

# PLAZA DEL REY & EL MERCADITO

5700 BELLAIRE • HOUSTON, TX 77081



**FOR LEASE**

**RETAIL SPACE**

**McALPINE  INTERESTS**

# PROPERTY HIGHLIGHTS

Primary Use: Retail

Area of Town: Southwest - Bellaire

Building Size: 58,646 SF

Available Space: 4,956 SF

- 5712: 1,510 SF

- 5716 H: 1,280 SF

- 5720 C-1: 998 SF

- 5720 C-2: 1,168 SF

Smallest Available: 998 SF

Lease Rate: \$20.00/SF/YR + NNN\*

\*2023 NNNs are \$8.28/SF/YR



## FOR INFORMATION, CONTACT:

JEFF BENNETT

OFFICE: 281.312.0700

JEFF@MI-CRE.COM

McALPINE  INTERESTS

## PROPERTY DESCRIPTION:

- Neighborhood center in a densely populated, highly Hispanic area of Houston
- Comprised of three buildings totaling 58,646 SF on 3.72 acres
- Ample parking (170 parking spaces)
- Excellent visibility and access from Bellaire Blvd.
- Current tenants include a diverse assortment of retail, service, restaurant, and medical uses

## LOCATION DESCRIPTION:

- Located on Bellaire Blvd. in densely populated Southwest Houston
- Easy access to Hwy-59/I-69, West Loop 610, and the Westpark Tollway
- Located only blocks away from residential areas with numerous restaurants and retail in the immediate area

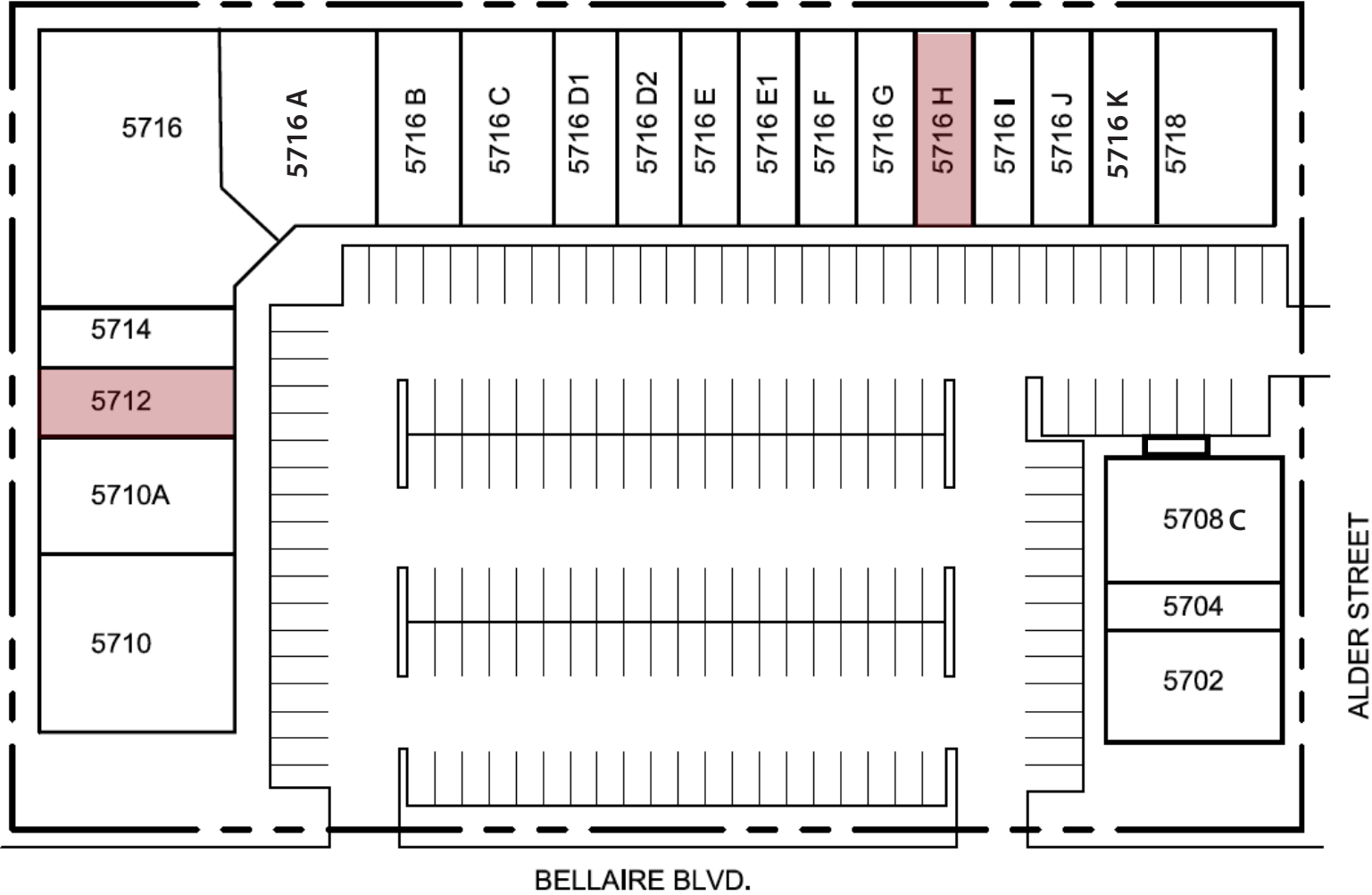


## FOR INFORMATION, CONTACT:

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS

# SITE PLAN PLAZA DEL REY



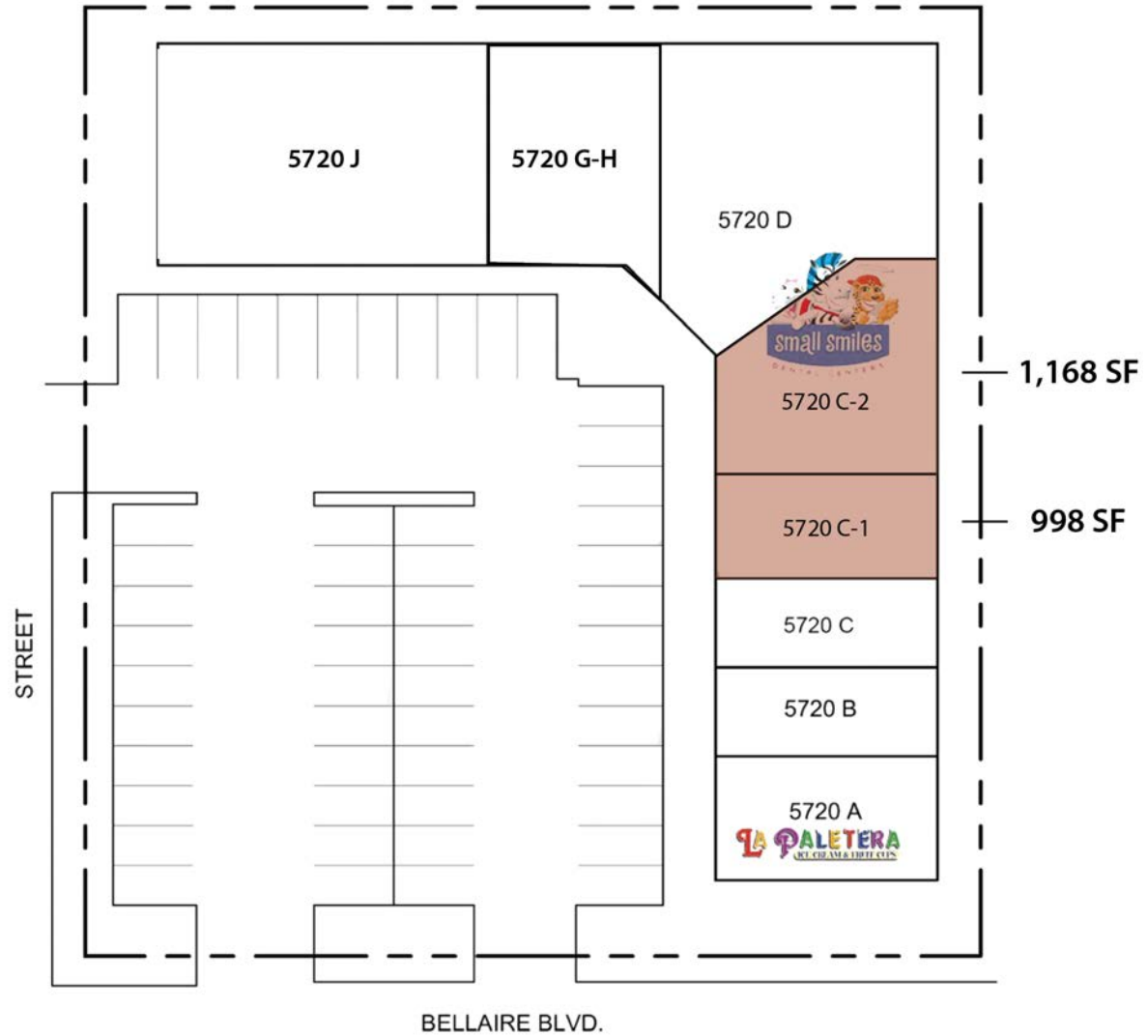
**FOR INFORMATION, CONTACT:**

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# SITE PLAN EL MERCADITO



## FOR INFORMATION, CONTACT:

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS



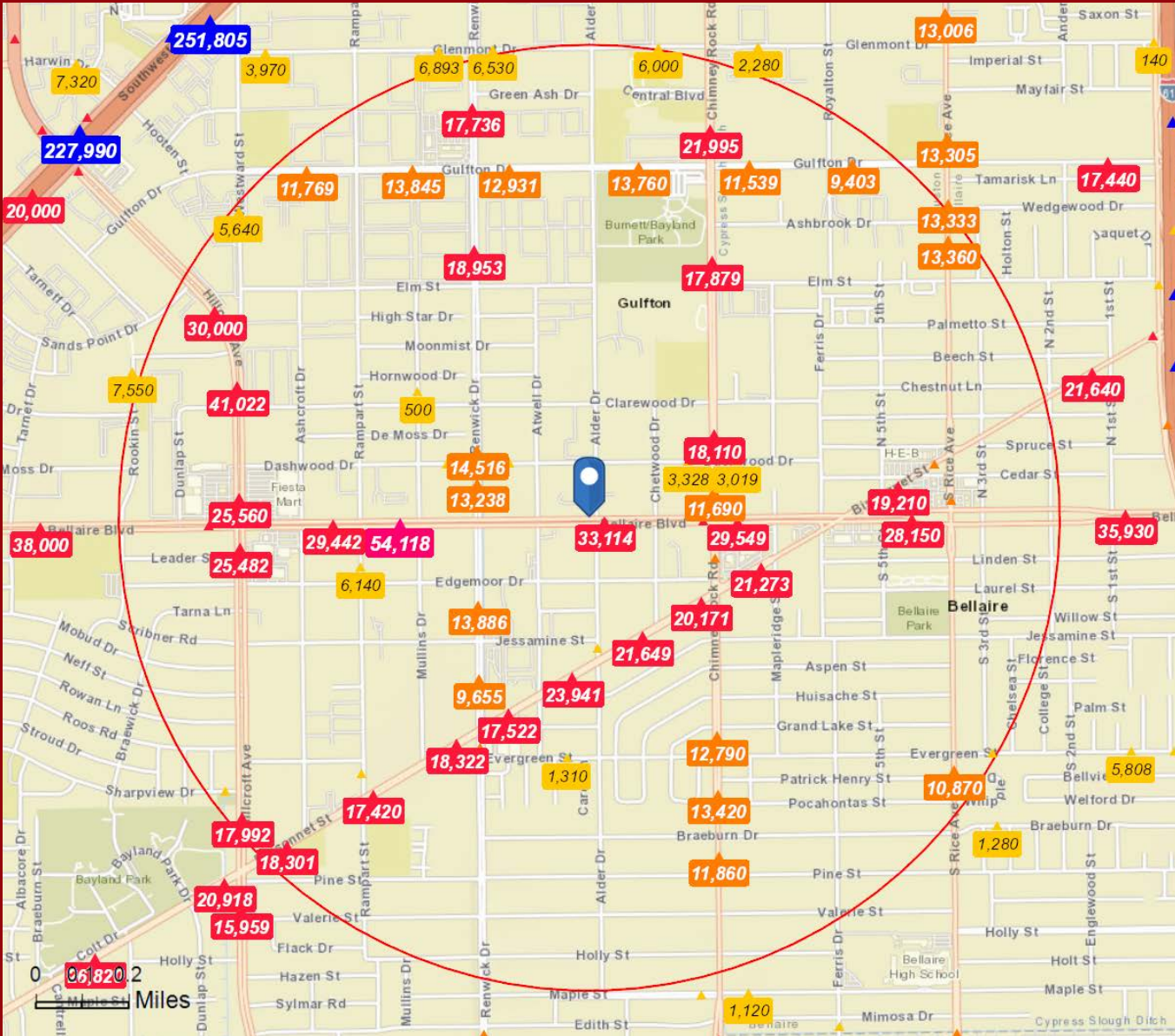
**FOR INFORMATION, CONTACT:**

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# TRAFFIC COUNTS



**FOR INFORMATION, CONTACT:**

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM



This communication, including any attachments, is intended solely for the confidential use of the person(s) named above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

<b>5700 BELLAIRE, HOUSTON, TX</b>	<b>O-1 MILE</b>	<b>%</b>	<b>O-3 MILES</b>	<b>%</b>	<b>O-5 MILES</b>	<b>%</b>
<b>POPULATION</b>						
2024 Projection	42,570		249,737		588,526	
2019 Estimate	40,541		235,894		553,178	
2010 Census	37,461		210,316		489,859	
<b>HOUSEHOLDS</b>						
2024 Projection	13,721		99,003		245,687	
2019 Estimate	13,110		93,651		230,643	
<b>2019 EST. POPULATION BY SINGLE CLASSIFICATION RACE</b>						
White Alone	20,972	51.7%	137,534	58.3%	298,628	54%
Black or African American Alone	3,469	8.6%	24,291	10.3%	91,718	16.6%
American Indian and Alaska Native Alone	348	0.9%	2,377	1%	3,986	0.7%
Asian Alone	2,934	7.2%	24,680	10.5%	60,107	10.9%
Native Hawaiian and Other Pacific Islander Alone	10	0.0%	123	0.1%	337	0.1%
Some Other Race Alone	10,293	25.4%	35,755	15.2%	75,290	13.6%
Two or More Races	2,514	6.2%	11,134	4.7%	23,112	4.2%
Hispanic Origin (Any Race)	29,184	72.0%	106,125	45.0%	214,607	38.8%
<b>INCOME</b>						
2019 Est. Average Household Income	\$65,331		\$104,776		\$103,234	
2019 Est. Median Household Income	\$29,768		\$56,506		\$56,214	
2024 Projected Average Household Income	\$69,871		\$114,337		\$113,575	
2024 Projected Median Household Income	\$32,752		\$62,677		\$63,058	

**FOR INFORMATION, CONTACT:**

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.



# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

- 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 & A BROKER SHOULD BE IN WRITING & 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.

Dapar, Inc. dba McAlpine Interests      313655      adam@mi-cre.com      281 973 4562  
Licensed Broker/Broker Firm Name or License No.      Email      Phone  
Primary Assumed Business Name

Adam McAlpine      600646      adam@mi-cre.com      281 973 4562  
Designated Broker of Firm License No.      Email      Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent License No.      Email      Phone

Jeff Bennett      602095      jeff@mc Alpineinterests.com      281 312-0700

Sales Agent/Associate's Name License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS  
1-0

Regulated by the Texas Real Estate Commission      Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

## FOR INFORMATION, CONTACT:

JEFF BENNETT  
OFFICE: 281.312.0700  
JEFF@MI-CRE.COM

McALPINE  INTERESTS