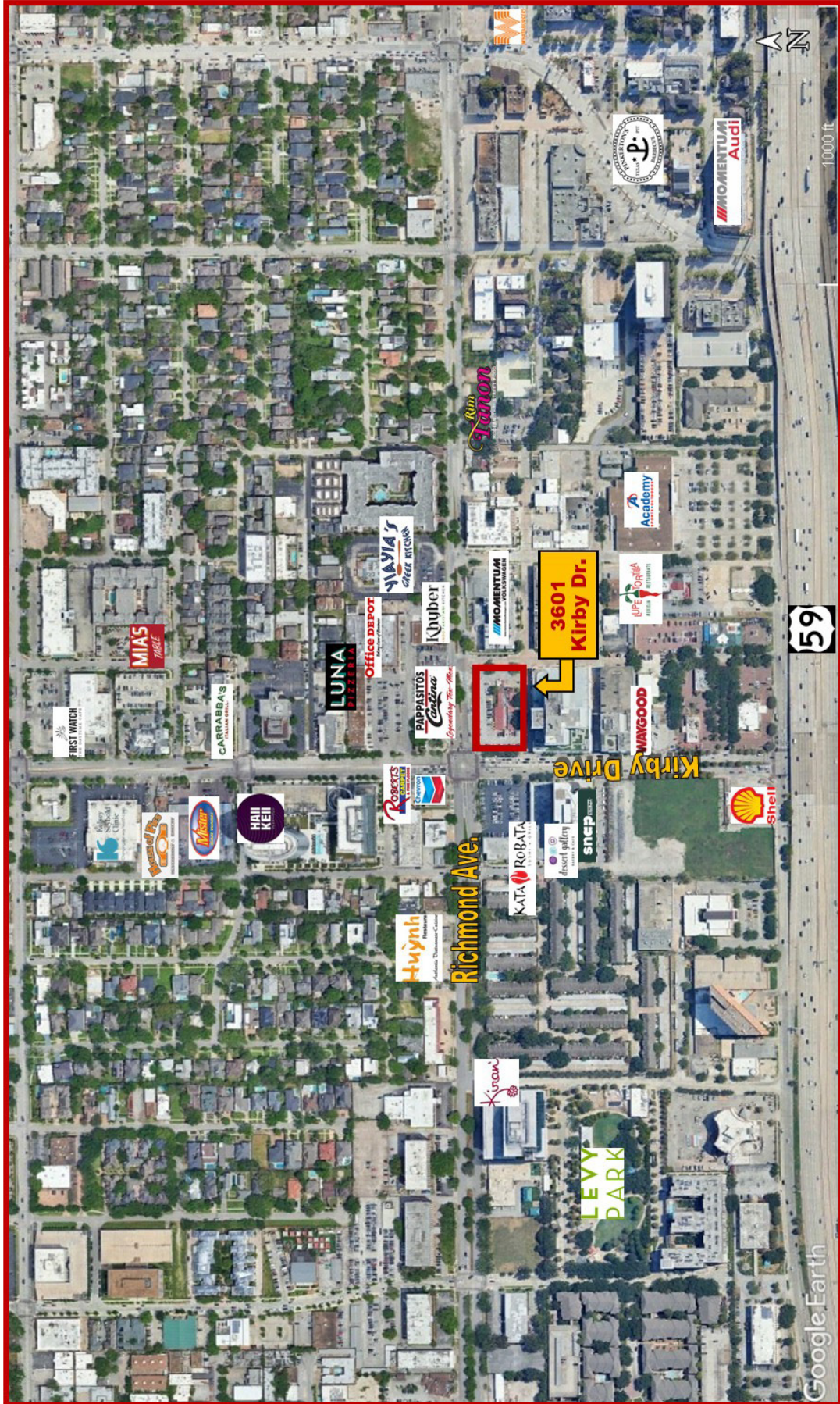
Traffic Counts (TX DOT)

Kirby Dr., south of Richmond Ave.	2024:	32,664 VPD
Kirby Dr., north of Richmond Ave.	2022:	28,850 VPD
Richmond Ave., east of Kirby Dr.	2022:	12,834 VPD
Richmond Ave., west of Kirby Dr.	2022:	18,734 VPD

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