

FOR LEASE: UP TO 12,000 SF 2-STORY FREESTANDING RETAIL BUILDING

1710 YALE ST | HOUSTON, TX 77008



S&P INTERESTS

JOSHUA SEBESTA
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5373 WEST ALABAMA, SUITE 325
HOUSTON, TX 77056

PROPERTY OVERVIEW

LOCATION
1710 Yale St, Houston, TX, 77008

AVAILABLE
± 1,600 -12,000 SF

PARKING
30 + 15 Overflow

INCOME
\$145,126 within 3 miles

HOUSEHOLDS
85,460 in 3 mile radius

POPULATION
186,168 in 3 mile radius



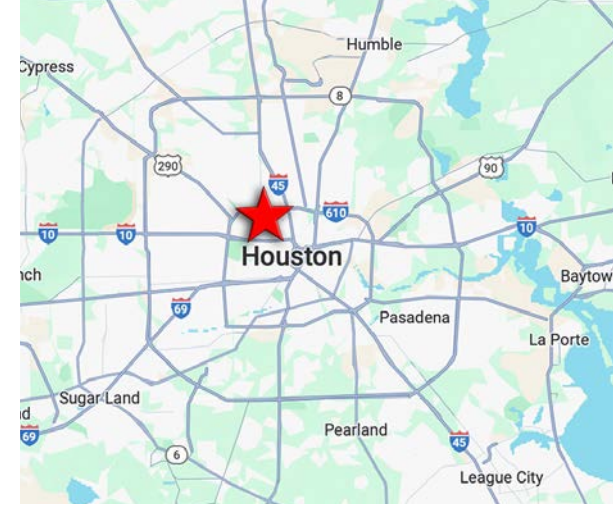
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PROPERTY FEATURES:

- Monument Sign Available
- Dense Population Area
- Up to ±6,000 SF in Mezzanine/ Second Floor Construction
- 22' Interior Building Height

PRICING:

Base: \$46/SF | NNN: \$10/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2025 Population	25,193	186,168	472,226
Households	12,003	85,460	207,542
Average HH Income	\$179,243	\$145,126	\$125,014

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Zalat CAVA
pizza



2125 YALE
HOUSTON HEIGHTS



SUBWAY



DUNKIN' DONUTS

CVS

PNC BANK

Goode Co.
KITCHEN & CATERING

W 18th Street 1,279 VPD (25)

Yale Street 13,032 VPD (25)

SITE

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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	27,499	202,338	511,847
2025 Estimate	25,193	186,168	472,226
2020 Census	20,867	158,223	405,164
Growth 2025 - 2030	9.15%	8.69%	8.39%
Growth 2020 - 2025	20.73%	17.66%	16.55%

2025 Population by Age	25,193	186,168	472,226
Age 0 - 4	1,876 7.45%	13,604 7.31%	32,130 6.80%
Age 5 - 9	1,669 6.62%	11,773 6.32%	28,235 5.98%
Age 10 - 14	1,202 4.77%	9,325 5.01%	24,553 5.20%
Age 15 - 19	845 3.35%	7,632 4.10%	22,501 4.76%
Age 20 - 24	734 2.91%	7,771 4.17%	23,926 5.07%
Age 25 - 29	1,240 4.92%	12,542 6.74%	34,007 7.20%
Age 30 - 34	2,251 8.94%	18,648 10.02%	45,437 9.62%
Age 35 - 39	2,795 11.09%	20,155 10.83%	47,017 9.96%
Age 40 - 44	2,517 9.99%	17,200 9.24%	40,353 8.55%
Age 45 - 49	1,937 7.69%	13,254 7.12%	32,208 6.82%
Age 50 - 54	1,627 6.46%	11,026 5.92%	27,831 5.89%
Age 55 - 59	1,481 5.88%	9,784 5.26%	25,488 5.40%
Age 60 - 64	1,364 5.41%	9,024 4.85%	23,862 5.05%
Age 65 - 69	1,245 4.94%	8,075 4.34%	21,148 4.48%
Age 70 - 74	1,016 4.03%	6,584 3.54%	17,206 3.64%
Age 75 - 79	702 2.79%	4,631 2.49%	12,323 2.61%
Age 80 - 84	393 1.56%	2,782 1.49%	7,521 1.59%
Age 85+	301 1.19%	2,357 1.27%	6,480 1.37%
Age 65+	3,657 14.52%	24,429 13.12%	64,678 13.70%

Median Age	40.00	37.90	37.70
Average Age	39.30	37.90	38.10

2025 Population By Race	25,193	186,168	472,226
White	16,896 67.07%	95,366 51.23%	207,720 43.99%
Black	860 3.41%	15,669 8.42%	71,505 15.14%
Am. Indian & Alaskan	147 0.58%	1,895 1.02%	5,060 1.07%
Asian	1,204 4.78%	11,044 5.93%	25,177 5.33%
Hawaiian & Pacific Island	9 0.04%	72 0.04%	411 0.09%
Other	6,077 24.12%	62,121 33.37%	162,352 34.38%

Population by Hispanic Origin	25,193	186,168	472,226
Non-Hispanic Origin	19,158 76.04%	116,290 62.47%	283,500 60.03%
Hispanic Origin	6,035 23.96%	69,878 37.53%	188,725 39.96%

2025 Median Age, Male	40.40	38.10	38.00
2025 Average Age, Male	39.20	37.70	38.00

2025 Median Age, Female	39.60	37.70	37.40
2025 Average Age, Female	39.50	38.10	38.20

Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation Classification	20,278	149,940	382,809
Civilian Employed	15,236 75.14%	110,540 73.72%	256,293 66.95%
Civilian Unemployed	276 1.36%	2,990 1.99%	9,193 2.40%
Civilian Non-Labor Force	4,757 23.46%	36,325 24.23%	116,968 30.56%
Armed Forces	9 0.04%	85 0.06%	355 0.09%

Households by Marital Status			
Married	5,389	31,671	69,709
Married No Children	3,335	19,811	44,388
Married w/Children	2,054	11,860	25,321

2025 Population by Education	19,862	143,596	359,179
Some High School, No Diploma	1,193 6.01%	17,353 12.08%	55,253 15.38%
High School Grad (Incl Equivalency)	1,588 8.00%	18,109 12.61%	56,773 15.81%
Some College, No Degree	2,679 13.49%	22,695 15.80%	60,847 16.94%
Associate Degree	994 5.00%	7,532 5.25%	18,300 5.09%
Bachelor Degree	7,436 37.44%	44,899 31.27%	94,510 26.31%
Advanced Degree	5,972 30.07%	33,008 22.99%	73,496 20.46%

2025 Population by Occupation	29,206	207,082	479,048
Real Estate & Finance	1,409 4.82%	9,995 4.83%	22,020 4.60%
Professional & Management	13,454 46.07%	87,432 42.22%	184,404 38.49%
Public Administration	236 0.81%	2,642 1.28%	5,529 1.15%
Education & Health	3,200 10.96%	18,432 8.90%	47,399 9.89%
Services	1,342 4.59%	10,359 5.00%	30,881 6.45%
Information	271 0.93%	1,493 0.72%	3,250 0.68%
Sales	2,693 9.22%	20,014 9.66%	46,411 9.69%
Transportation	265 0.91%	2,378 1.15%	7,988 1.67%
Retail	970 3.32%	7,782 3.76%	20,134 4.20%
Wholesale	526 1.80%	3,643 1.76%	7,702 1.61%
Manufacturing	1,280 4.38%	10,219 4.93%	21,526 4.49%
Production	447 1.53%	6,897 3.33%	20,637 4.31%
Construction	521 1.78%	7,772 3.75%	21,256 4.44%
Utilities	829 2.84%	5,445 2.63%	13,195 2.75%
Agriculture & Mining	1,141 3.91%	7,854 3.79%	14,332 2.99%
Farming, Fishing, Forestry	0 0.00%	165 0.08%	182 0.04%
Other Services	622 2.13%	4,560 2.20%	12,202 2.55%

2025 Worker Travel Time to Job	12,633	94,474	224,981
<30 Minutes	7,603 60.18%	57,960 61.35%	137,617 61.17%
30-60 Minutes	4,703 37.23%	32,211 34.10%	75,922 33.75%
60+ Minutes	327 2.59%	4,303 4.55%	11,442 5.09%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	10,020		72,419		176,478	
1-Person Households	3,689	36.82%	26,507	36.60%	67,701	38.36%
2-Person Households	3,605	35.98%	24,623	34.00%	56,094	31.79%
3-Person Households	1,388	13.85%	9,795	13.53%	22,502	12.75%
4-Person Households	941	9.39%	6,766	9.34%	16,057	9.10%
5-Person Households	258	2.57%	2,705	3.74%	7,829	4.44%
6-Person Households	89	0.89%	1,225	1.69%	3,699	2.10%
7 or more Person Households	50	0.50%	798	1.10%	2,596	1.47%

2025 Average Household Size	2.10		2.10		2.20	
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Households						
2030 Projection	13,110		93,116		226,009	
2025 Estimate	12,003		85,460		207,542	
2020 Census	10,020		72,418		176,479	
Growth 2025 - 2030	9.22%		8.96%		8.90%	
Growth 2020 - 2025	19.79%		18.01%		17.60%	

2025 Households by HH Income	12,003		85,459		207,545	
<\$25,000	1,348	11.23%	10,084	11.80%	33,436	16.11%
\$25,000 - \$50,000	752	6.27%	8,922	10.44%	26,376	12.71%
\$50,000 - \$75,000	1,196	9.96%	11,882	13.90%	31,345	15.10%
\$75,000 - \$100,000	925	7.71%	9,297	10.88%	23,003	11.08%
\$100,000 - \$125,000	722	6.02%	7,171	8.39%	16,831	8.11%
\$125,000 - \$150,000	885	7.37%	6,232	7.29%	14,532	7.00%
\$150,000 - \$200,000	1,247	10.39%	8,631	10.10%	18,960	9.14%
\$200,000+	4,928	41.06%	23,240	27.19%	43,062	20.75%

2025 Avg Household Income	\$179,243		\$145,126		\$125,014	
2025 Med Household Income	\$156,957		\$108,870		\$88,710	

2025 Occupied Housing	12,003		85,460		207,543	
Owner Occupied	7,542	62.83%	44,464	52.03%	92,699	44.66%
Renter Occupied	4,461	37.17%	40,996	47.97%	114,844	55.34%
2020 Housing Units	13,256		94,008		227,901	
1 Unit	10,694	80.67%	62,781	66.78%	126,902	55.68%
2 - 4 Units	653	4.93%	3,888	4.14%	12,341	5.42%
5 - 19 Units	661	4.99%	5,959	6.34%	19,996	8.77%
20+ Units	1,248	9.41%	21,380	22.74%	68,662	30.13%

2025 Housing Value	7,541		44,466		92,698	
<\$100,000	33	0.44%	941	2.12%	5,194	5.60%
\$100,000 - \$200,000	55	0.73%	1,816	4.08%	7,406	7.99%
\$200,000 - \$300,000	216	2.86%	3,212	7.22%	10,427	11.25%
\$300,000 - \$400,000	549	7.28%	5,917	13.31%	13,532	14.60%
\$400,000 - \$500,000	1,045	13.86%	9,723	21.87%	15,574	16.80%
\$500,000 - \$1,000,000	3,999	53.03%	18,059	40.61%	28,580	30.83%
\$1,000,000+	1,644	21.80%	4,798	10.79%	11,985	12.93%
2025 Median Home Value	\$734,121		\$517,277		\$462,861	

Radius	1 Mile		3 Mile		5 Mile	
2025 Housing Units by Yr Built	13,276		94,663		230,070	
Built 2010+	4,624	34.83%	33,087	34.95%	73,010	31.73%
Built 2000 - 2010	1,796	13.53%	15,303	16.17%	31,938	13.88%
Built 1990 - 1999	572	4.31%	5,482	5.79%	16,630	7.23%
Built 1980 - 1989	549	4.14%	3,804	4.02%	11,861	5.16%
Built 1970 - 1979	365	2.75%	4,525	4.78%	16,497	7.17%
Built 1960 - 1969	539	4.06%	7,292	7.70%	22,139	9.62%
Built 1950 - 1959	588	4.43%	8,845	9.34%	23,305	10.13%
Built <1949	4,243	31.96%	16,325	17.25%	34,690	15.08%
2025 Median Year Built	1995		2000		1993	

Demographic Trend Report

Description	2020		2025		2030	
Population	20,867		25,193		27,499	
Age 0 - 4	1,624	7.78%	1,876	7.45%	1,670	6.07%
Age 5 - 9	879	4.21%	1,669	6.62%	1,835	6.67%
Age 10 - 14	677	3.24%	1,202	4.77%	1,667	6.06%
Age 15 - 19	528	2.53%	845	3.35%	1,311	4.77%
Age 20 - 24	703	3.37%	734	2.91%	1,002	3.64%
Age 25 - 29	1,970	9.44%	1,240	4.92%	1,021	3.71%
Age 30 - 34	2,878	13.79%	2,251	8.94%	1,548	5.63%
Age 35 - 39	2,349	11.26%	2,795	11.09%	2,283	8.30%
Age 40 - 44	1,535	7.36%	2,517	9.99%	2,659	9.67%
Age 45 - 49	1,288	6.17%	1,937	7.69%	2,503	9.10%
Age 50 - 54	1,361	6.52%	1,627	6.46%	2,107	7.66%
Age 55 - 59	1,259	6.03%	1,481	5.88%	1,767	6.43%
Age 60 - 64	1,180	5.65%	1,364	5.41%	1,541	5.60%
Age 65 - 69	1,141	5.47%	1,245	4.94%	1,374	5.00%
Age 70 - 74	659	3.16%	1,016	4.03%	1,181	4.29%
Age 75 - 79	410	1.96%	702	2.79%	912	3.32%
Age 80 - 84	198	0.95%	393	1.56%	598	2.17%
Age 85+	228	1.09%	301	1.19%	518	1.88%
Age 15+	17,687	84.76%	20,448	81.17%	22,325	81.18%
Age 20+	17,159	82.23%	19,603	77.81%	21,014	76.42%
Age 65+	2,636	12.63%	3,657	14.52%	4,583	16.67%
Median Age	38		40		43	
Average Age	38.70		39.30		40.70	

Population By Race	20,867		25,193		27,499	
White	14,660	70.25%	16,896	67.07%	18,421	66.99%
Black	652	3.12%	860	3.41%	941	3.42%
Am. Indian & Alaskan	133	0.64%	147	0.58%	169	0.61%
Asian	874	4.19%	1,204	4.78%	1,321	4.80%
Hawaiian & Pacific Islander	6	0.03%	9	0.04%	10	0.04%
Other	4,518	21.65%	6,077	24.12%	6,637	24.14%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Buyer/Tenant/Seller/Landlord Initials _____ Date