



8191 SOUTHWEST FWY #204

8191 SOUTHWEST FWY #204, Houston, TX 77074



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\$13 /SF/Year

CONVENIENTLY LOCATED OFF SOUTHWEST FREEWAY MEDICAL CENTER. 2-STORY BRICK OFFICE BUILDING BUILT IN 1979. CONCRETE PARKING WITH NUMEROUS PARKING SPACES.

- HIGH CEILINGS, LOTS OF WINDOWS, GREAT VIEWS
- FACING 59 SOUTHWEST FREEWAY , BETWEEN S. GESSNER AND BEECHNUT
- FORMER BEAUTY SALON WITH PLUMBING READY
- GREAT FOR MEDICAL OFFICE
- HIGH TRAFFIC AREA
- 4 PRIVATE OFFICES, 2 BATHROOMS, STORAGE AND RECEPTION

For more information visit:

<http://www.crelisting.net/PFg20Uk0Q/?StepID=107>

Total Space Available:	1,050 SF
Rental Rate:	\$13 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail (Other)
Building Size:	8,558 SF
Year Built:	1979



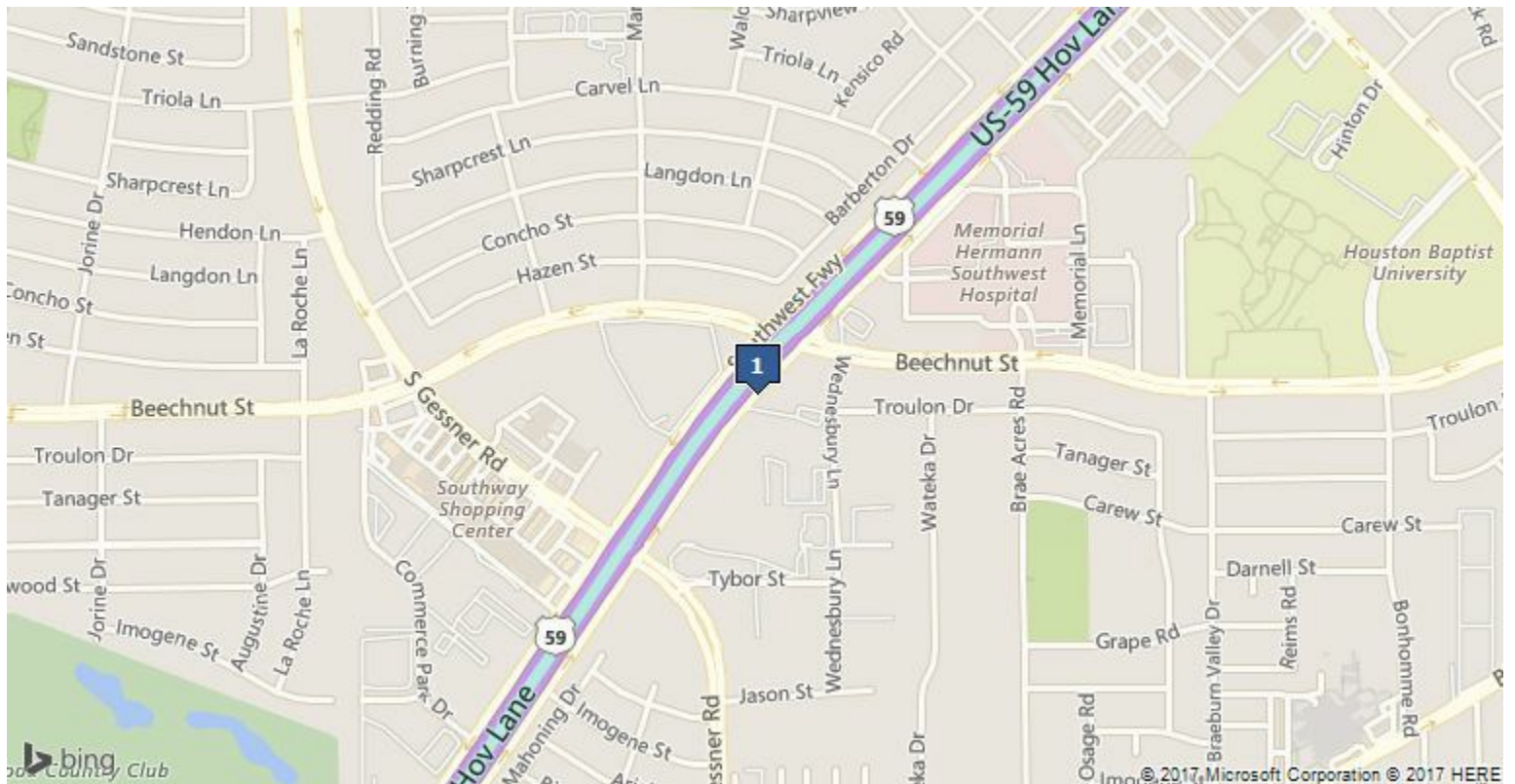


Space 204

Space Available	1,050 SF
Rental Rate	\$13 /SF/Year
Space / Lot Type	Retail (Other)
Additional Space / Lot Types	Strip Center, Executive Suite, Medical Office
Lease Type	NNN
Date Available	Oct 2017
Lease Term	36 Months
Pct. Procurement Fee	3.00%

MOVE IN READY FOR HAIR SALON FOR LEASE. 1050 SQ FT OF OFFICE/ MEDICAL/ RETAIL SPACE LOCATED ON THE SECOND FLOOR. HIGH CEILINGS WITH SURPLUS PLUMBING AVAILABLE. BUILT IN CABINETS. GREAT COLOR SCHEME. WILL BE COMPLETELY PAINTED AND RENOVATED.

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SOUTH OF 59, BETWEEN S GESSNER AND BEECHNUT. NEXT TO KPRC CHANNEL 2 NEWS BUILDING AND MEMORIAL SOUTHWEST HOSPITAL. FEW MILES FROM HILCROFT AND FEW MINUTES FROM SHARPSTOWN.



Property Photos

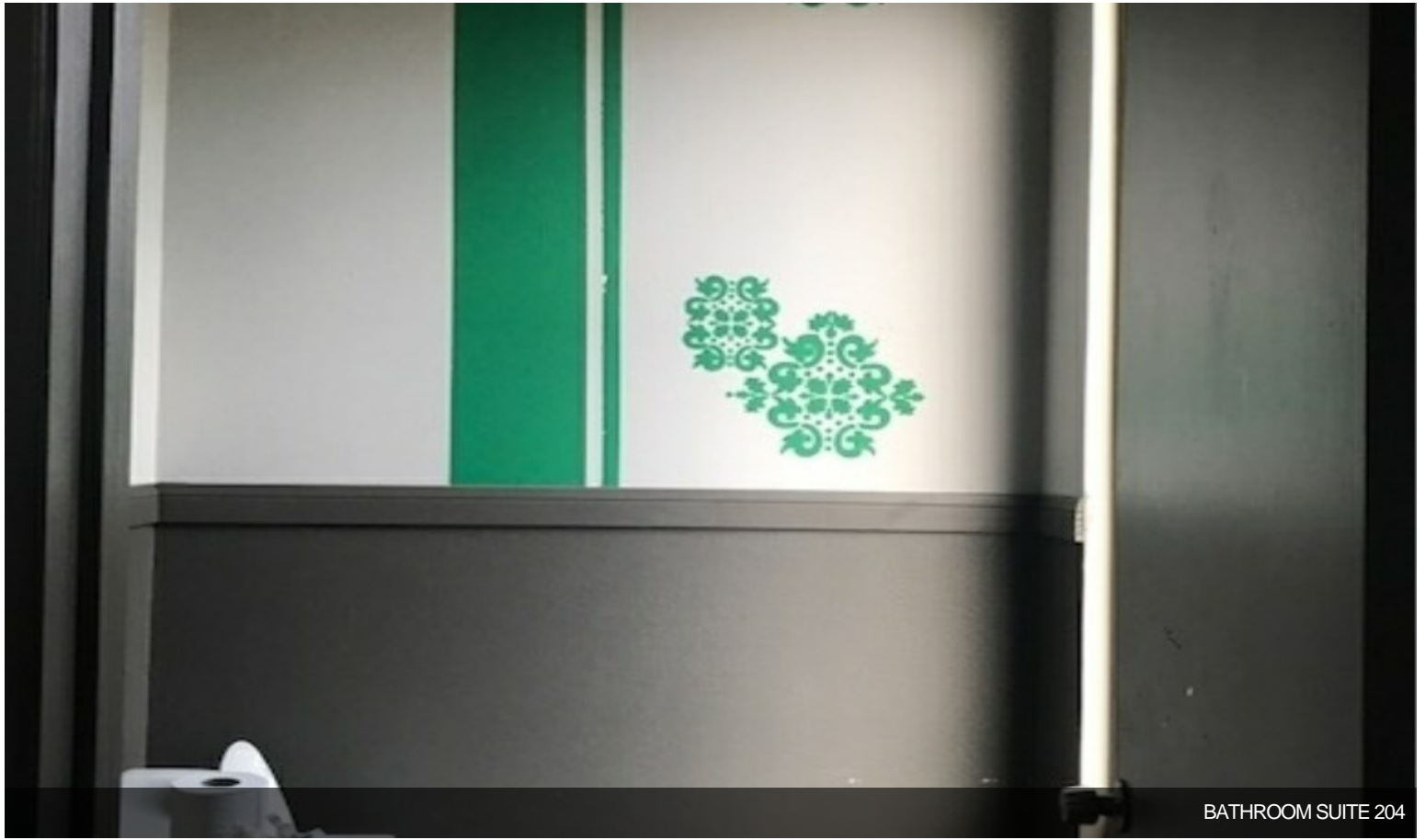


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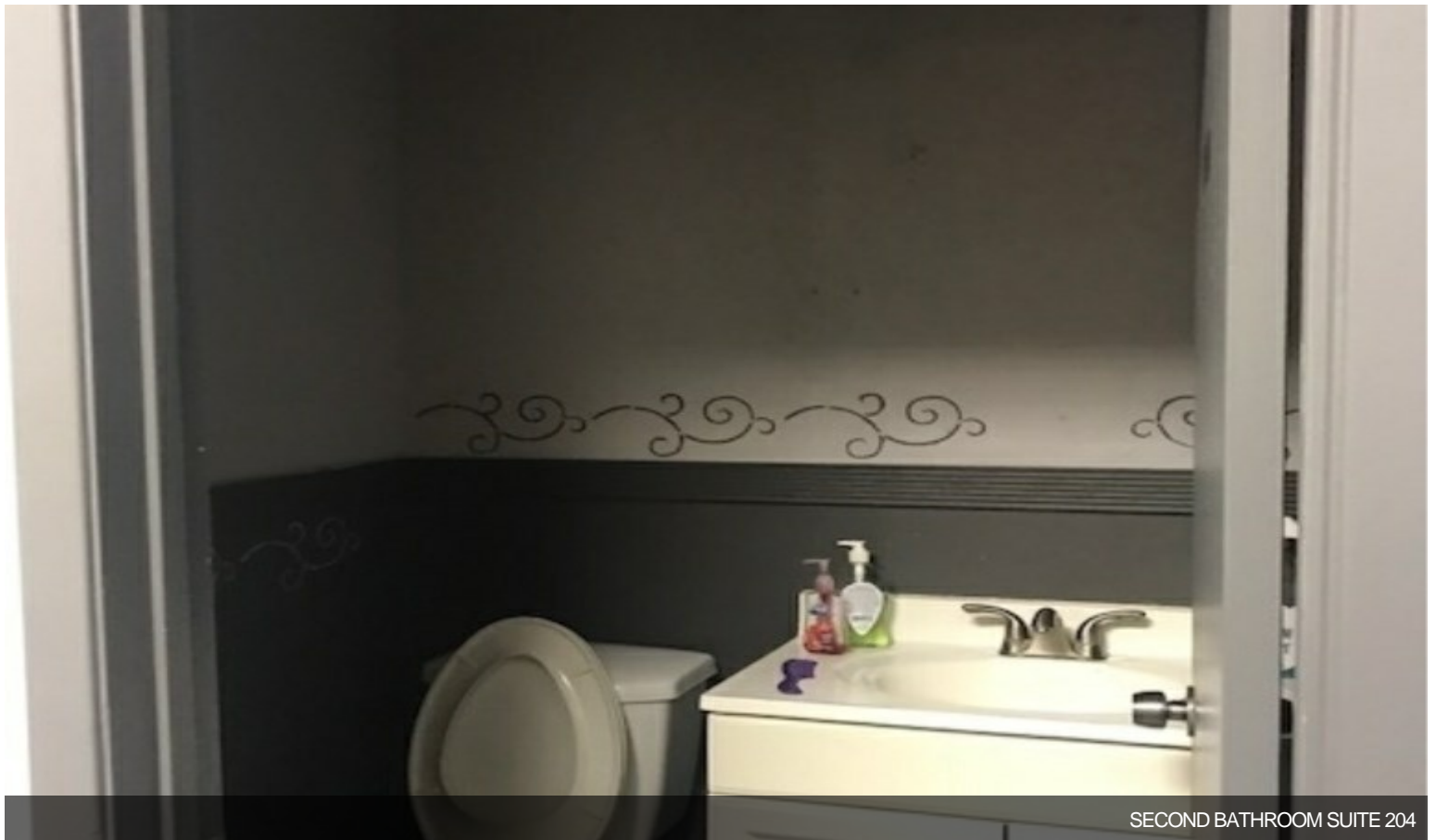


SUITE 204

Property Photos

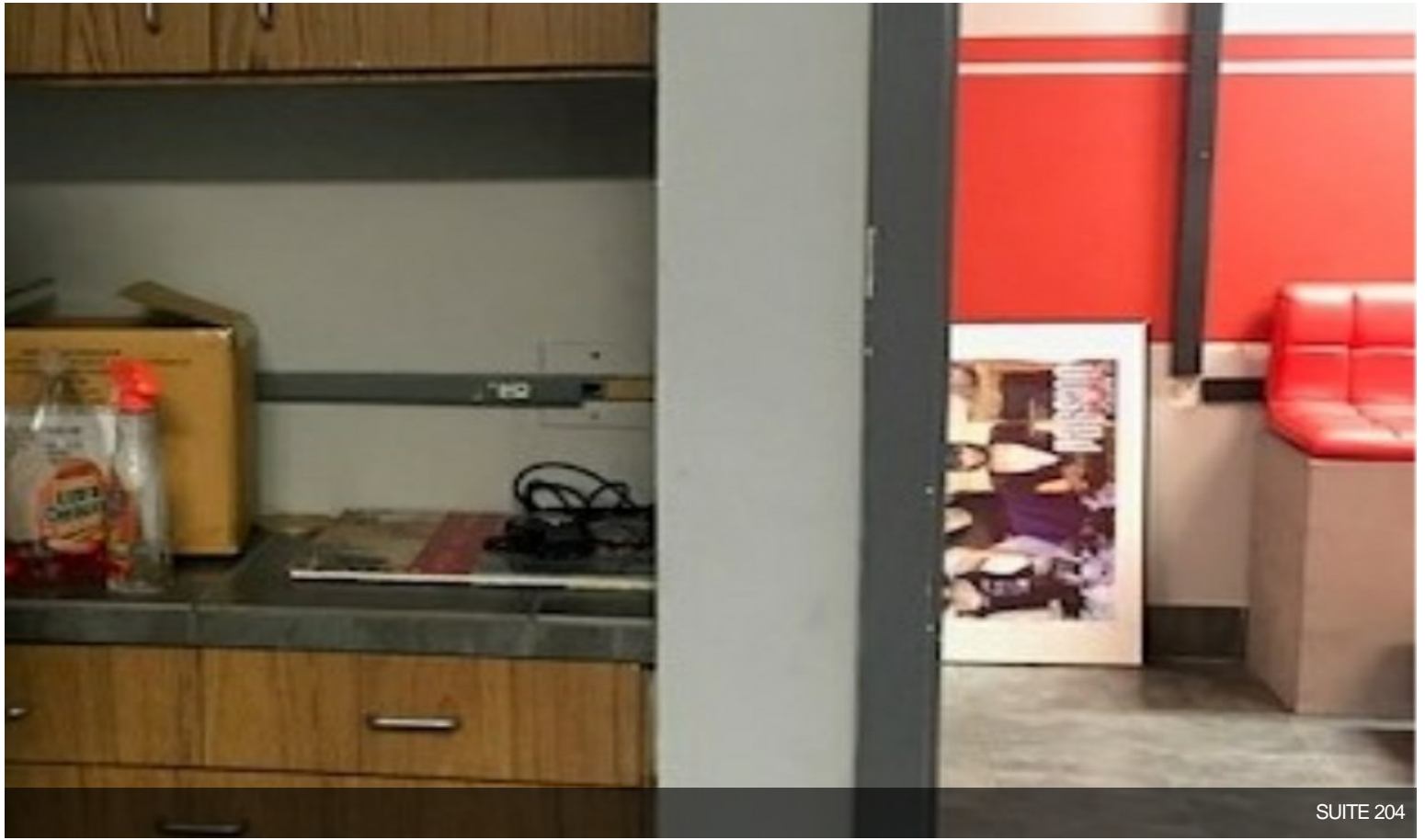


BATHROOM SUITE 204



SECOND BATHROOM SUITE 204

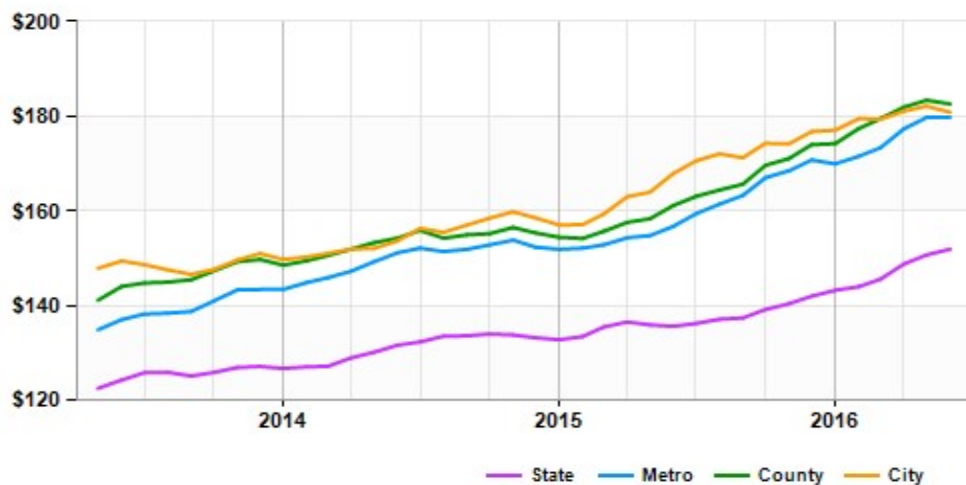
Property Photos



SUITE 204

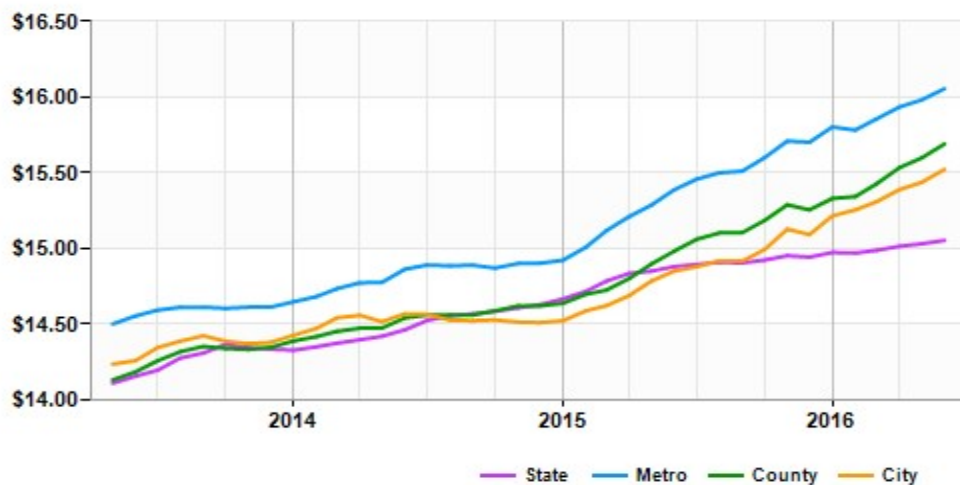
Market Trends

Asking Prices Retail for Sale Houston, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%
Metro	\$180	+3.7%	+14.7%
City	\$181	+0.8%	+7.7%
County	\$183	+1.7%	+13.3%

Asking Rent Retail for Lease Houston, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%
Metro	\$16.06	+1.3%	+4.3%
City	\$15.52	+1.4%	+4.5%
County	\$15.69	+1.7%	+4.7%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	9,738	125,192	290,590
2015 Female Population	9,972	120,350	285,883
% 2015 Male Population	49.41%	50.99%	50.41%
% 2015 Female Population	50.59%	49.01%	49.59%
2015 Total Population: Adult	15,115	178,719	432,131
2015 Total Daytime Population	25,141	250,404	628,242
2015 Total Employees	13,712	115,586	326,394
2015 Total Population: Median Age	35	31	32
2015 Total Population: Adult Median Age	46	40	41
2015 Total population: Under 5 years	1,326	22,794	47,057
2015 Total population: 5 to 9 years	1,317	19,823	41,921
2015 Total population: 10 to 14 years	1,225	15,744	35,653
2015 Total population: 15 to 19 years	1,570	15,233	34,389
2015 Total population: 20 to 24 years	1,729	21,645	48,864
2015 Total population: 25 to 29 years	1,353	23,148	56,567
2015 Total population: 30 to 34 years	1,422	22,727	52,611
2015 Total population: 35 to 39 years	1,185	18,177	42,302
2015 Total population: 40 to 44 years	1,189	16,658	39,692
2015 Total population: 45 to 49 years	1,174	14,031	34,138
2015 Total population: 50 to 54 years	1,183	13,247	33,905
2015 Total population: 55 to 59 years	1,120	11,885	31,400
2015 Total population: 60 to 64 years	891	9,263	25,063
2015 Total population: 65 to 69 years	689	6,849	18,237
2015 Total population: 70 to 74 years	656	4,745	12,216
2015 Total population: 75 to 79 years	577	3,621	8,694
2015 Total population: 80 to 84 years	448	2,765	6,512
2015 Total population: 85 years and over	656	3,187	7,252
% 2015 Total population: Under 5 years	6.73%	9.28%	8.16%
% 2015 Total population: 5 to 9 years	6.68%	8.07%	7.27%
% 2015 Total population: 10 to 14 years	6.22%	6.41%	6.18%
% 2015 Total population: 15 to 19 years	7.97%	6.20%	5.97%
% 2015 Total population: 20 to 24 years	8.77%	8.82%	8.48%
% 2015 Total population: 25 to 29 years	6.86%	9.43%	9.81%
% 2015 Total population: 30 to 34 years	7.21%	9.26%	9.13%
% 2015 Total population: 35 to 39 years	6.01%	7.40%	7.34%
% 2015 Total population: 40 to 44 years	6.03%	6.78%	6.89%
% 2015 Total population: 45 to 49 years	5.96%	5.71%	5.92%
% 2015 Total population: 50 to 54 years	6.00%	5.40%	5.88%
% 2015 Total population: 55 to 59 years	5.68%	4.84%	5.45%
% 2015 Total population: 60 to 64 years	4.52%	3.77%	4.35%
% 2015 Total population: 65 to 69 years	3.50%	2.79%	3.16%
% 2015 Total population: 70 to 74 years	3.33%	1.93%	2.12%
% 2015 Total population: 75 to 79 years	2.93%	1.47%	1.51%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.27%	1.13%	1.13%
% 2015 Total population: 85 years and over	3.33%	1.30%	1.26%
2015 White alone	9,327	101,566	263,466
2015 Black or African American alone	2,990	54,491	124,765
2015 American Indian and Alaska Native alone	125	1,976	4,920
2015 Asian alone	2,487	25,100	65,292
2015 Native Hawaiian and OPI alone	49	218	356
2015 Some Other Race alone	3,809	50,171	92,624
2015 Two or More Races alone	923	12,020	25,050
2015 Hispanic	9,902	131,813	254,548
2015 Not Hispanic	9,808	113,729	321,925
% 2015 White alone	47.32%	41.36%	45.70%
% 2015 Black or African American alone	15.17%	22.19%	21.64%
% 2015 American Indian and Alaska Native alone	0.63%	0.80%	0.85%
% 2015 Asian alone	12.62%	10.22%	11.33%
% 2015 Native Hawaiian and OPI alone	0.25%	0.09%	0.06%
% 2015 Some Other Race alone	19.33%	20.43%	16.07%
% 2015 Two or More Races alone	4.68%	4.90%	4.35%
% 2015 Hispanic	50.24%	53.68%	44.16%
% 2015 Not Hispanic	49.76%	46.32%	55.84%
2015 Not Hispanic: White alone	6,033	50,035	165,948
2015 Not Hispanic: Black or African American alone	3,607	60,753	114,088
2015 Not Hispanic: American Indian and Alaska Native alone	34	357	829
2015 Not Hispanic: Asian alone	2,519	23,296	54,334
2015 Not Hispanic: Native Hawaiian and OPI alone	12	82	201
2015 Not Hispanic: Some Other Race alone	37	452	998
2015 Not Hispanic: Two or More Races	262	4,035	9,490
% 2015 Not Hispanic: White alone	32.20%	21.41%	32.21%
% 2015 Not Hispanic: Black or African American alone	19.25%	25.99%	22.15%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.18%	0.15%	0.16%
% 2015 Not Hispanic: Asian alone	13.45%	9.97%	10.55%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.06%	0.04%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.20%	0.19%	0.19%
% 2015 Not Hispanic: Two or More Races	1.40%	1.73%	1.84%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	19,710	245,542	576,473
2015 Households	6,217	83,924	210,590

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,721	18,139	44,862
Household Change 2010-2015	335	2,831	7,169
% Population Change 2010-2015	9.57%	7.98%	8.44%
% Household Change 2010-2015	5.70%	3.49%	3.52%
Population Change 2000-2015	976	11,801	61,343
Household Change 2000-2015	-542	-3,193	7,558
% Population Change 2000 to 2015	5.21%	5.05%	11.91%
% Household Change 2000 to 2015	-8.02%	-3.67%	3.72%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	6,994	93,093	219,557
2015 Occupied Housing Units	6,758	87,117	203,036
2015 Owner Occupied Housing Units	3,298	24,261	70,996
2015 Renter Occupied Housing Units	3,460	62,856	132,040
2015 Vacant Housings Units	236	5,977	16,521
% 2015 Occupied Housing Units	96.63%	93.58%	92.48%
% 2015 Owner occupied housing units	48.80%	27.85%	34.97%
% 2015 Renter occupied housing units	51.20%	72.15%	65.03%
% 2000 Vacant housing units	3.37%	6.42%	7.52%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$34,825	\$32,764	\$41,661
2015 Household Income: Average	\$53,415	\$49,565	\$68,754
2015 Per Capita Income	\$17,802	\$17,096	\$25,257
2015 Household income: Less than \$10,000	523	9,339	18,874
2015 Household income: \$10,000 to \$14,999	430	7,106	13,964
2015 Household income: \$15,000 to \$19,999	650	8,013	15,935
2015 Household income: \$20,000 to \$24,999	640	8,317	15,903
2015 Household income: \$25,000 to \$29,999	409	5,917	12,241
2015 Household income: \$30,000 to \$34,999	473	5,913	13,571
2015 Household income: \$35,000 to \$39,999	205	5,190	11,537
2015 Household income: \$40,000 to \$44,999	367	4,491	9,835
2015 Household income: \$45,000 to \$49,999	363	3,913	10,139
2015 Household income: \$50,000 to \$59,999	408	5,475	15,662
2015 Household income: \$60,000 to \$74,999	543	5,973	16,830
2015 Household income: \$75,000 to \$99,999	424	5,345	17,889
2015 Household income: \$100,000 to \$124,999	407	3,590	11,714
2015 Household income: \$125,000 to \$149,999	95	1,634	6,309
2015 Household income: \$150,000 to \$199,999	125	1,873	7,715
2015 Household income: \$200,000 or more	155	1,835	12,472
% 2015 Household income: Less than \$10,000	8.41%	11.13%	8.96%
% 2015 Household income: \$10,000 to \$14,999	6.92%	8.47%	6.63%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	10.46%	9.55%	7.57%
% 2015 Household income: \$20,000 to \$24,999	10.29%	9.91%	7.55%
% 2015 Household income: \$25,000 to \$29,999	6.58%	7.05%	5.81%
% 2015 Household income: \$30,000 to \$34,999	7.61%	7.05%	6.44%
% 2015 Household income: \$35,000 to \$39,999	3.30%	6.18%	5.48%
% 2015 Household income: \$40,000 to \$44,999	5.90%	5.35%	4.67%
% 2015 Household income: \$45,000 to \$49,999	5.84%	4.66%	4.81%
% 2015 Household income: \$50,000 to \$59,999	6.56%	6.52%	7.44%
% 2015 Household income: \$60,000 to \$74,999	8.73%	7.12%	7.99%
% 2015 Household income: \$75,000 to \$99,999	6.82%	6.37%	8.49%
% 2015 Household income: \$100,000 to \$124,999	6.55%	4.28%	5.56%
% 2015 Household income: \$125,000 to \$149,999	1.53%	1.95%	3.00%
% 2015 Household income: \$150,000 to \$199,999	2.01%	2.23%	3.66%
% 2015 Household income: \$200,000 or more	2.49%	2.19%	5.92%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,627,760	\$22,390,951	\$57,580,021
2015 Jewelry stores	\$553,951	\$7,482,153	\$20,523,248
2015 Mens clothing stores	\$1,859,450	\$25,068,307	\$66,184,512
2015 Shoe stores	\$1,905,191	\$25,752,807	\$67,465,595
2015 Womens clothing stores	\$3,149,508	\$41,233,251	\$110,188,686
2015 Automobile dealers	\$23,972,314	\$313,358,942	\$852,930,973
2015 Automotive parts and accessories stores	\$4,748,721	\$61,954,706	\$165,679,198
2015 Other motor vehicle dealers	\$671,716	\$8,651,632	\$22,736,656
2015 Tire dealers	\$2,122,438	\$27,709,920	\$74,081,677
2015 Hardware stores	\$93,168	\$1,166,947	\$3,294,824
2015 Home centers	\$936,954	\$11,649,739	\$33,191,667
2015 Nursery and garden centers	\$1,151,549	\$13,982,340	\$40,440,262
2015 Outdoor power equipment stores	\$534,074	\$6,584,103	\$18,167,442
2015 Paint andwallpaper stores	\$110,997	\$1,407,609	\$3,838,232
2015 Appliance, television, and other electronics stores	\$3,195,896	\$41,303,797	\$113,057,012
2015 Camera andphotographic supplies stores	\$236,194	\$3,112,447	\$8,707,918
2015 Computer andsoftware stores	\$9,061,389	\$119,755,848	\$314,832,229
2015 Beer, wine, and liquor stores	\$1,559,441	\$20,614,471	\$55,420,372
2015 Convenience stores	\$7,143,180	\$96,648,772	\$252,500,535
2015 Restaurant Expenditures	\$6,438,196	\$84,510,605	\$227,854,357
2015 Supermarkets and other grocery (except convenience) stores	\$26,195,345	\$347,026,088	\$902,480,903
2015 Furniture stores	\$2,269,858	\$30,020,666	\$82,028,965
2015 Home furnishings stores	\$7,982,232	\$103,016,162	\$278,092,188
2015 General merchandise stores	\$41,869,884	\$541,621,206	\$1,470,306,627
2015 Gasoline stations with convenience stores	\$22,130,681	\$294,678,655	\$771,980,224
2015 Other gasoline stations	\$15,856,676	\$209,818,365	\$549,650,800
2015 Department stores (excl leased depts)	\$41,315,933	\$534,139,053	\$1,449,783,379
2015 General merchandise stores	\$41,869,884	\$541,621,206	\$1,470,306,627
2015 Other health and personal care stores	\$1,625,805	\$21,029,791	\$57,209,996

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$6,653,556	\$85,428,250	\$227,775,813
2015 Pet and pet supplies stores	\$1,758,294	\$22,743,063	\$60,716,302
2015 Book, periodical, and music stores	\$262,031	\$3,349,043	\$9,396,878
2015 Hobby, toy, and game stores	\$753,378	\$10,034,607	\$26,738,938
2015 Musical instrument and supplies stores	\$72,916	\$980,244	\$2,766,387
2015 Sewing, needlework, and piece goods stores	\$139,704	\$1,788,645	\$4,822,599
2015 Sporting goods stores	\$723,585	\$9,491,232	\$26,243,703