

5110

WASHINGTON AVENUE



URBAN
PROPERTIES

713-868-7226

DESCRIPTION

CREATE AN ICONIC NIGHTLIFE EXPERIENCE

This property offers a high-visibility restaurant/retail space in one of Houston's fastest-growing urban lifestyle districts. With nearly 12,000 SF on a large 0.78-acre lot, it provides flexibility for redevelopment, continued restaurant use, or adaptive reuse.

PERFECT FOR:

- NIGHTCLUBS & DANCE HALLS
- UPSCALE COCKTAIL LOUNGES
- THEMED BARS OR BILLIARD HALLS
- EVENT OR PERFORMANCE SPACES
- LIVE DJ OR MUSIC CONCEPTS







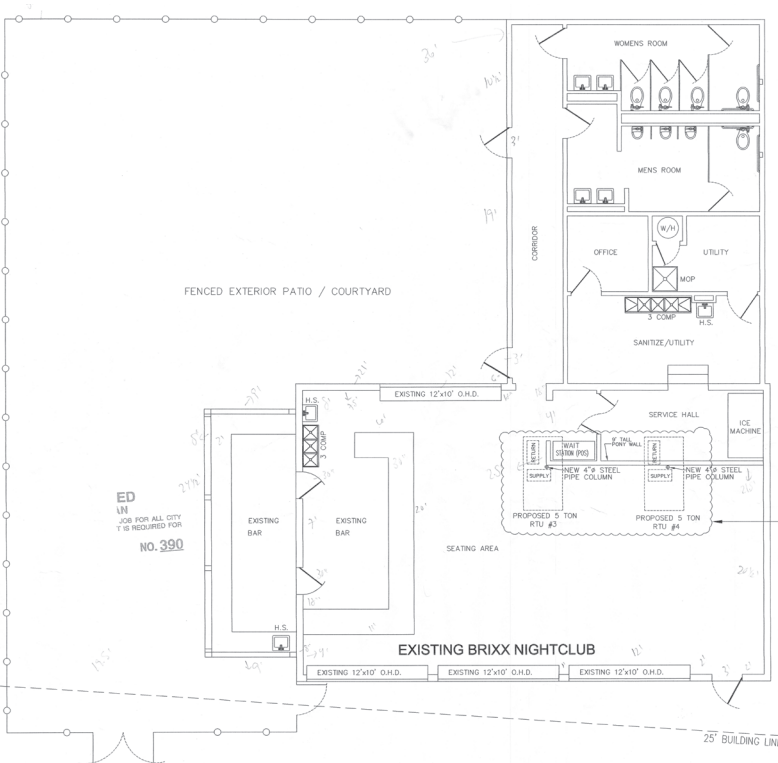
PROPERTY HIGHLIGHTS

- MARKET: HOUSTON – THE WOODLANDS – SUGAR LAND
- SUBMARKET: INNER LOOP / RIVER OAKS DISTRICT
- NEARBY AMENITIES: SURROUNDED BY HOUSTON'S PREMIER RESTAURANTS, BARS, SHOPS, AND FITNESS CENTERS IN THE WASHINGTON AVENUE ENTERTAINMENT DISTRICT.



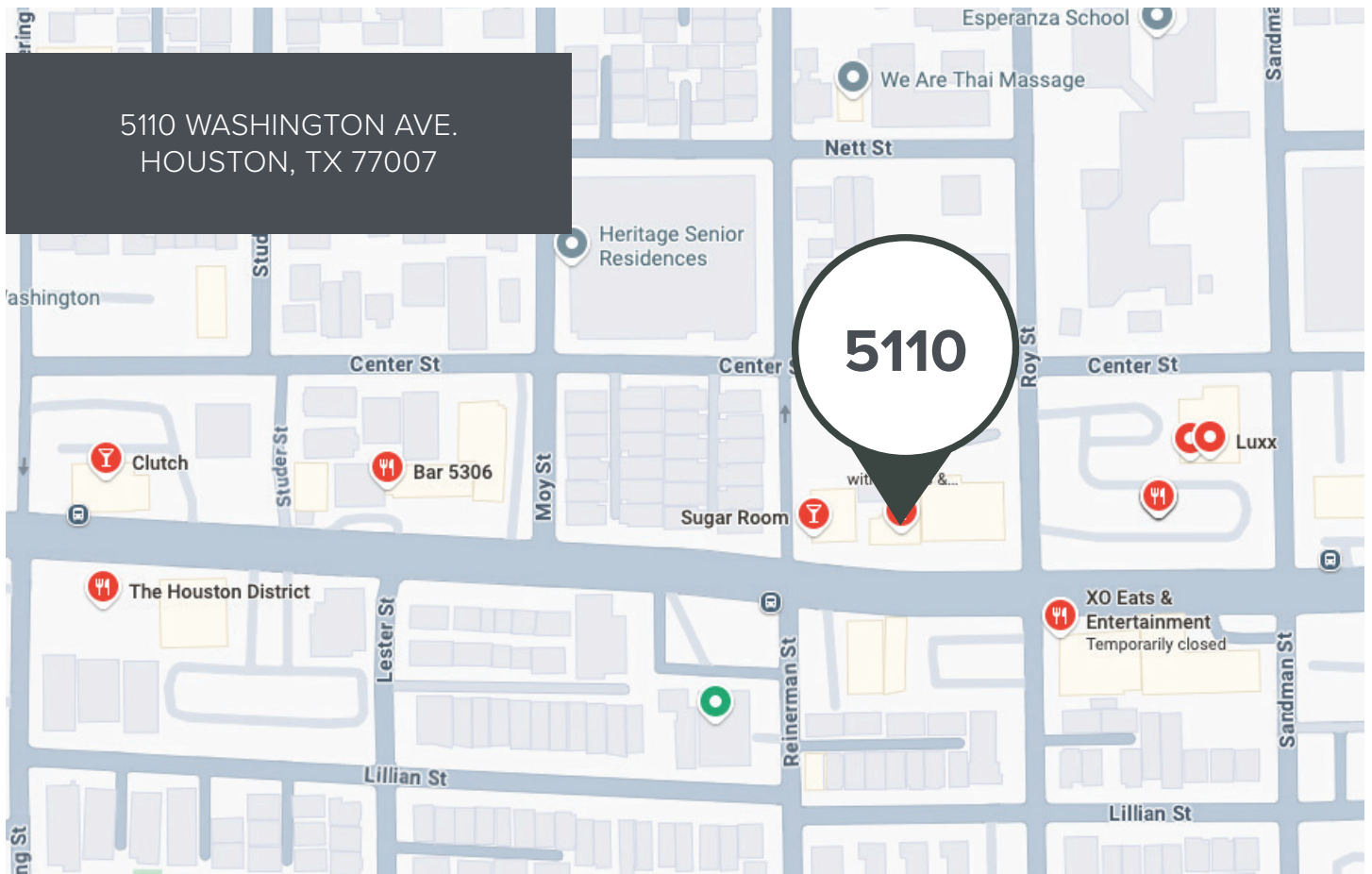
WHY WASHINGTON AVENUE?

- 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



DIMENSIONS & SPECS

BUILDING SIZE:	2,549 SF
LOT SIZE:	7,200 SF
LAND USE:	RESTAURANT BUILDING
ZONING:	X (COMMERCIAL USE)
COUNTY:	HARRIS
SUBDIVISION:	BRUNNER
FLOOD ZONE:	48201C0670M
PARCEL ID:	007234000001



5110 WASHINGTON AVE.
HOUSTON, TX 77007

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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

5110

WASHINGTON AVENUE

LEASING DETAILS

RENT: _____ \$28,000/M

PARKIGN LOT RENT: _____ \$2,000/M

NNN EXPENSES: _____ \$8,590/M

TOTAL COST: _____ \$38,590/M



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