

# For Lease



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## Shops on Navigation

2240 Navigation Blvd.

Houston, Texas 77003



# For Lease



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## SHOPS ON NAVIGATION

2240 Navigation Blvd., Houston, Texas 77003

### Property Information

|                 |                              |
|-----------------|------------------------------|
| Available Space | 780 SF 2nd Gen Move In Ready |
| Rental Rate     | Call for Pricing             |
| NNN             | \$9.50 PSF                   |
| Total Sq. Ft.   | 17,953 SF                    |

### Property Highlights

- Near the Downtown Houston Historic District & EADO
- High growth area
- 9,000+ Apartments/Town-houses under construction or in development

### Demographics

|                          |                                       |
|--------------------------|---------------------------------------|
| Population (2020)        | 1 mi. - 47,055<br>3 mi. - 199,129     |
| Average Household Income | 1 mi. - \$112,226<br>3 mi. - \$86,258 |
| Daytime Population       | 1 mi. - 67,973<br>3 mi. - 388,888     |

### For More Information

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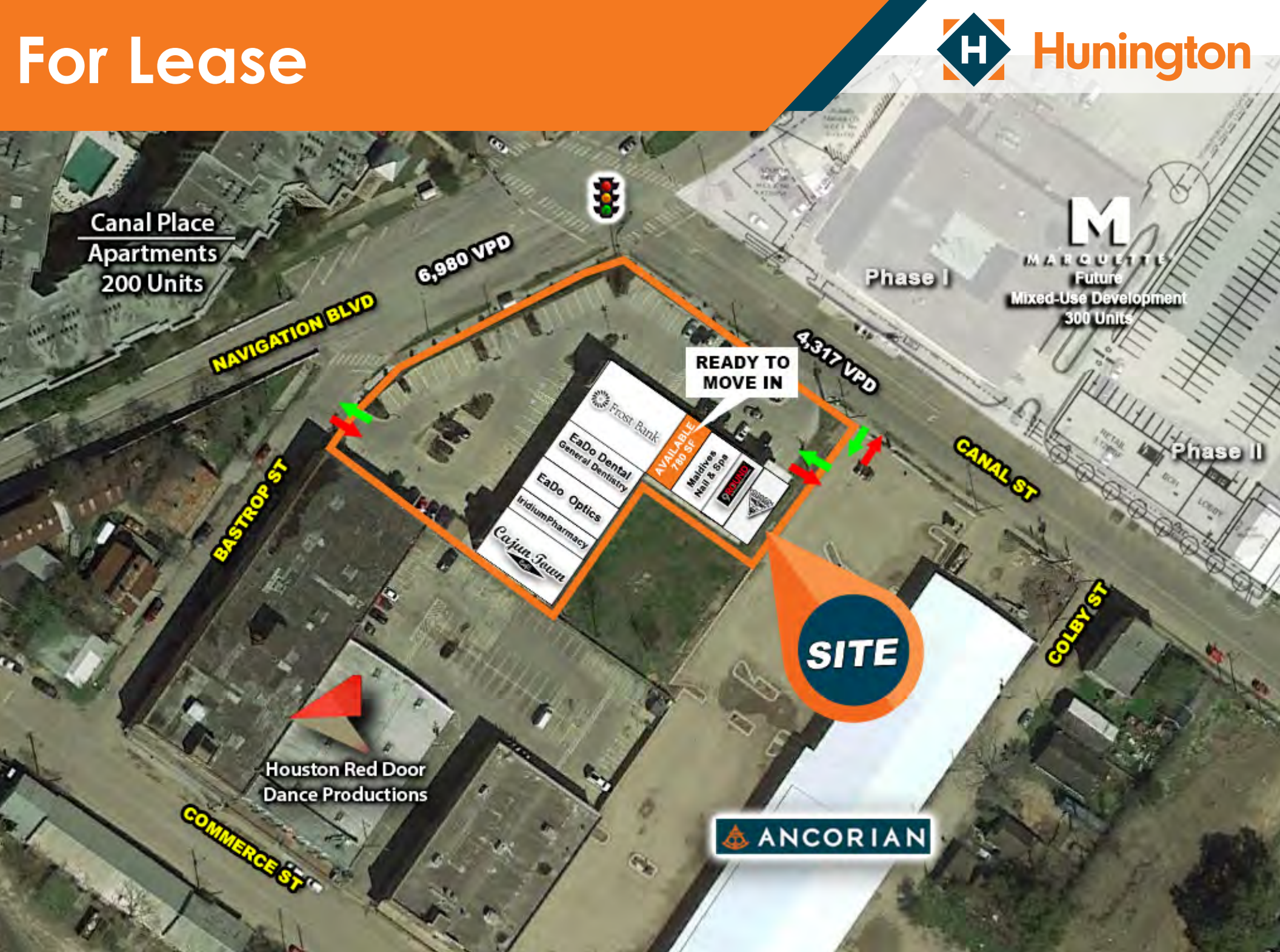




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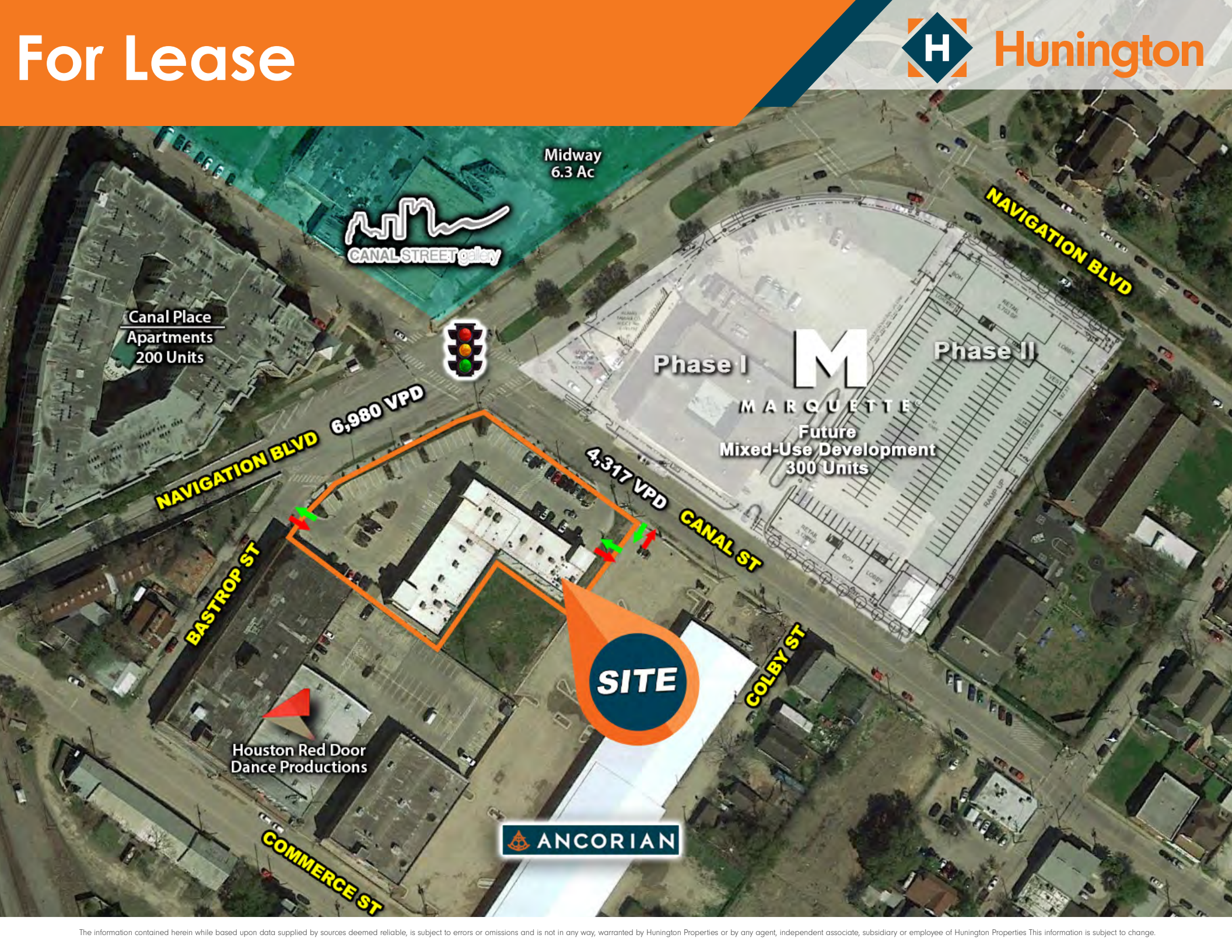


Hunington





For Lease



Midway  
6.3 Ac

  
CANAL STREET gallery

Canal Place  
Apartments  
200 Units



Phase I



Phase II

MARQUETTE®  
Future  
Mixed-Use Development  
300 Units

NAVIGATION BLVD 6,980 VPD

4,317 VPD

CANAL ST

BASTROP ST

COLBY ST

**SITE**

Houston Red Door  
Dance Productions

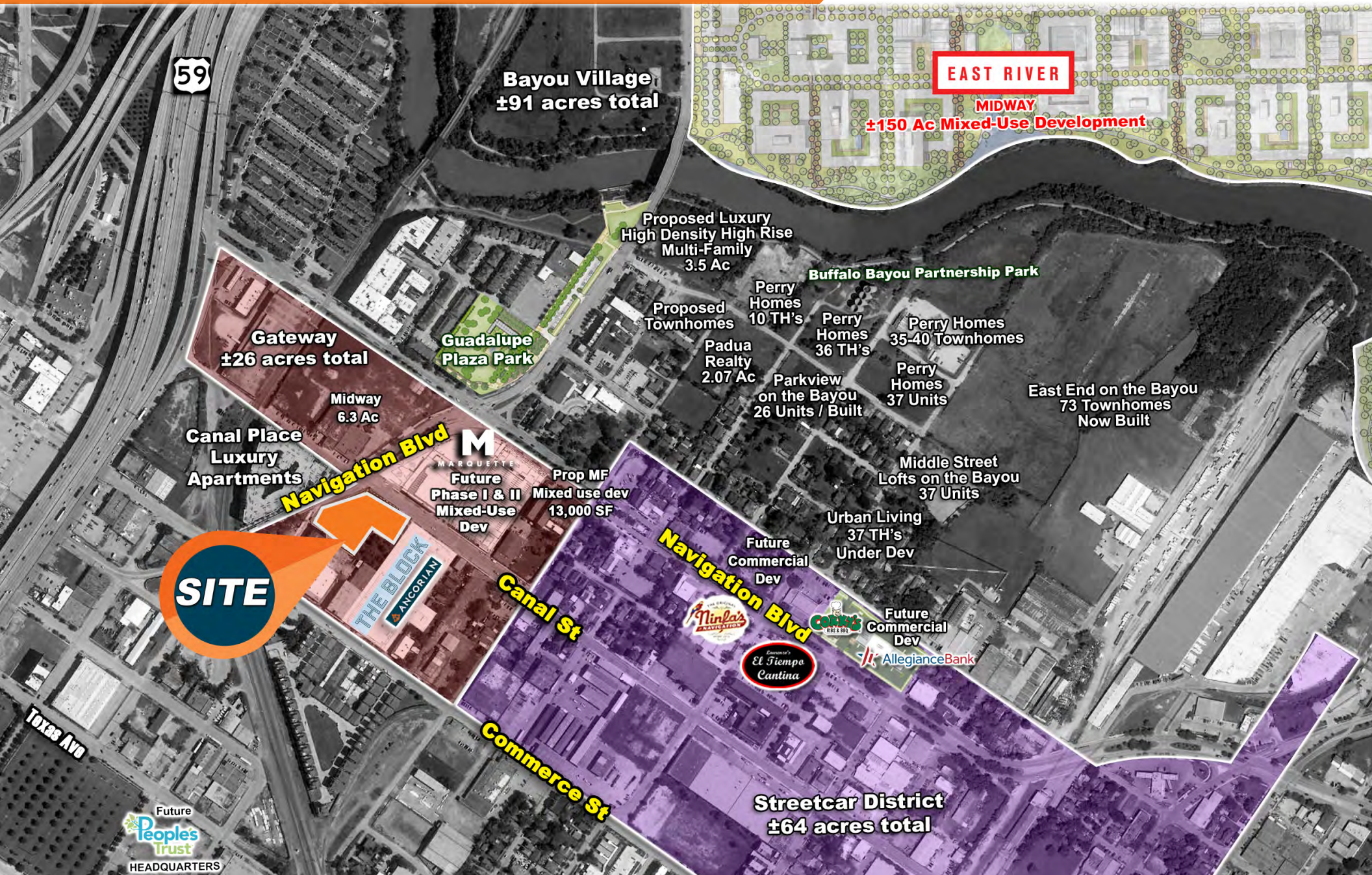
COMMERCE ST

 **ANCORIAN**





**Hunington**



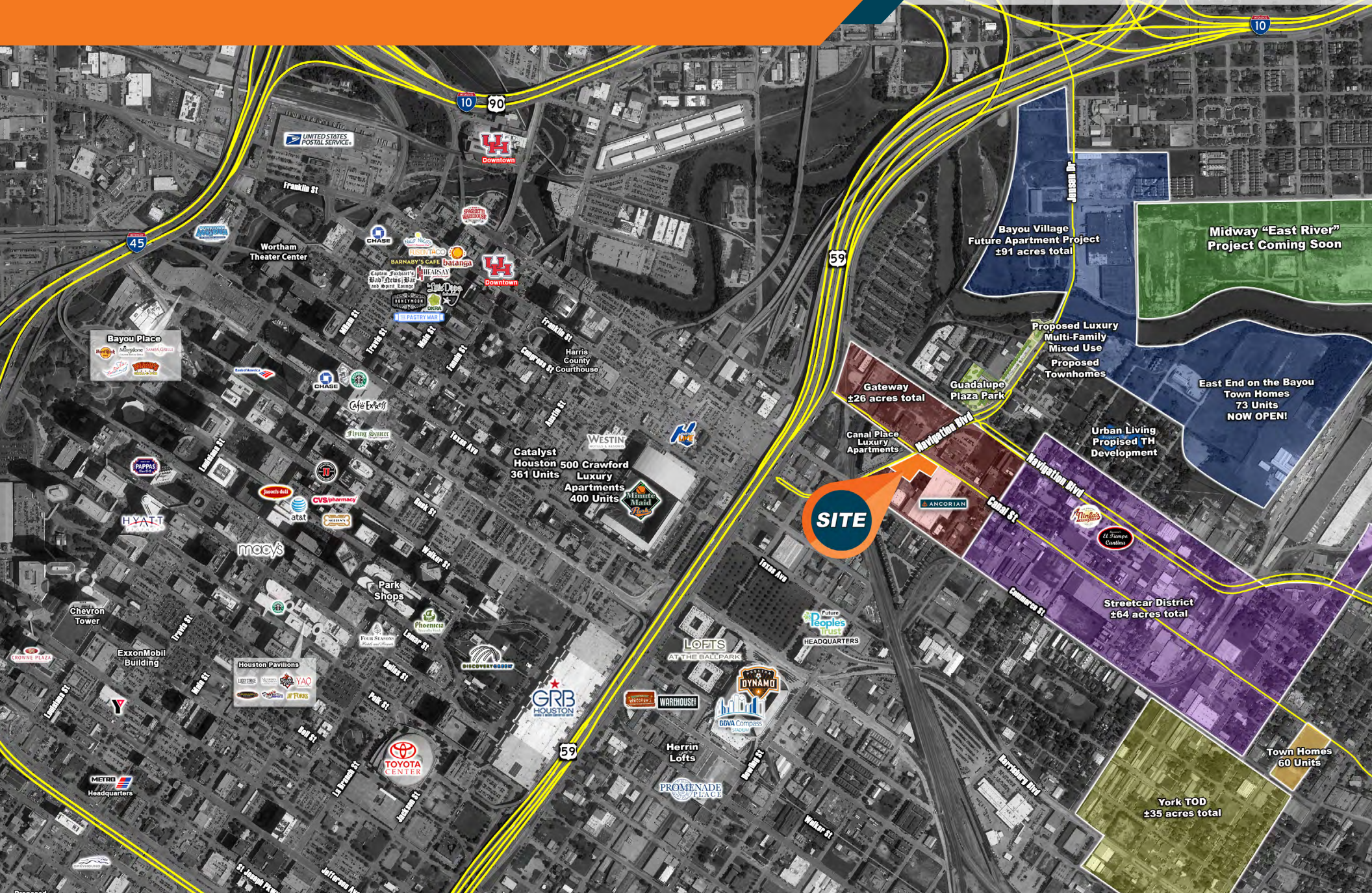
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## 2404 Navigation Houston, TX

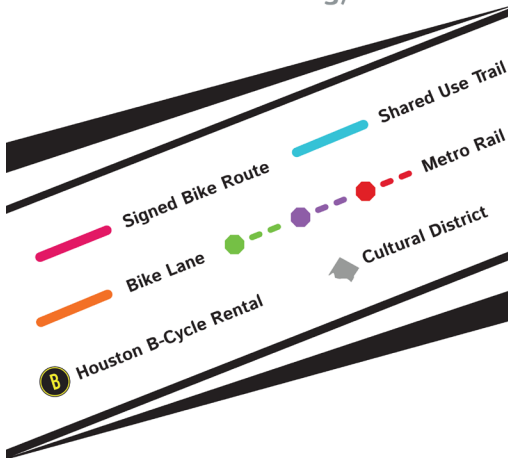
In 2019, Marquette will break ground on a 300-unit, nine-story multi-family development in Houston's East Downtown (EADO) district. Situated at 2404 Navigation Boulevard, the building will offer one-, two-, and three-bedroom units and 18,000 SF of retail space for a restaurant and café. On-site amenities will include a rooftop pool, fitness center, yoga studio, resident coworking space, and a sky lounge with views of Downtown Houston. This new development borders major transportation corridors, with connection to Downtown Houston and other major business and entertainment districts. Groundbreaking is scheduled for August 2019, and first units are anticipated in early 2021.

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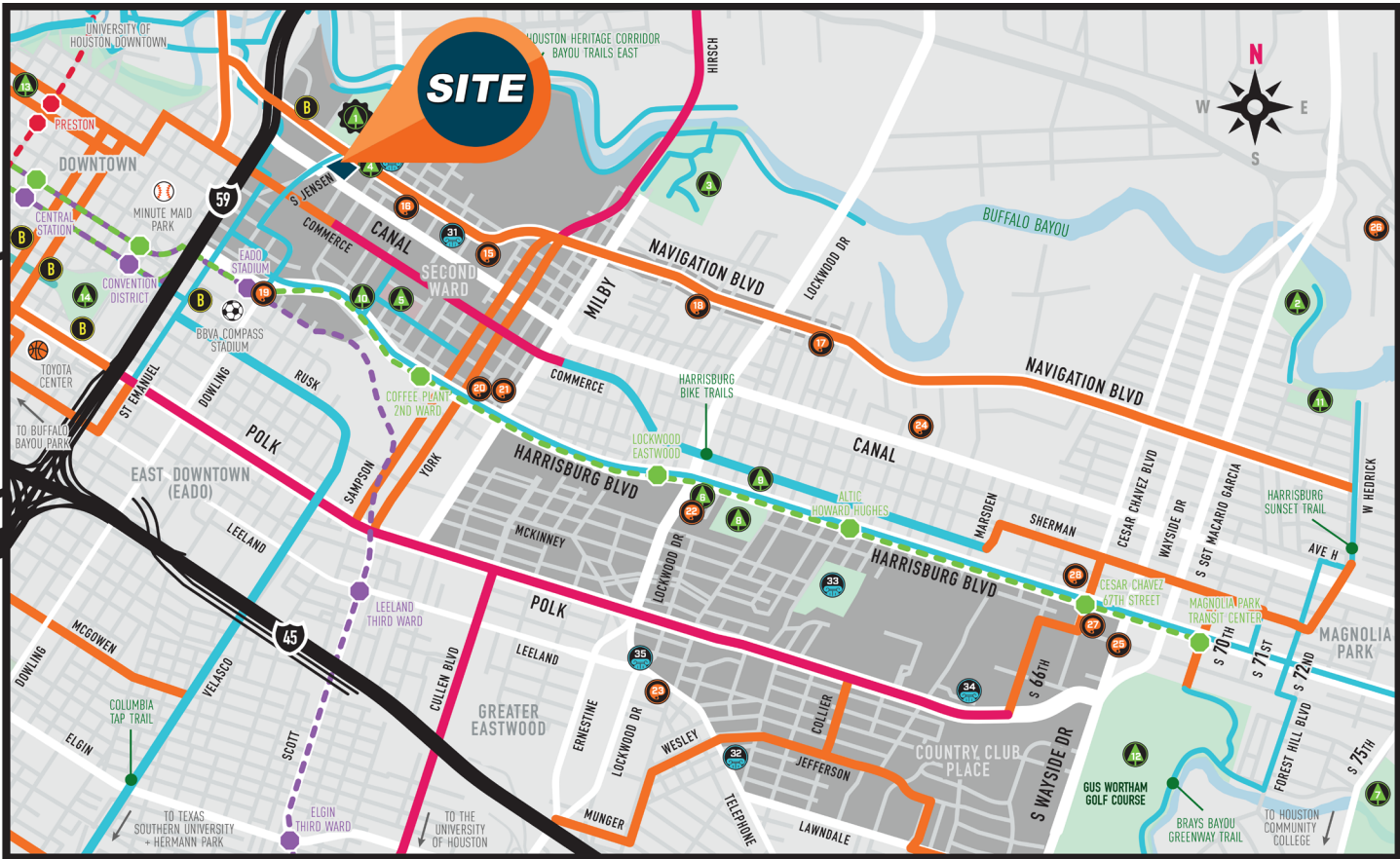


Hunington

Explore  
**EASTEND**  
www.eehou.org/tour



| PARKS/OUTDOOR                                |                             |       |
|--|-----------------------------|-------|
| FOR MORE PARKS VISIT:<br>www.eehou.org/parks |                             |       |
| 1  | Guadalupe Plaza Park        | 0 0   |
| 2  | Buffalo Bend Nature Park    | 77 22 |
| 3  | Tony Marron Park            | 25 9  |
| 4  | Navigation Esplanade        | 5 1   |
| 5  | Settegast Park              | 15 5  |
| 6  | Jenkins Garden              | 35 12 |
| 7  | Mason Park                  | 92 31 |
| 8  | Eastwood Park               | 40 13 |
| 9  | Bryan Street Pocket Park    | 38 12 |
| 10   | Brown Foundation Bike Plaza | 15 5  |
| 11   | Hidalgo Park                | 65 20 |
| 12   | Gus Wortham Golf Course     | 69 23 |
| 13   | Market Square Park          | 26 9  |
| 14   | Discovery Green             | 25 9  |



| PUBLIC ART/MURALS  |  |       |
|--|--|-------|
| FOR MORE EAST END HOUSTON CULTURAL ASSETS VISIT:<br>www.eehou.org/arte |  |       |
| 15   | Navigation   | 11 4  |
| 16   | Ventanas de Oportunidad  | 6 2   |
| 17   | Frenetic Theater Murals  | 34 10 |
| 18   | Nuestra Familia, Nuestra Comunidad                                   | 24 8  |
| 19   | Harrisburg Underpass Gateway to the East End                         | 15 6  |
| 20   | East End: Birthplace of Houston                                      | 26 9  |
| 21   | Voodoo Queen   | 26 9  |
| 22   | Autoflora  | 35 12 |
| 23   | Eastside Houston   | 51 18 |
| 24   | Rebirth of Our Nationality   | 44 13 |
| 25   | Harrisburg Plaza   | 64 20 |
| 26   | Port Houston   | 89 25 |
| 27   | Tejas (Hue Festival Mural)   | 62 19 |
| 28   | No Olvides Tus Raices, Regalo de la Madre Tierra, Paz a las Americas | 59 18 |

| HISTORIC SITES  |                                |       |
|---|--------------------------------|-------|
| FOR MORE HISTORIC SITES VISIT:<br>www.eehou.org/history |                                |       |
| 29  | Our Lady of Guadalupe Church   | 2 2   |
| 30  | St Vincent's Cemetery          | 1 1   |
| 31  | Morales Radio Hall             | 10 3  |
| 32  | Historic Rufus Cage Elementary | 57 20 |
| 33  | Evergreen Cemetery             | 46 15 |
| 34  | Dawson Lunnon Cemetery         | 64 19 |
| 35  | Tiaquepaque Market             | 38 14 |

- EXPLORE MORE**  
FOR EXTENDED LISTINGS OF:
- PARKS**  
www.eehou.org/parks
  - ART + MURALS**  
www.eehou.org/arte
  - HISTORIC SITES**  
www.eehou.org/history
  - EAT + DRINK**  
www.eehou.org/eatdrink
  - METRO SCHEDULE**  
www.bit.ly/1UTfWzH

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## TOP AREA RESTAURANTS



### NINFA'S

The Original Ninfa's on Navigation was created by "Mama" Ninfa Lorenzo in 1973 after the death of her husband, John. She started by grilling skirt steak and serving it in tortillas from her family's struggling tortilla factory. The resulting dish – "Tacos al Carbon" (which later became known as "Fajitas") was the basis for Mama Ninfa's legend in Houston and in the history of Tex-Mex cuisine. Mama Ninfa passed away in 2001, and in 2005, Legacy Restaurants purchased The Original Ninfa's. In the ensuing years, Legacy and Executive Chef Alex Padilla have restored, updated, and improved The Original Ninfa's. After more than 40 years in business, The Original Ninfa's on Navigation is more popular than ever and still is serving "The Best Mexican Food in Texas Since Texas was in Mexico!™"



### EL TIEMPO CANTINA

In 1969, Thomas Lorenzo passed away, leaving behind a widowed mother of five children. Ninfa struggled against shrinking profits to keep the company going. As a family, they decided to close shop. This brought to life the dream of a Mexican restaurant. Ninfa introduced fajitas, as we know them and love them, in her restaurants in 1973. She became known to Houstonians as Mama Ninfa. Within ten years, Mama Ninfa's Tex Mex restaurant expanded into a multi-million dollar business before going bankrupt in the late 1990s.



### BOHEMEO'S

Located in historic Eastwood, just outside downtown Houston, Bohemio's Cafe offers locally roasted coffee, healthful and tasty food, and beer and wine. They feature live music a few nights a week, but also offer a laid-back and casual atmosphere, great for studying or kicking back with good friends and a cold draught beer or hot latte.



## 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 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.

|   |                    |                                |                     |
|---|--------------------|--------------------------------|---------------------|
| <u>Hunington Properties, Inc.</u>                                     | <u>454676</u>      | <u>sandy@hpiproperties.com</u> | <u>713.623.6944</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.        | Email                          | Phone               |
| <u>Designated Broker of Firm</u>                                      | <u>License No.</u> | <u>Email</u>                   | <u>Phone</u>        |
| <u>Licensed Supervisor of Sales Agent/<br/>Associate</u>              | <u>License No.</u> | <u>Email</u>                   | <u>Phone</u>        |
| <u>Sales Agent/Associate's Name</u>                                   | <u>License No.</u> | <u>Email</u>                   | <u>Phone</u>        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date