

RETAIL PROPERTY  
FOR LEASE



# 14 Uvalde Road

HOUSTON, TX 77015

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // [blueskycommercial.net](http://blueskycommercial.net)

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# Property Summary



## PROPERTY DESCRIPTION

Discover a versatile  $\pm 2,400$  SF former event space located in a high-visibility retail center along Uvalde Road, one of the primary commercial corridors serving the East Houston / North Channel area. The space features open layout, high ceilings, and flexible configurations ideal for retail, fitness, event-driven concepts, professional services, creative studios, or specialty uses.

This suite benefits from strong traffic counts, excellent daytime population, and close proximity to major anchors and daily-needs retail. Uvalde Road connects directly to I-10 East and Wallisville Rd, providing quick access for customers throughout the North Shore, Cloverleaf, and Channelview communities.

## PROPERTY HIGHLIGHTS

- - Versatile layout, suitable for various business needs
- - Modern amenities and finishes throughout
- - Prime location for visibility and accessibility
- - Unique history as a former event center
- - Ample square footage for flexibility and customization
- - High ceilings, creating an open and inviting atmosphere
- - Well-maintained and move-in ready for immediate occupancy

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,400 SF
Building Size:	41,588 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	613	2,172	7,144
Total Population	1,755	6,260	21,057
Average HH Income	\$65,626	\$70,002	\$78,418

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## LOCATION DESCRIPTION

Located in the bustling city of Houston, this property at 14 Uvalde Road, TX, 77015 offers an exceptional opportunity for an established event center. The surrounding area is rich in amenities, with nearby attractions such as the San Jacinto Mall and local parks. The property's history as a former event center adds to its appeal, providing a unique and versatile space for a variety of events. Prospective tenants will appreciate the convenience and potential of this prime location, making it an ideal choice for those seeking an established and adaptable event center in the heart of Houston.



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# Complete Highlights



## PROPERTY HIGHLIGHTS

- - Versatile layout, suitable for various business needs
- - Modern amenities and finishes throughout
- - Prime location for visibility and accessibility
- - Unique history as a former event center
- - Ample square footage for flexibility and customization
- - High ceilings, creating an open and inviting atmosphere
- - Well-maintained and move-in ready for immediate occupancy
- - ±2,400 SF former event venue with open floorplan
- - Large, adaptable space ideal for a variety of commercial uses
- - Strong signage and visibility within an established neighborhood center
- - Dense residential population with consistent consumer demand
- - Easy access to I-10 East, Beltway 8, and major area retailers
- - Surrounded by national brands, schools, medical offices, and high-traffic corridor businesses
- - Ample parking on site



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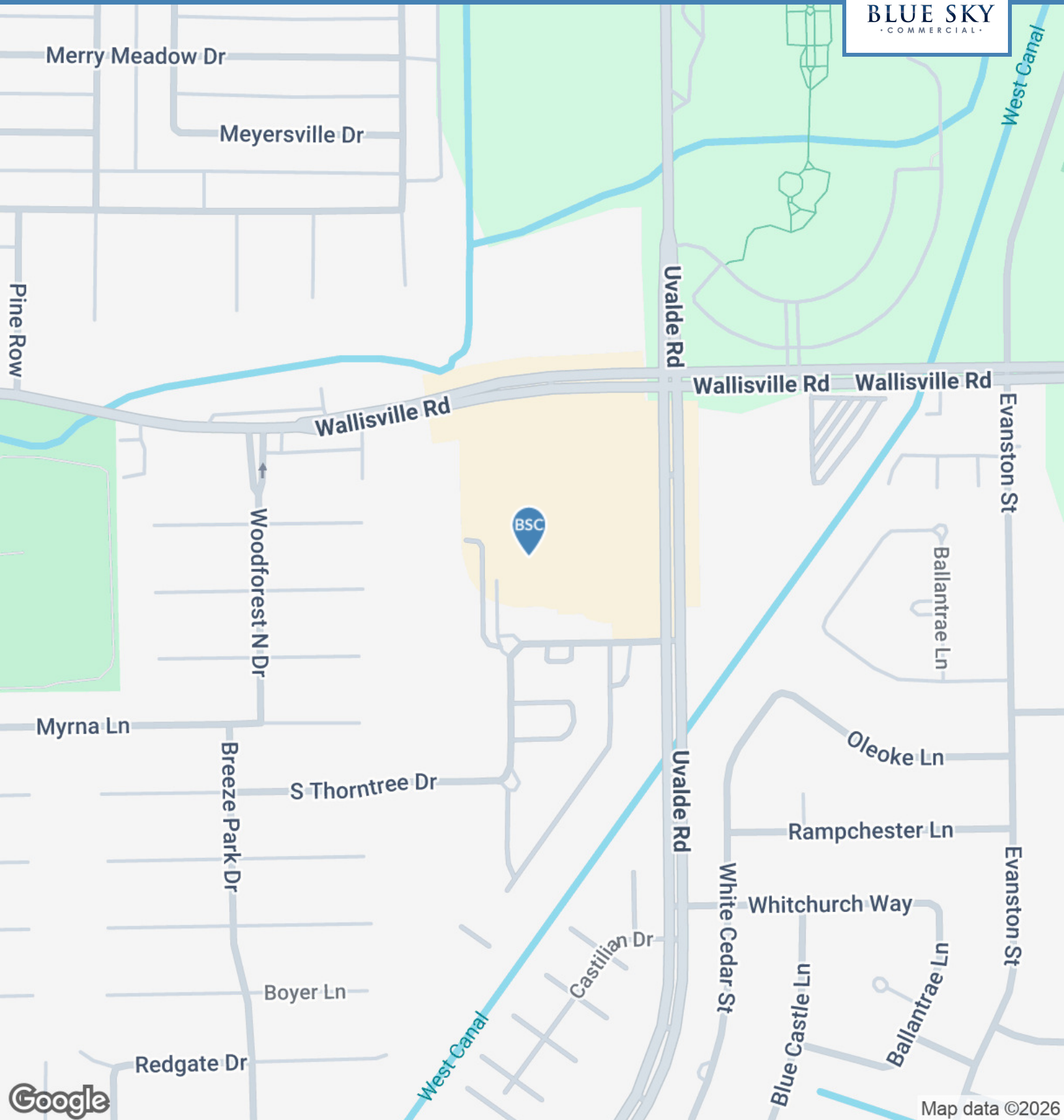
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# Location Map



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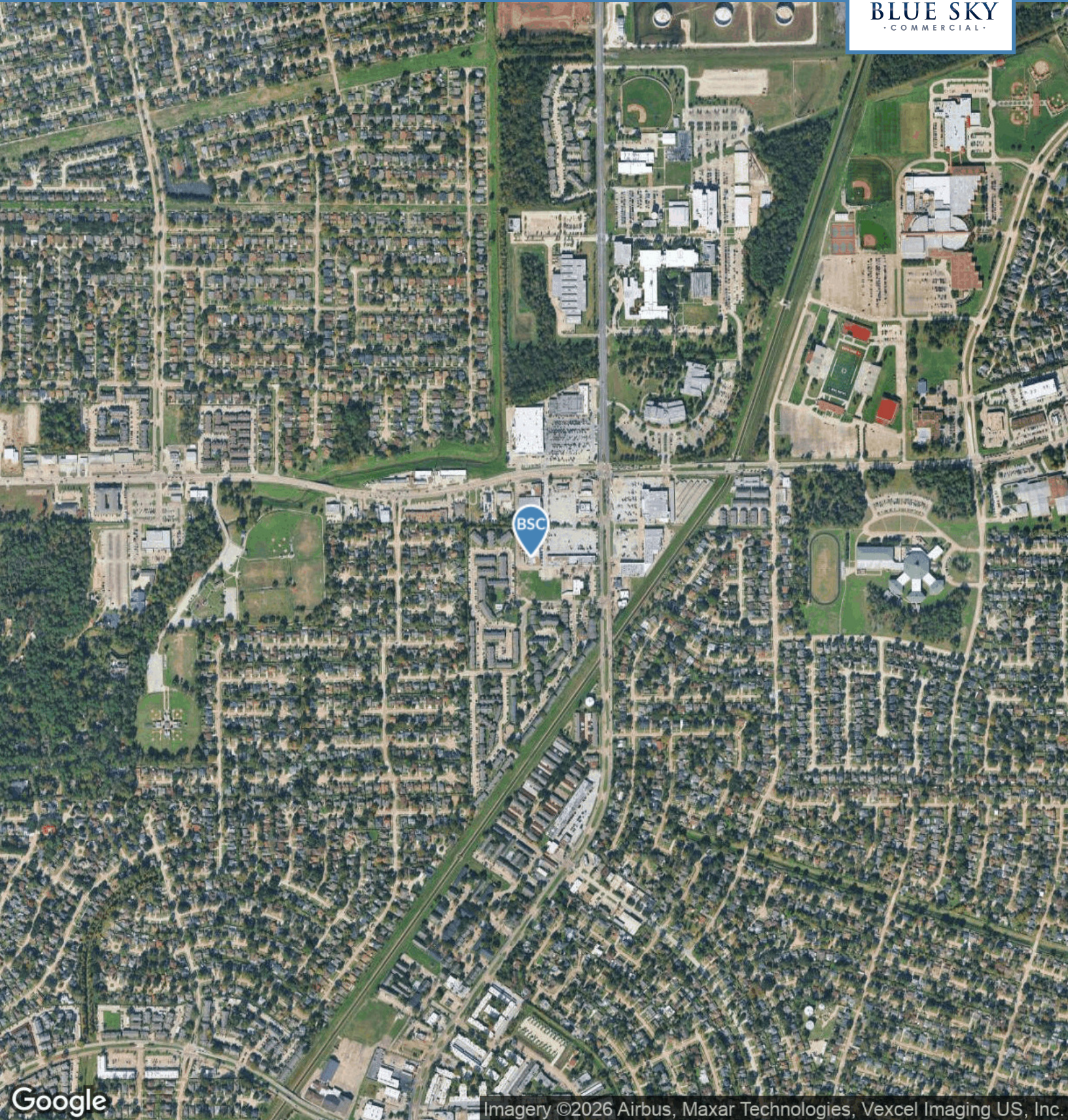
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# Aerial Map



Google

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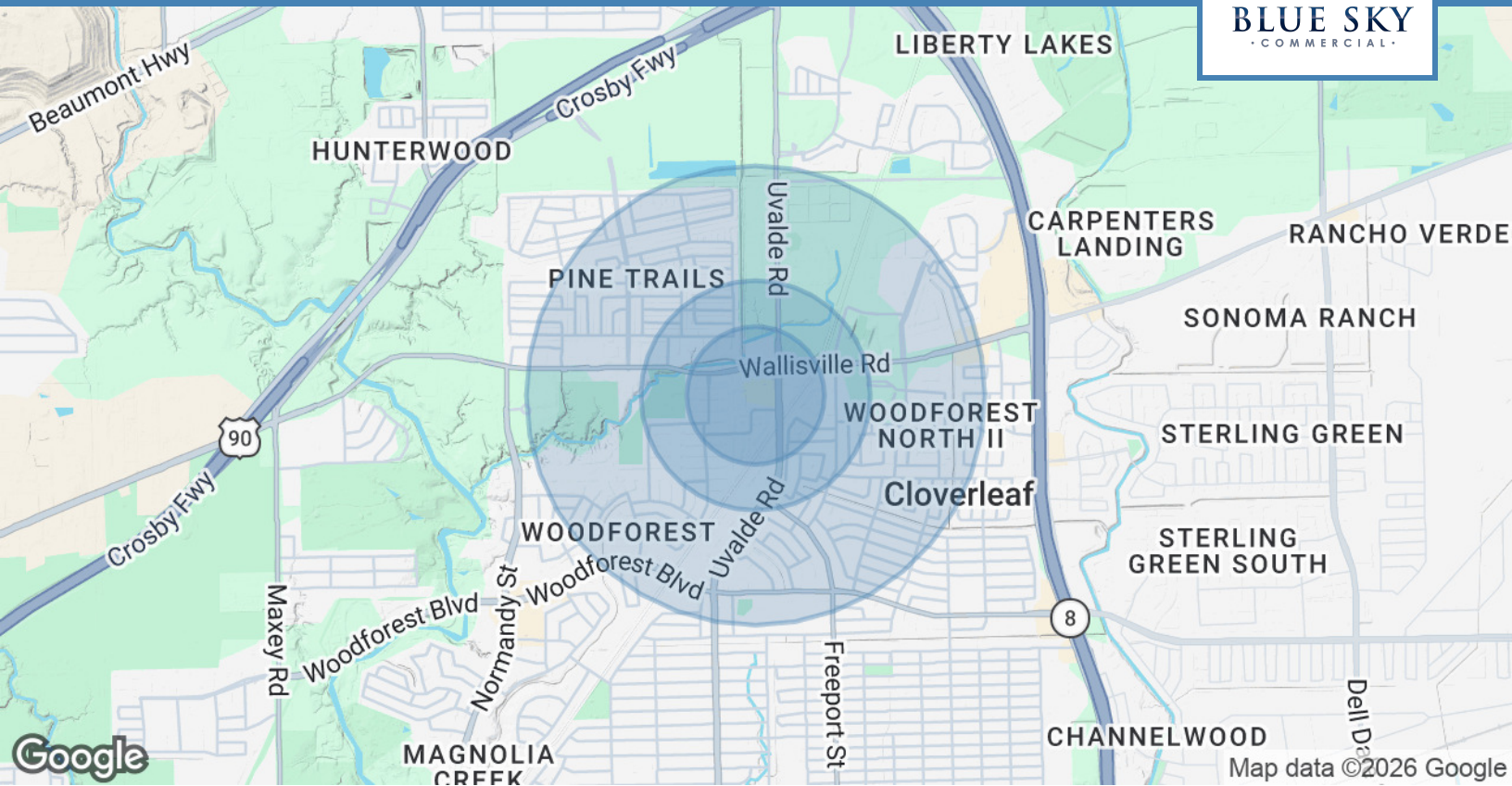
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,755	6,260	21,057
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	613	2,172	7,144
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$65,626	\$70,002	\$78,418
Average House Value	\$186,362	\$197,373	\$210,277

Demographics data derived from AlphaMap

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