

# SOUTHWEST PLAZA

8150 Southwest Freeway  
Houston, Texas 77036



**FOR LEASE**



**6,750 RSF**



**RETAIL CENTER**



**Southwest Plaza** is a 116,500 square foot neighborhood center. Located at 8150 Southwest Fwy at Beechnut in Houston. Built in 1967. Tenants include Tau Bay Restaurant, Get Wireless, Bluebonnet Fish, Planet Fitness, Harbor Freight Tools, Club Izel and Beechnut Dialysis Clinic.

**THE PROPERTY**

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

11111 Katy Freeway  
Suite 535 | Houston, Texas  
713.464.1001 | Investarinc.com

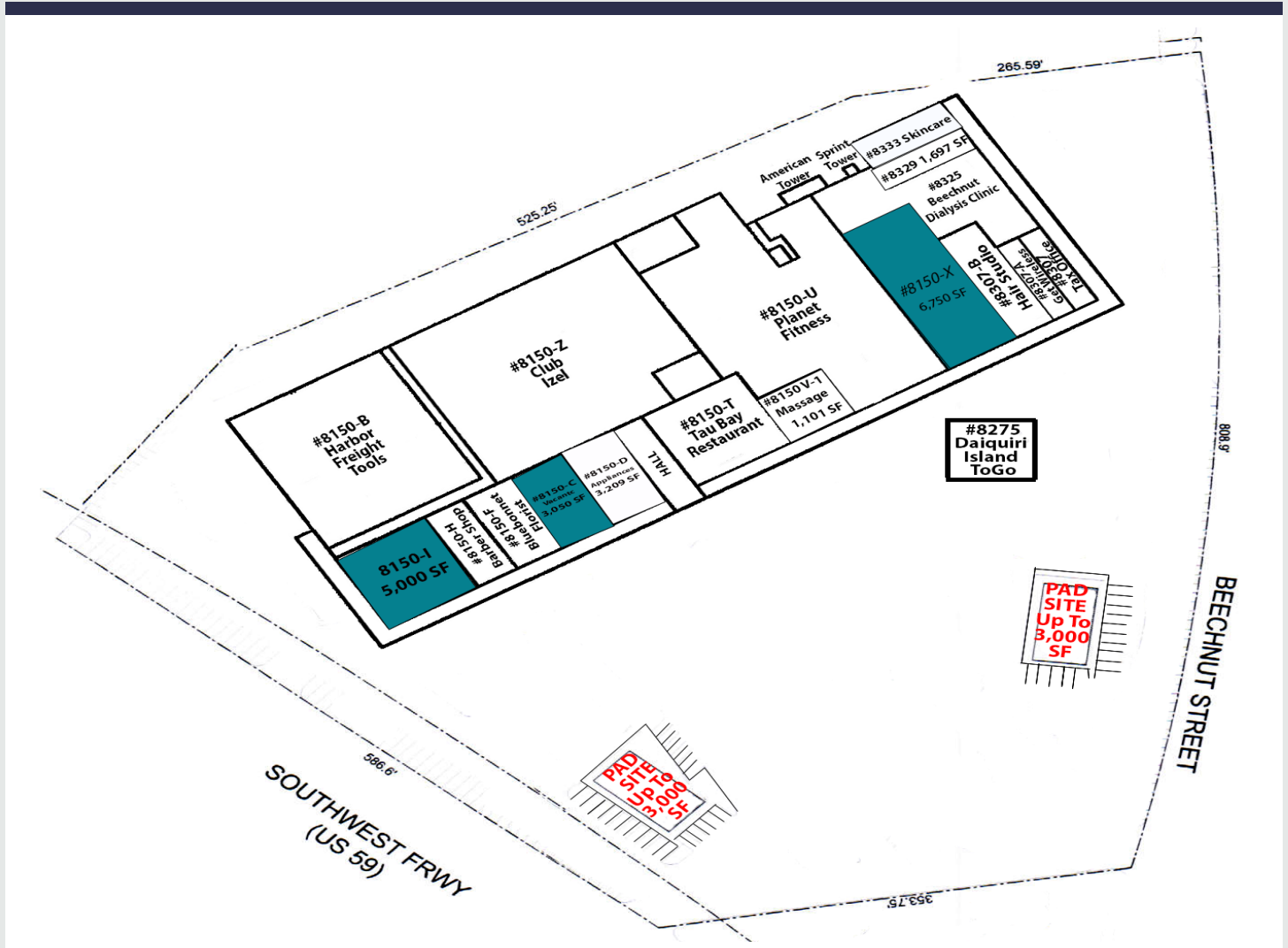


JOE BAYNE  
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## Site Plan + Vacancy



### RENTAL RATES

Suite	SQ	Base Rate	NNN
8150-X	6,750	\$14.00/SF/YR	\$6.60/SF/YR
8150-C	3,050	\$18.00/SF/YR	\$6.60/SF/YR
8150-I	5,000	\$25.00/SF/YR	\$6.60/SF/YR

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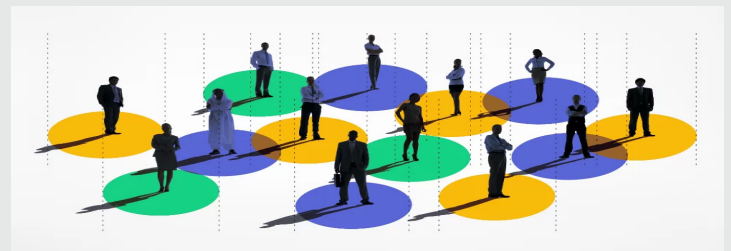
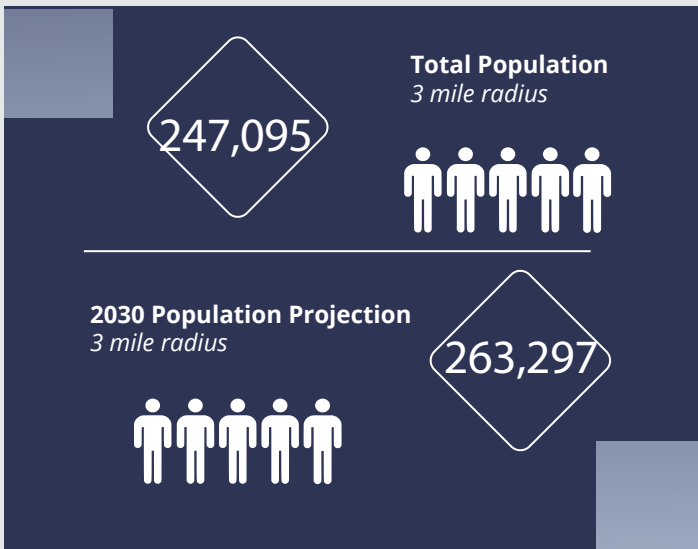
SITE PLAN




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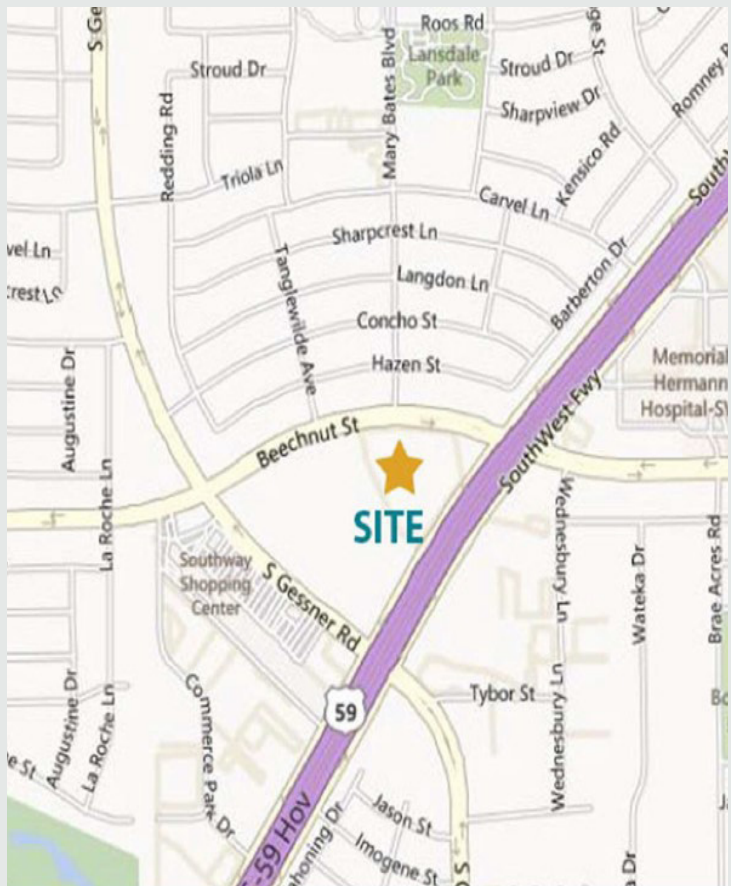
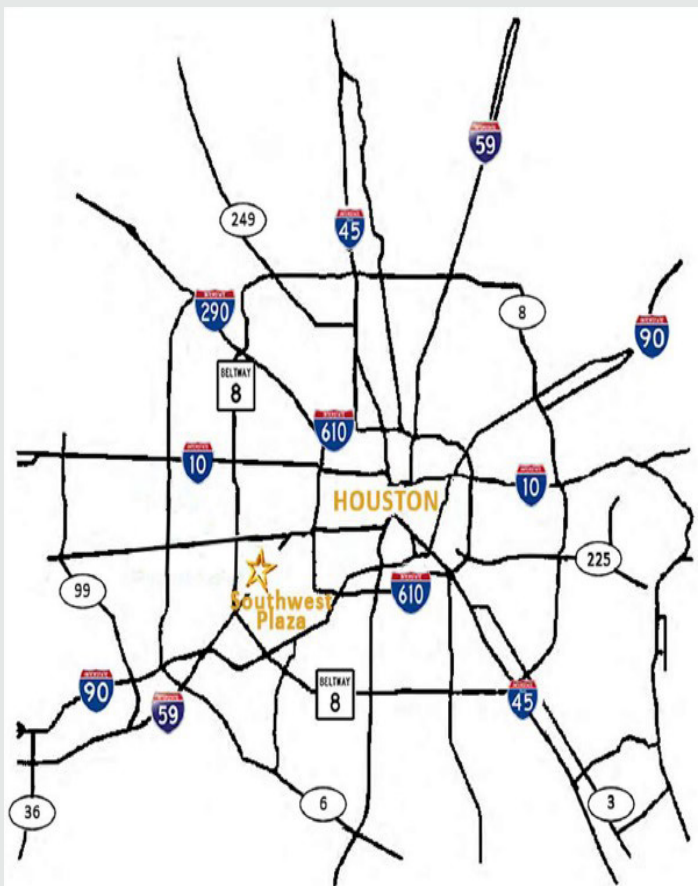
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## Demographics and Location Map



	<b>Traffic Count</b>	<b>44,026</b>
	<b>Total Household Units</b> 3 mile radius	<b>91,144</b>
	<b>Avg Household Income</b> 3 mile radius	<b>\$55,218</b>



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