

ELLA PLAZA

3542 ELLA BLVD | HOUSTON, TX

2,667 SF
2nd Generation Retail
Space Available



MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com

JULIAN FRITITTA
713.400.2132
jfrititta@read-king.com

713.782.9000



read-king.com

DEMOGRAPHICS

POPULATION

2 Miles	3 Miles	5 Miles
70,134	135,442	408,397

EST. HOUSEHOLDS

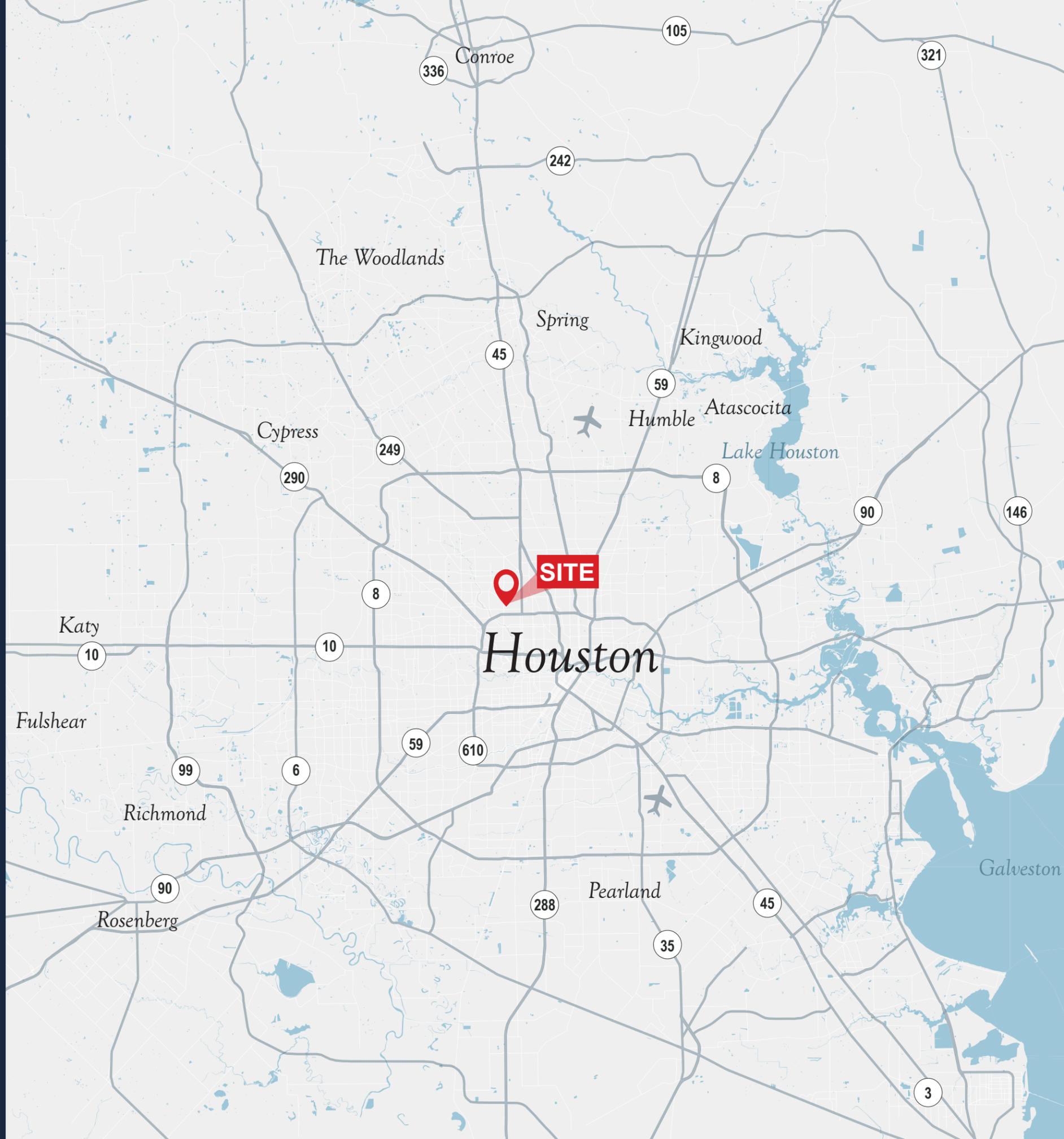
2 Miles	3 Miles	5 Miles
30,874	57,955	167,736

EST. AVG. HH INCOME

2 Miles	3 Miles	5 Miles
\$151,424	\$157,499	\$143,172

TOTAL EMPLOYEES

2 Miles	3 Miles	5 Miles
42,782	93,210	253,559



AREA OVERVIEW

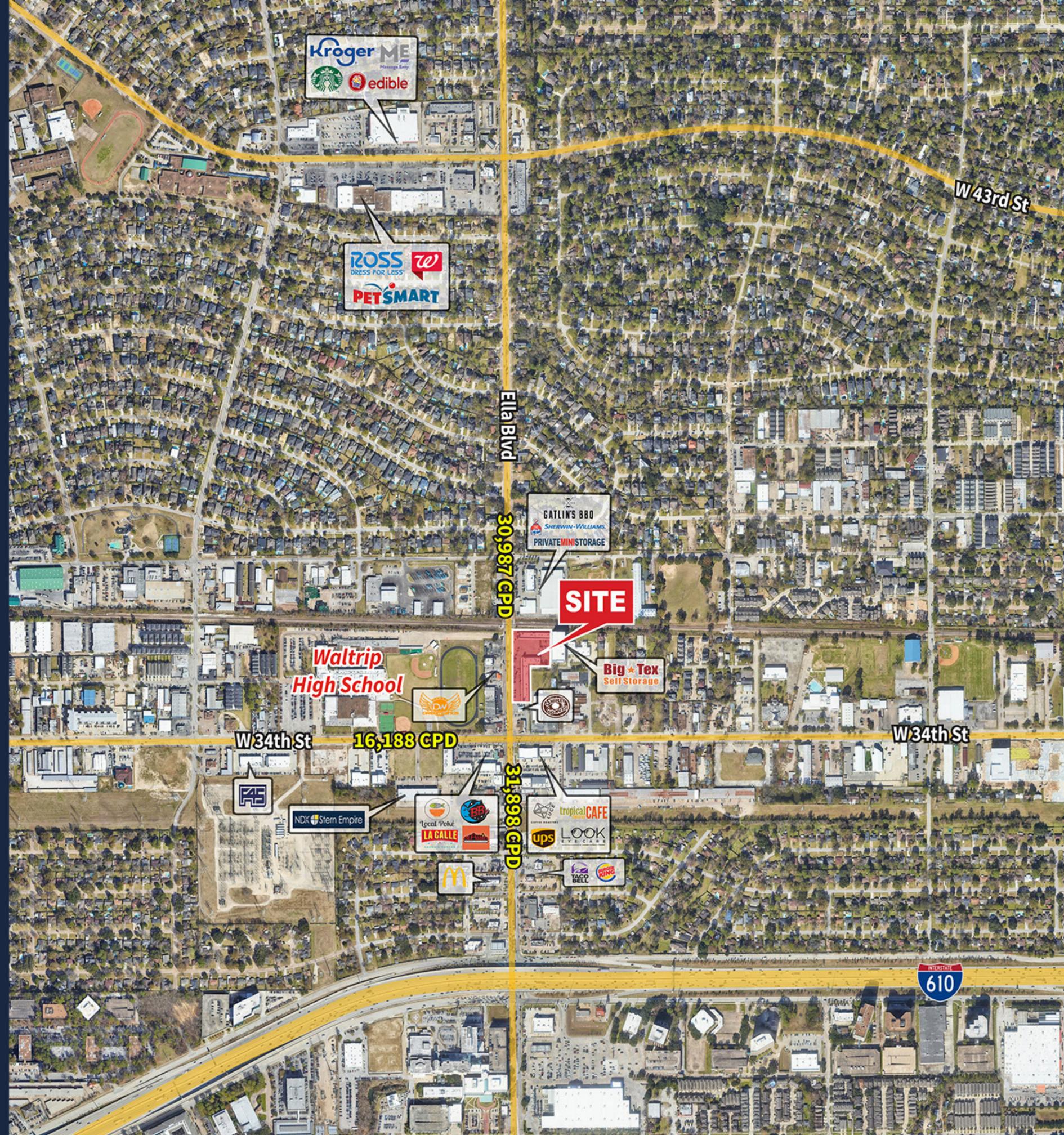
Neighborhood Center with a strong mix of service tenants, serving the residents of Garden Oaks, Oak Forest, and The Heights.

AVAILABLE:

2,668 SF

TRAFFIC COUNTS:

Ella Blvd (South of W 34th St)	31,898 CPD
Ella Blvd (North of W 34th St)	30,987 CPD
W 34th St & Ella Blvd	16,188 CPD



MARKET AERIAL



Oak Forest East
\$125K - \$1.5M

Garden Oaks
\$125K - \$1.5M

Oak Forest West
\$125K - \$1.5M

Lazybrook
\$178K - \$1.3M

Timbergrove Manor
\$178K - \$1.3M

SITE

Pine Forest Business Park

Booker T. Washington High School

COMMON BOND

FIVE GUYS

WHOLE FOODS MARKET
Orangetheory FITNESS

TC Jester Blvd

Ella Blvd

30,987 CPD

N Shepherd Dr

Yale St

N Main St

30,987 CPD

16,188 CPD

31,898 CPD

202,553 CPD

INTERSTATE 610

290

INTERSTATE 610

Office // Business Park

COURTYARD BY MARRIOTT

MEMORIAL HERMANN

BOY SCOUTS OF AMERICA

Houston ISD

Applebee's

Wendy's

Kroger ME edible

ROSS PET SMART DOLLAR TREE PNC BANK

GATLIN'S BBQ SHERWIN-WILLIAMS PRIVATE MINISTORAGE

Waltrip High School

FAS

Local Pint LA GALLE

McDonald's

jiffy lube

tropical CAFE next level ups

POPEYES

Carib's

TACO BELL

BURGER KING

Pollo

salata BBQ CHASE

TACO CASABA

TJ-maxx ROSS ULTA Burlington FIVE BEE-W FLOOR DECOR MOD Bath & Body Works

CVS pharmacy LOWE'S

Chick-fil-e's Pep Boys

EL REY

FERGUSON

HEB

Kroger

McDonald's

Wal-Mart

CVS pharmacy

DISCOUNT TIRE EggHaus

KA SUSHI CRUST

Big Boy Joint Taco Stand

24 Hour Jack

Snooze

TORCHY'S TACOS

CUBE SMART

SITE PLAN

W 34th 1 1/2 Street

SUITE	TENANT	SIZE
1	Nail Salon	1,556 SF
2	10 Massage	2,021 SF
3	The Union Kitchen	4,954 SF
4	Golden Wok	1,594 SF
5	Sunshine Dental	2,491 SF
6	Juiceland	696 SF
7	Marco's Pizza	2,007 SF
8	Jellyfish	2,166 SF
9	Available	2,668 SF
10	Sips & Clips	1,533 SF
11	Select Physical Therapy	2,792 SF



Ella Boulevard





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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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 1-0

For More Information Contact

Matt McKinnerney

Vice President – Leasing Representative
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing Representative
lpleason@read-king.com
713.980.4753

Julian Fertitta

Leasing Associate
jfertitta@read-king.com
713.400.2132



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections