

RE RIVERSIDE
REAL ESTATE

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SOUTHSIDE MEDICAL PLAZA

7700 MAIN ST., HOUSTON TX 77030

THE SPACE

Location	7700 Main St., Houston, TX, 77030
COUNTY	Harris
APN	1152250000002
Cross Street	Braeswood Blvd
Traffic Count	32,000

HIGHLIGHTS

- In the heart of Texas Medical Center
- Close proximity to Rice University, Museum District and Houston's largest parks
- Expansive views of the city
- Extremely close to attractions such as NRG Stadium, Houston Zoo, Miller Outdoor Theater
- Perfect for Urgent Care Center or Pharmacy
- High Traffic Counts, exceeding 32,000 cars per day
- Surrounded by national retailers, hospitals, hotels



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100	Available	1st	3,054	\$20	NNN	
200	Available	2	2,755	\$20	NNN	
320	Available	3	5,077	\$20	NNN	Can be divided into 2,500sf spaces
330	Available	3	1,052	\$20	NNN	
333	Available	3	1,703	\$20	NNN	

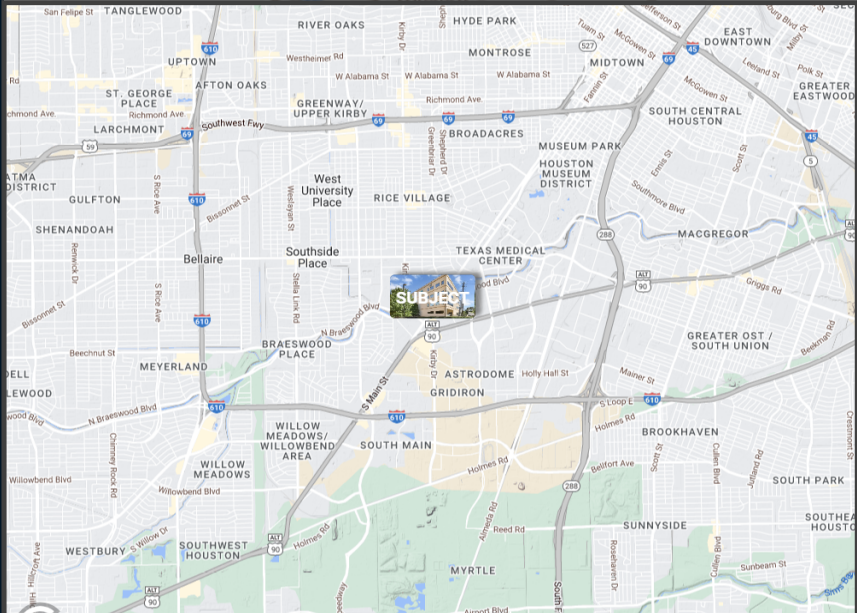
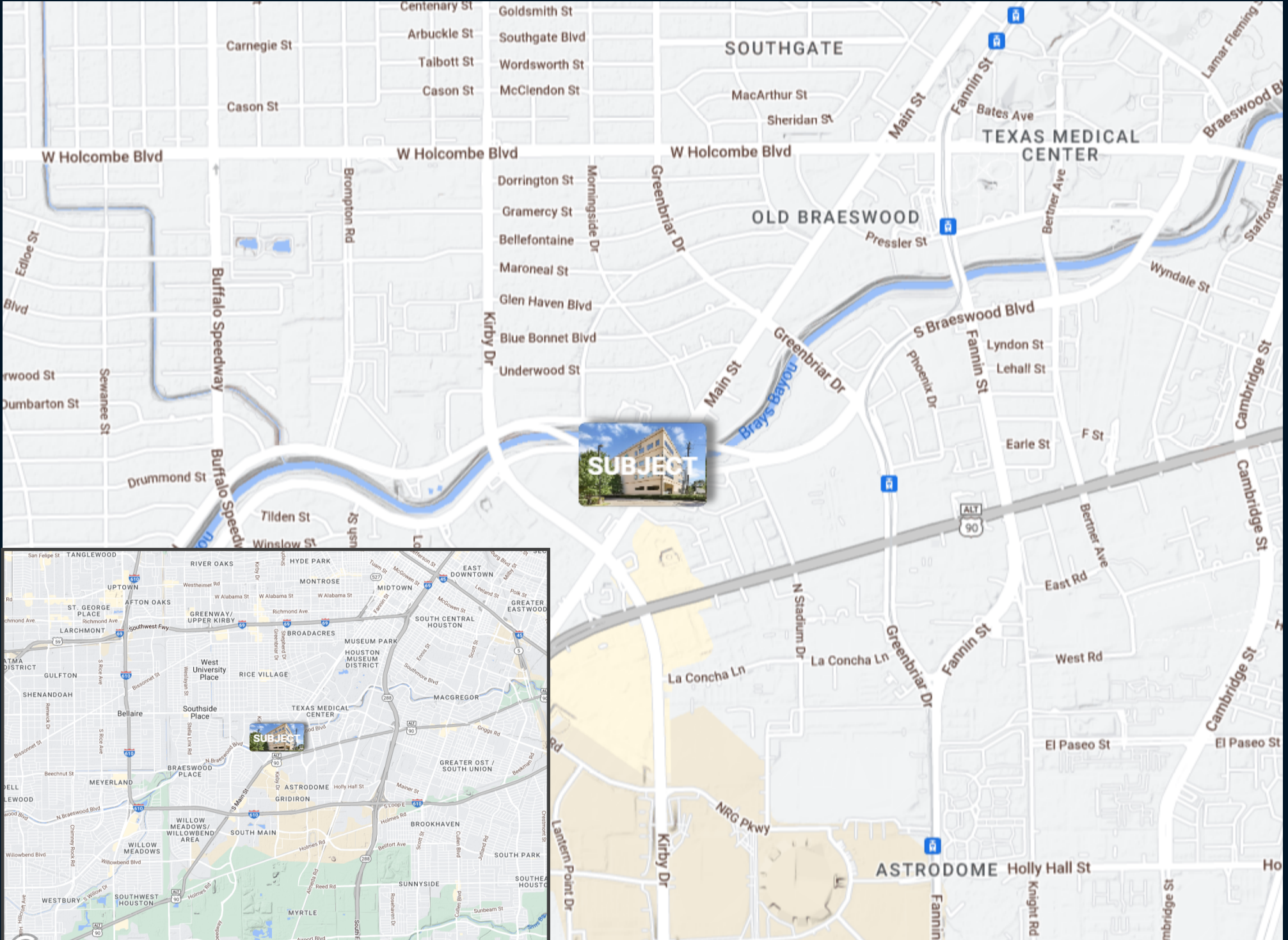
PROPERTY FEATURES

BUILDING SF	26,663
LAND SF	73,181
LAND ACRES	1.68
YEAR BUILT	2006
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	45
CORNER LOCATION	Main/Braeswood
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

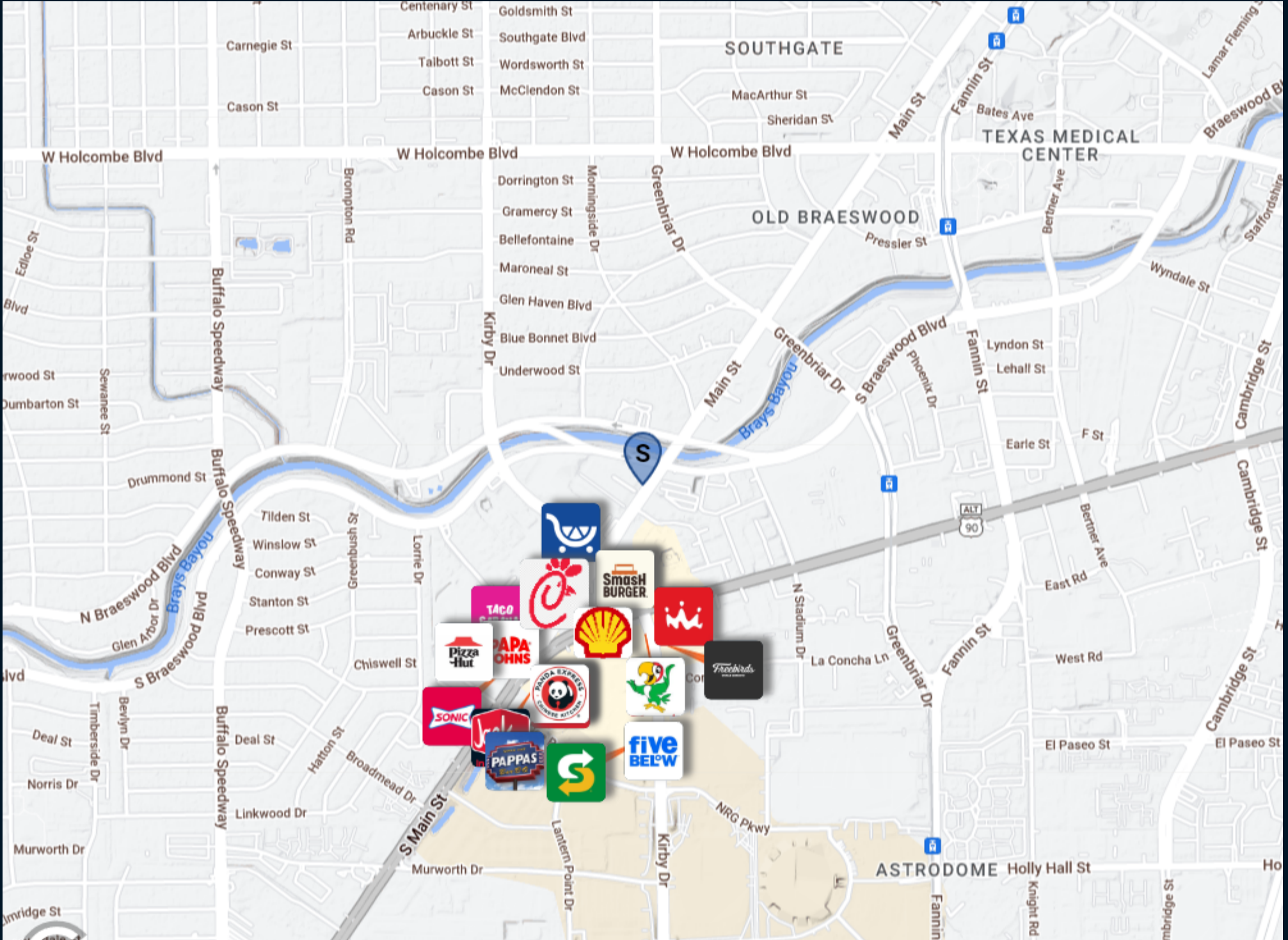
MECHANICAL

HVAC	Y
FIRE SPRINKLERS	Y
ELECTRICAL / POWER	Y
LIGHTING	Y

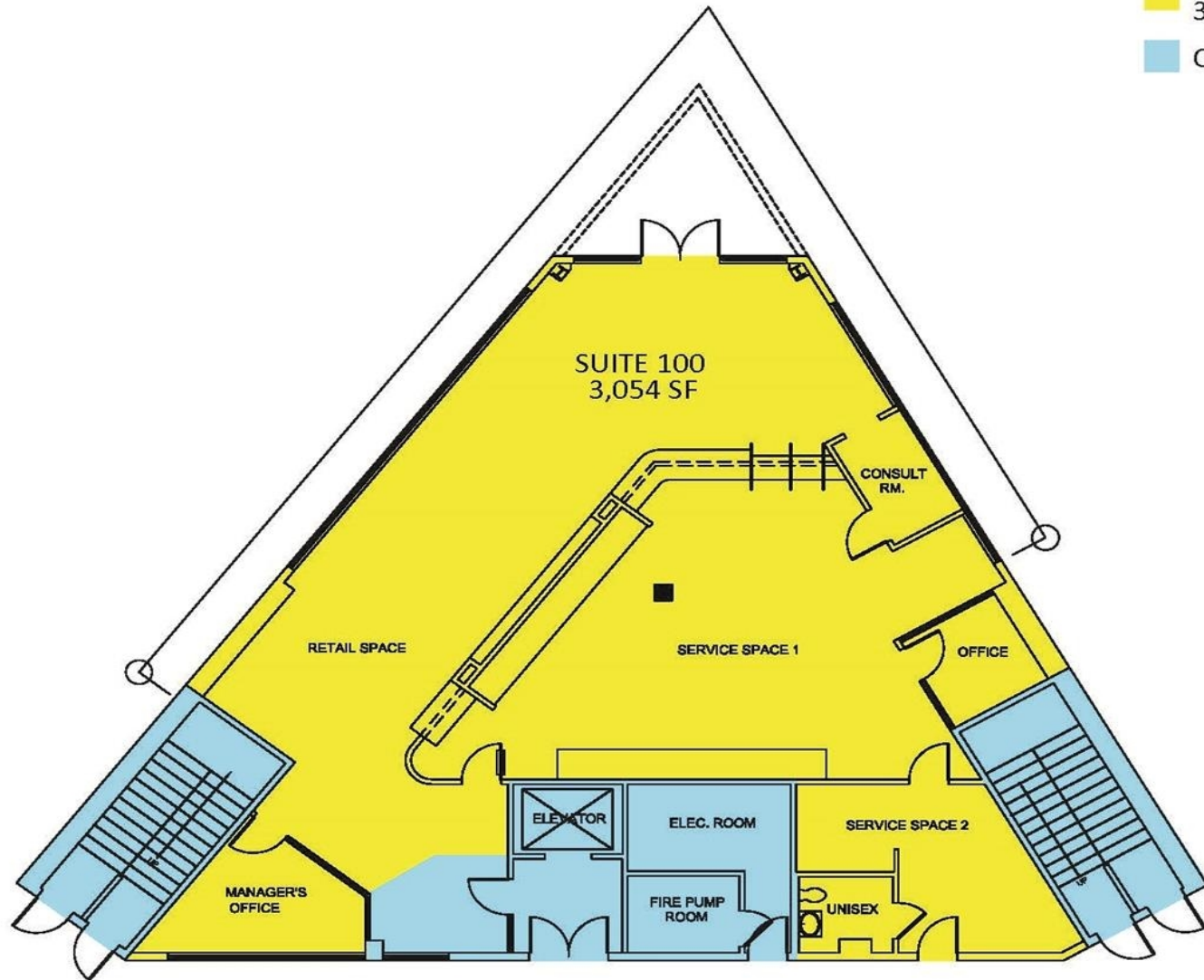








- SUITE 100 - AVAILABLE
3,054 SF
- COMMON AREA

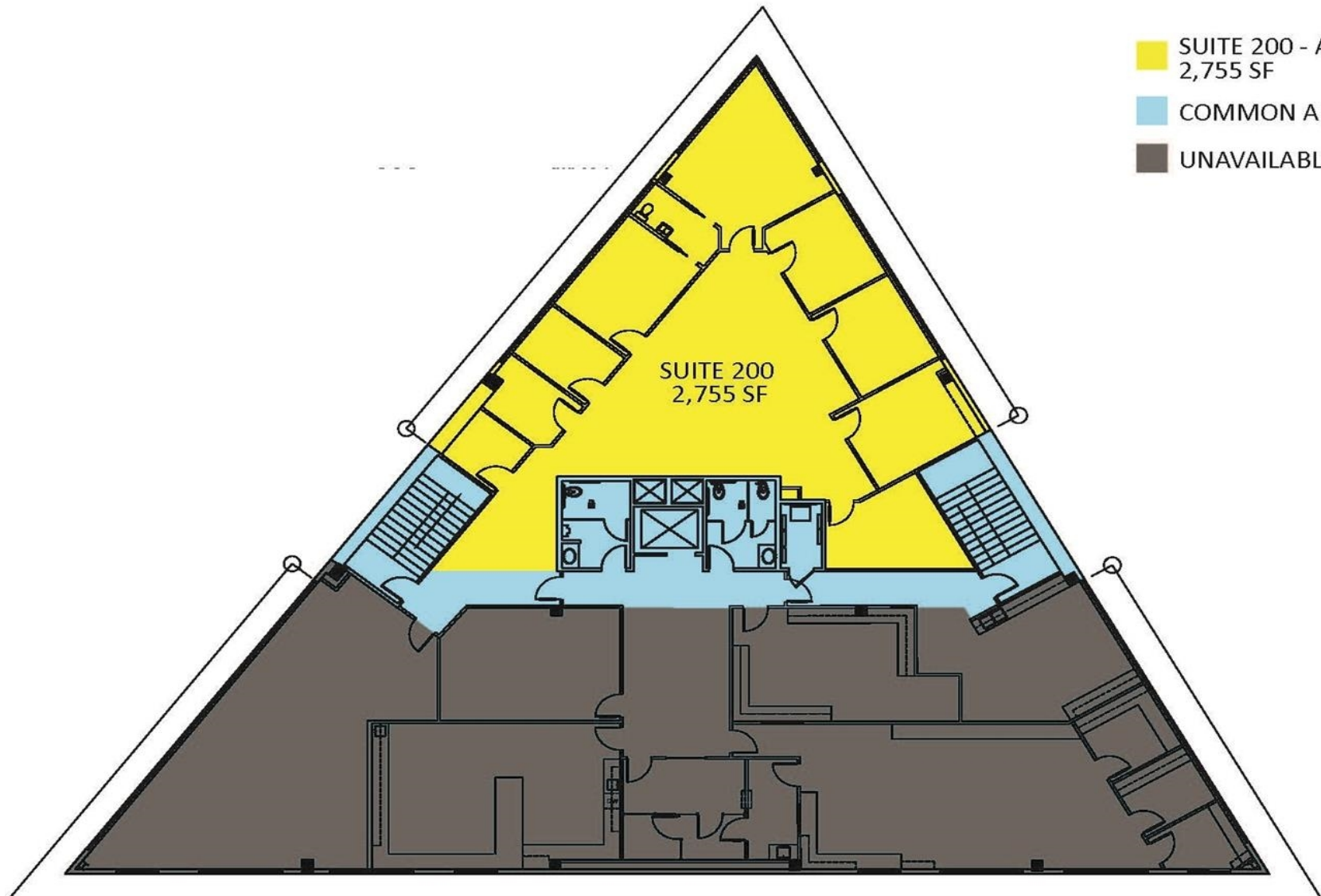


FLOOR PLANS ARE FOR CONCEPTUAL PURPOSES ONLY; THEY ARE NOT TO SCALE AND MAY NOT REFLECT EXISTING CONDITIONS. AS BUILTS MUST BE VERIFIED.



SOUTHSIDE OFFICE BUILDING 7700 SOUTH MAIN ST., HOUSTON, TX. LEVEL 01

DOUG
Architecture
5065 W
Sul
Houston
Tel: 7
Fax: 7
www.cd-c
CB2205
SEPT



- SUITE 200 - AVAILABLE
2,755 SF
- COMMON AREA
- UNAVAILABLE

SUITE 200
2,755 SF

FLOOR PLANS ARE FOR CONCEPTUAL PURPOSES ONLY; THEY ARE NOT TO SCALE AND MAY NOT REFLECT EXISTING CONDITIONS. AS BUILTS MUST BE VERIFIED.

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SOUTHSIDE OFFICE BUILDING

7700 SOUTH MAIN ST., HOUSTON, TX.

LEVEL 02

DOUG
Architecture
5065 W
Sulphur
Houston
Tel: 7
Fax: 7
www.cd-c



- SUITE 330 - AVAILABLE
1,052 SF
- SUITE 333 - AVAILABLE
1,703 SF
- SUITE 320 - AVAILABLE
2,452 SF
- SUITE 346 - AVAILABLE
2,625 SF
- COMMON AREA

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SOUTHSIDE OFFICE BUILDING 7700 SOUTH MAIN ST., HOUSTON, TX. LEVEL 03

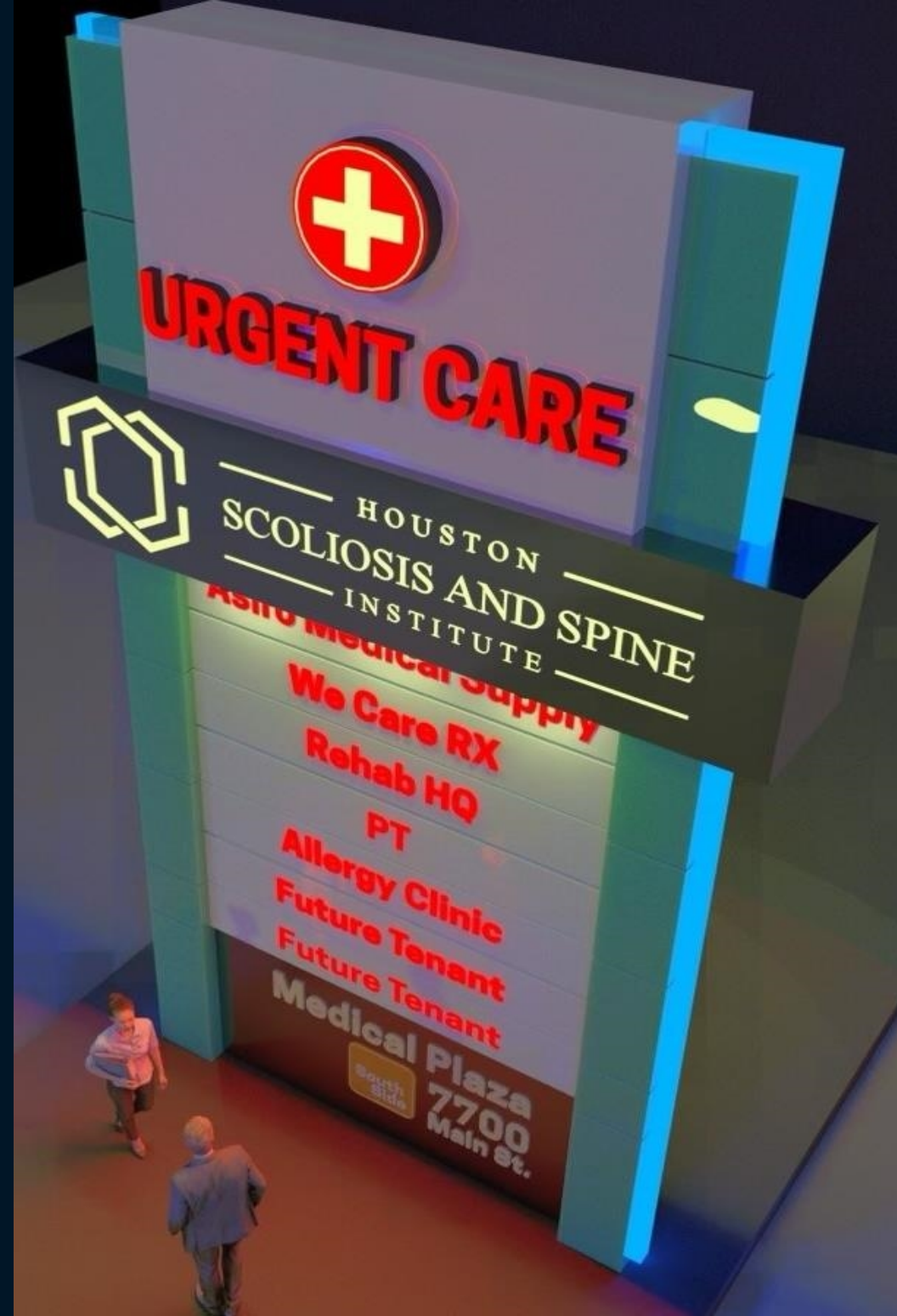
DOUGLAS
Architecture & Interiors
5065 West Loop
Suite #1000
Houston, TX 77027
Tel: 713.865.1111
Fax: 713.865.1112
www.cd-douglas.com














URGENT CARE

 HOUSTON
SCOLIOSIS AND SPINE
INSTITUTE

Asiro Medical Supply

We Care RX

Rehab HQ

PT

Allergy Clinic

Future Tenant

Future Tenant

Medical Plaza
7700
Main St.


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,185	118,948	351,668
2010 Population	19,989	136,907	388,193
2022 Population	22,412	160,482	463,288
2027 Population	22,949	165,461	479,489
2022 African American	3,146	33,240	113,525
2022 American Indian	85	661	3,343
2022 Asian	6,960	29,702	59,256
2022 Hispanic	3,109	24,216	114,008
2022 Other Race	750	7,663	50,301
2022 White	9,039	71,660	180,782
2022 Multiracial	2,419	17,460	55,689
2022-2027: Population: Growth Rate	2.35 %	3.05 %	3.45 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,994	9,401	25,212
\$15,000-\$24,999	598	3,936	13,782
\$25,000-\$34,999	695	4,445	14,616
\$35,000-\$49,999	1,197	6,754	20,637
\$50,000-\$74,999	2,273	12,638	32,242
\$75,000-\$99,999	1,318	8,303	22,405
\$100,000-\$149,999	1,481	10,443	29,241
\$150,000-\$199,999	822	5,195	15,986
\$200,000 or greater	1,688	15,722	36,265
Median HH Income	\$64,847	\$77,986	\$73,618
Average HH Income	\$116,628	\$144,536	\$131,116

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,613	62,423	169,616
2010 Total Households	10,454	64,851	171,035
2022 Total Households	12,066	76,836	210,385
2027 Total Households	12,474	80,158	220,685
2022 Average Household Size	1.84	2.02	2.11
2000 Owner Occupied Housing	2,590	24,307	62,476
2000 Renter Occupied Housing	6,763	32,388	90,107
2022 Owner Occupied Housing	3,150	28,018	77,052
2022 Renter Occupied Housing	8,916	48,818	133,333
2022 Vacant Housing	2,551	11,595	30,978
2022 Total Housing	14,617	88,431	241,363
2027 Owner Occupied Housing	3,340	29,080	80,035
2027 Renter Occupied Housing	9,134	51,078	140,651
2027 Vacant Housing	2,559	11,423	30,502
2027 Total Housing	15,033	91,581	251,187
2022-2027: Households: Growth Rate	3.35 %	4.25 %	4.80 %

Source: esri

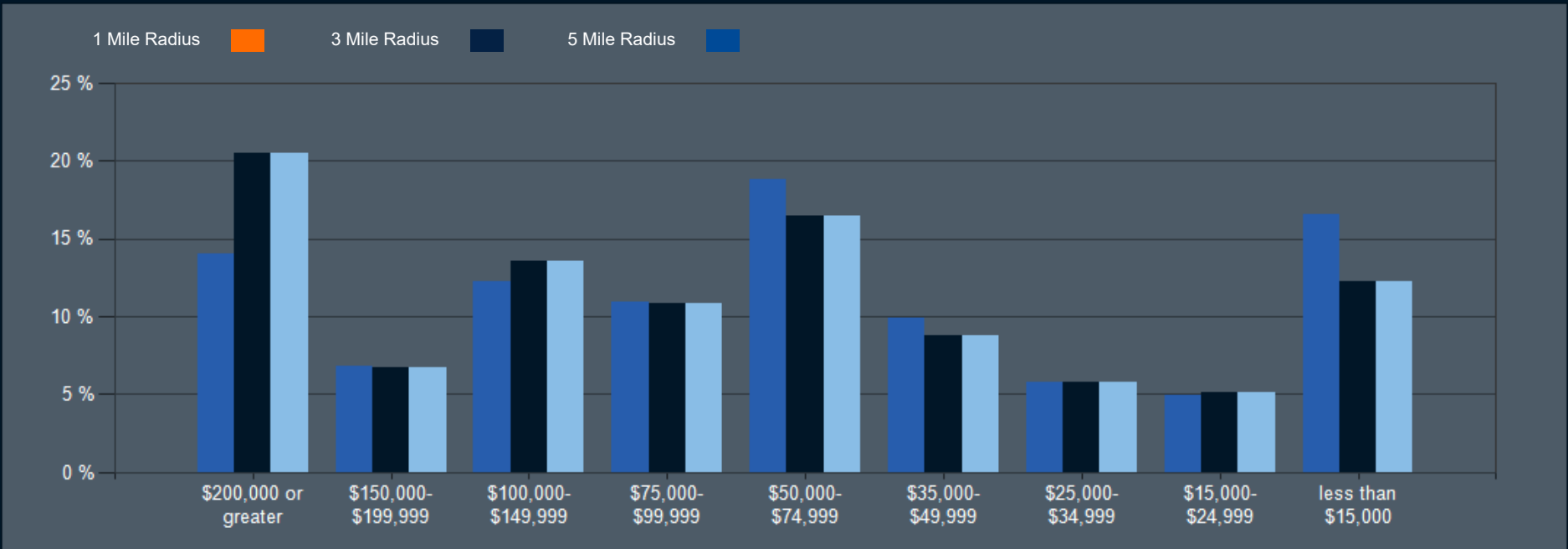
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,123	15,787	44,127
2022 Population Age 35-39	2,085	12,572	36,706
2022 Population Age 40-44	1,471	10,534	30,455
2022 Population Age 45-49	1,173	8,916	25,249
2022 Population Age 50-54	1,021	8,473	24,588
2022 Population Age 55-59	973	8,459	24,327
2022 Population Age 60-64	982	9,010	25,378
2022 Population Age 65-69	842	7,694	21,832
2022 Population Age 70-74	664	6,099	17,244
2022 Population Age 75-79	470	4,075	11,904
2022 Population Age 80-84	282	2,553	7,380
2022 Population Age 85+	304	2,859	7,328
2022 Population Age 18+	19,117	131,771	376,216
2022 Median Age	34	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,154	\$67,607	\$72,360
Average Household Income 25-34	\$92,581	\$104,459	\$107,618
Median Household Income 35-44	\$75,502	\$92,488	\$84,954
Average Household Income 35-44	\$134,528	\$161,069	\$144,929
Median Household Income 45-54	\$94,227	\$121,746	\$101,382
Average Household Income 45-54	\$167,576	\$203,737	\$169,982
Median Household Income 55-64	\$95,754	\$117,867	\$93,478
Average Household Income 55-64	\$170,878	\$201,744	\$168,091
Median Household Income 65-74	\$69,877	\$79,840	\$67,711
Average Household Income 65-74	\$126,779	\$149,729	\$130,305
Average Household Income 75+	\$98,772	\$101,781	\$94,575

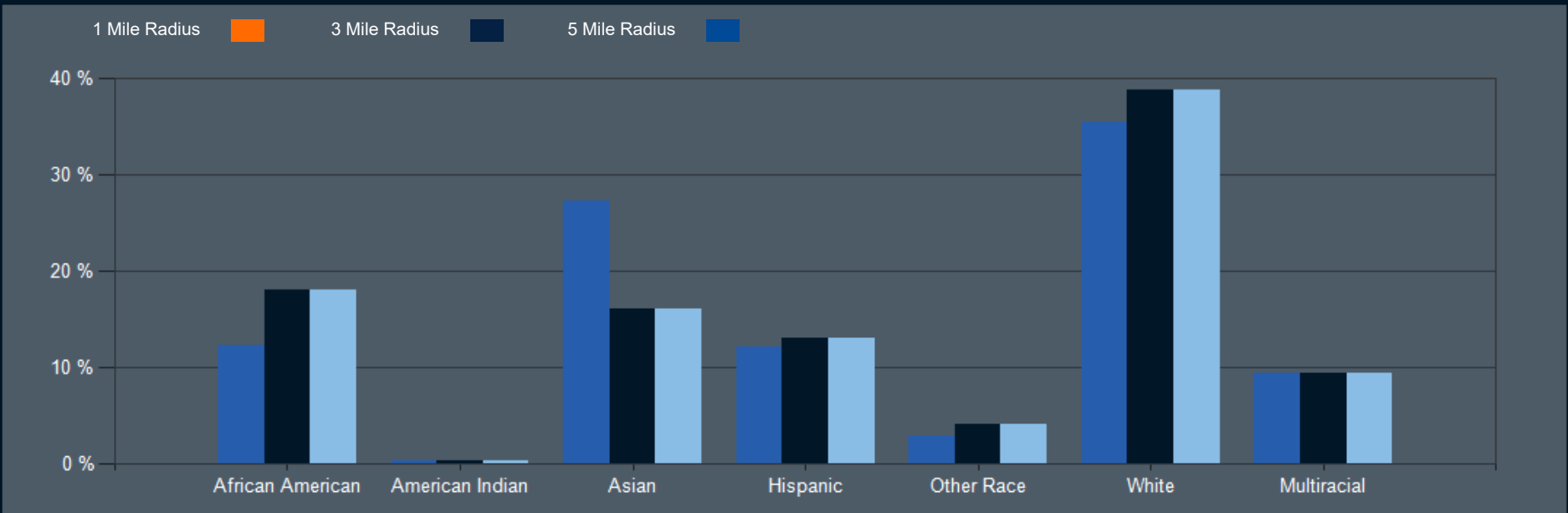
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,799	14,809	41,619
2027 Population Age 35-39	2,062	12,706	37,478
2027 Population Age 40-44	1,506	10,729	31,875
2027 Population Age 45-49	1,285	9,886	28,581
2027 Population Age 50-54	1,019	8,649	24,409
2027 Population Age 55-59	940	8,237	23,714
2027 Population Age 60-64	855	7,700	22,467
2027 Population Age 65-69	809	7,936	22,742
2027 Population Age 70-74	659	6,458	18,819
2027 Population Age 75-79	543	5,210	14,722
2027 Population Age 80-84	361	3,488	9,663
2027 Population Age 85+	337	3,274	8,611
2027 Population Age 18+	19,670	137,154	392,281
2027 Median Age	33	36	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,992	\$75,801	\$80,581
Average Household Income 25-34	\$105,768	\$118,890	\$121,583
Median Household Income 35-44	\$84,392	\$103,267	\$96,338
Average Household Income 35-44	\$146,285	\$174,621	\$159,033
Median Household Income 45-54	\$104,812	\$131,618	\$110,764
Average Household Income 45-54	\$179,641	\$216,991	\$184,398
Median Household Income 55-64	\$106,077	\$130,256	\$104,929
Average Household Income 55-64	\$183,359	\$216,674	\$181,557
Median Household Income 65-74	\$80,819	\$90,047	\$77,872
Average Household Income 65-74	\$143,371	\$169,926	\$147,275
Average Household Income 75+	\$117,253	\$123,282	\$113,681

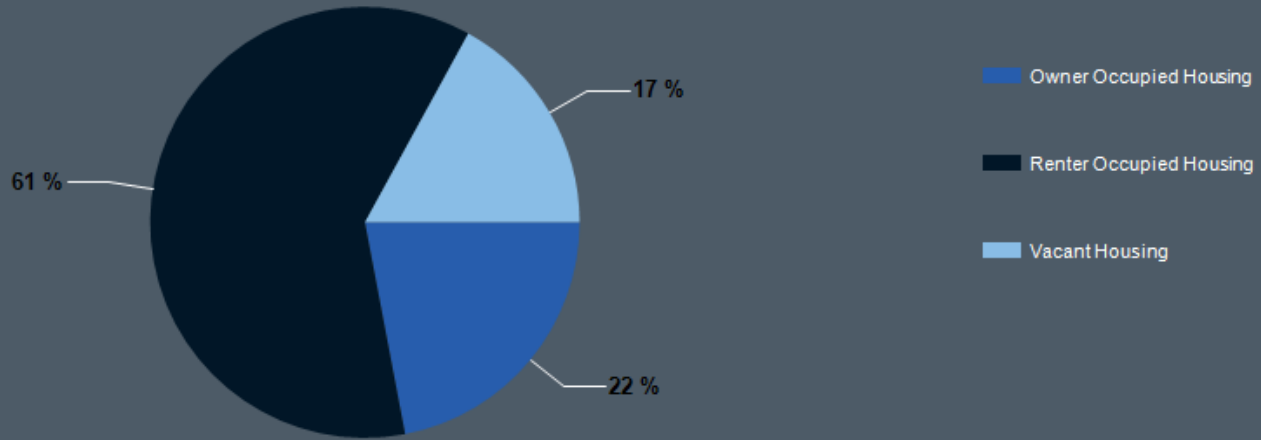
2022 Household Income



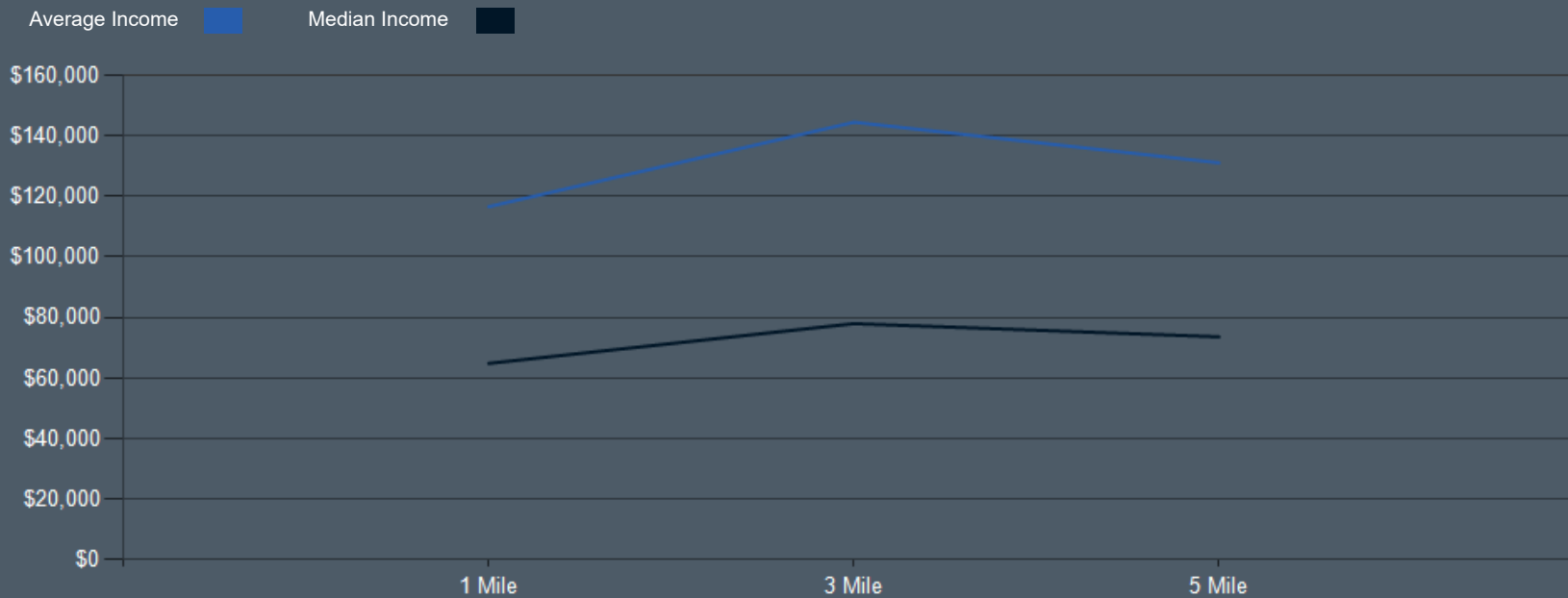
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



SUITE
444

REHAB HQ

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Exclusively Marketed by:

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