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: 11,518 SF

- 5716: 8,863 SF (pricing negotiable)
- 5716 D2: 1,375 SF
- 5716 J: 1,280 SF (30 days notice)

Smallest Available: 1,280 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

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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



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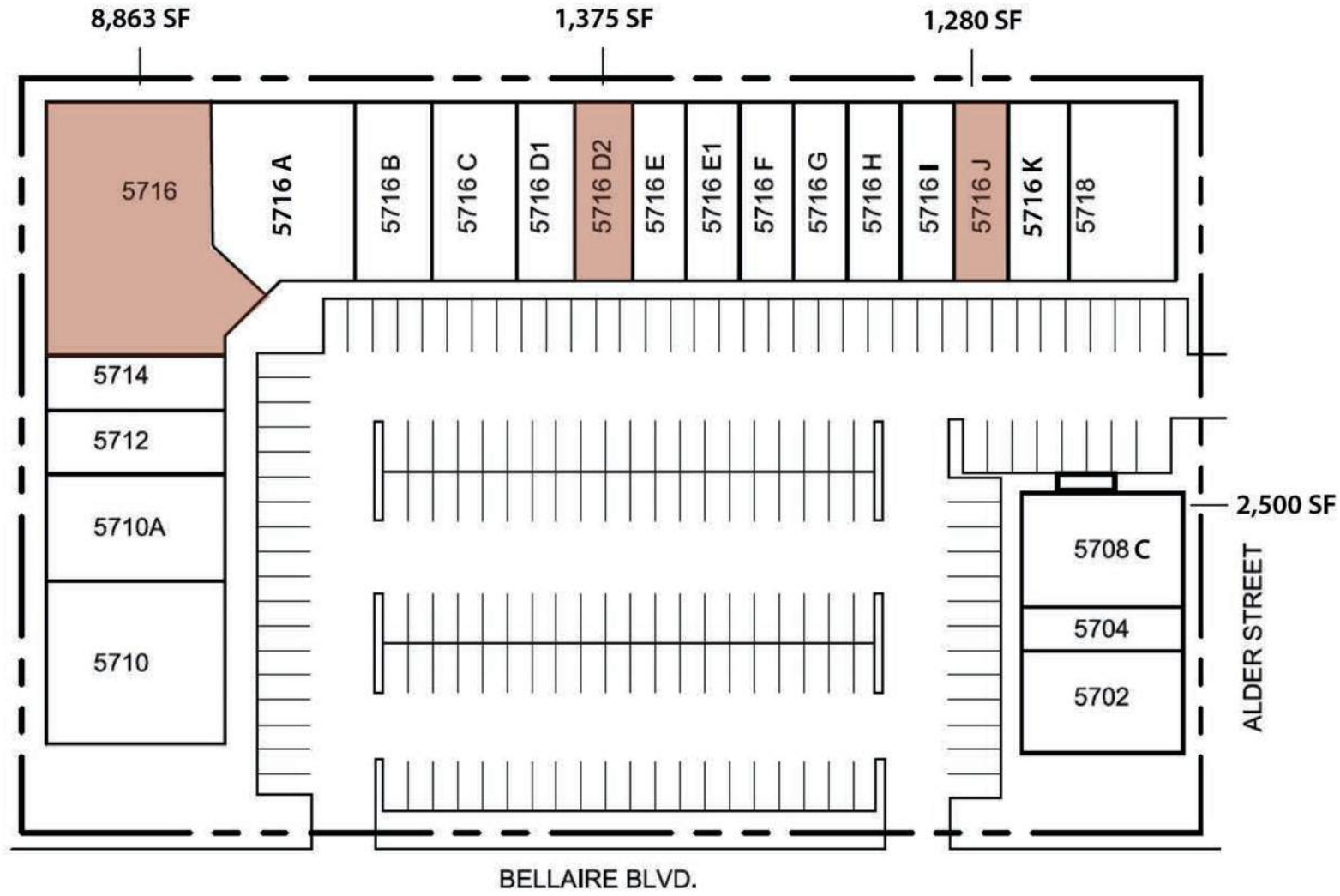
SITE PLAN
PLAZA DEL REY



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SITE PLAN
EL MERCADITO



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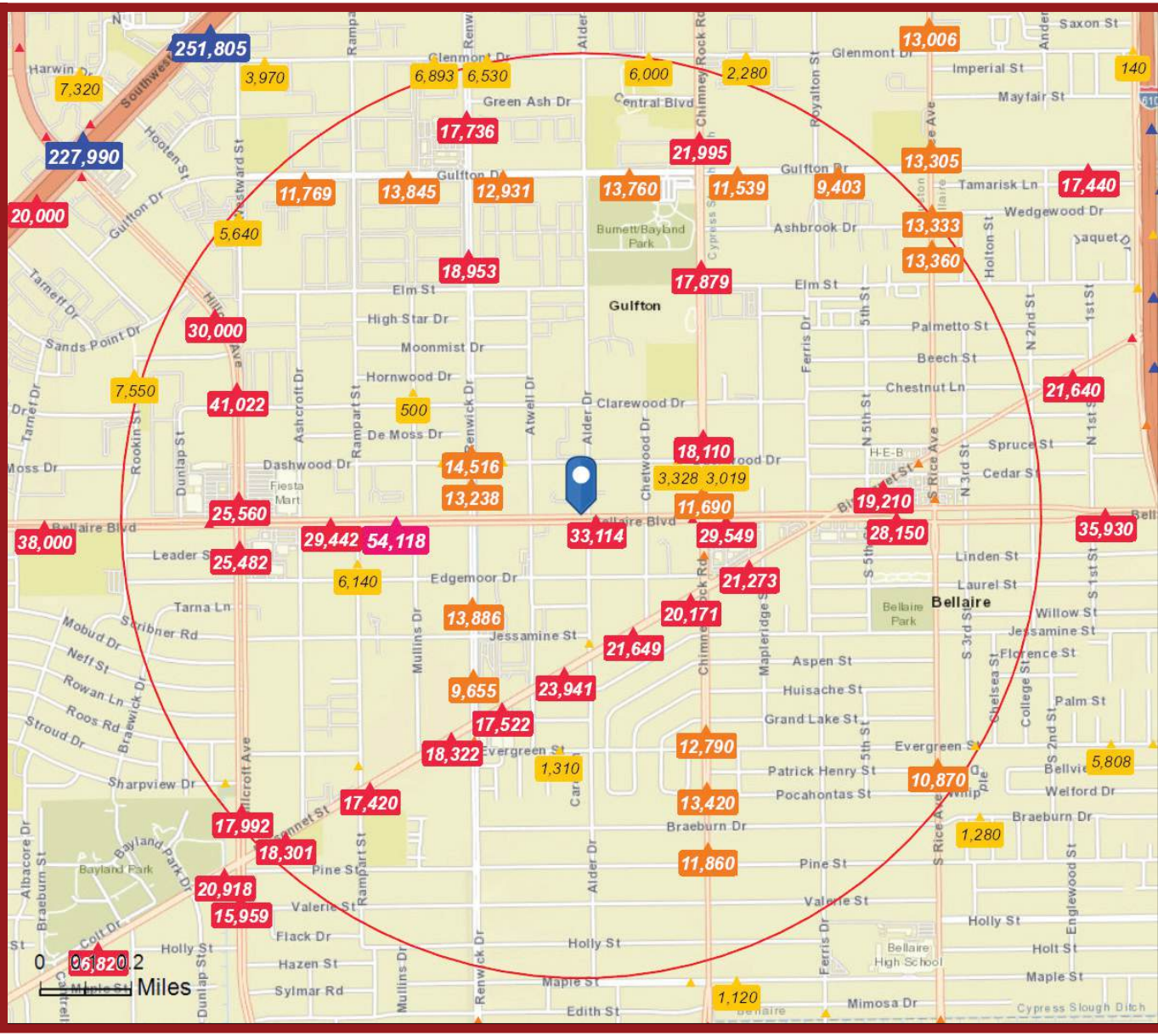
TRAFFIC COUNTS



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DEMOGRAPHICS

5700 Bellaire, Houston, TX	0-1 Mile	%	0-3 Miles	%	0-5 Miles	%
Population						
2024 Projection	42,570		249,737		588,526	
2019 Estimate	40,541		235,894		553,178	
2010 Census	37,461		210,316		489,859	
Households						
2024 Projection	13,721		99,003		245,687	
2019 Estimate	13,110		93,651		230,643	
2019 Est. Population by Single Classification Race						
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%
Income						
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	

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 Primary Assumed Business Name	License No.	Email	Phone
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@mi-cre.com	281 -312-0700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date_____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1

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