



# THE VILLAGE

*Leasing Opportunity — 1,400 - 9,200 SF Retail*

NEC of Rice Blvd. & Kirby Dr. | Houston, Texas



Josh Friedlander | Bob Conwell | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# The Village

NEC of Rice Blvd. & Kirby Dr. | Houston, Texas



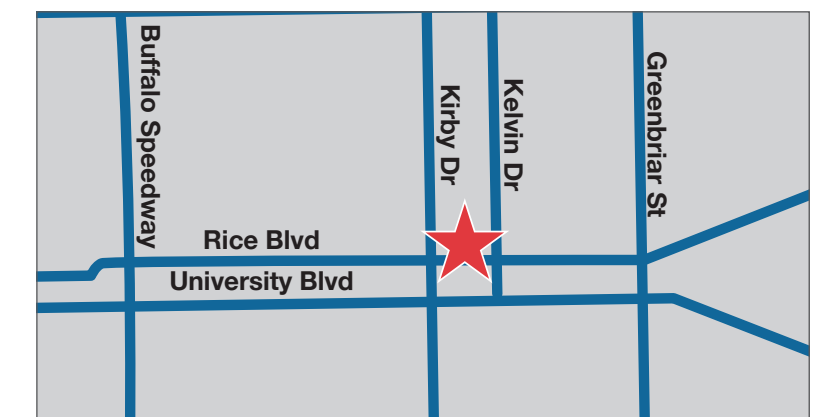
- Located just east of Kirby Drive, this 33,100 SF well maintained shopping center offers excellent visibility to Rice Blvd.
- Two rows of parking in front of the project. Additional parking is located at the rear of the center
- Since the 1930s, Rice Village has been home to some of the most unique and best loved shopping destinations
- Located just two blocks west from the Rice University campus, the area is known for its wide variety of restaurants, nightlife venues and shopping

### Traffic Counts:

10,200 VPD on Rice Blvd.

37,616 VPD on Kirby Dr.

Source: TXDOT



### AREA RETAILERS

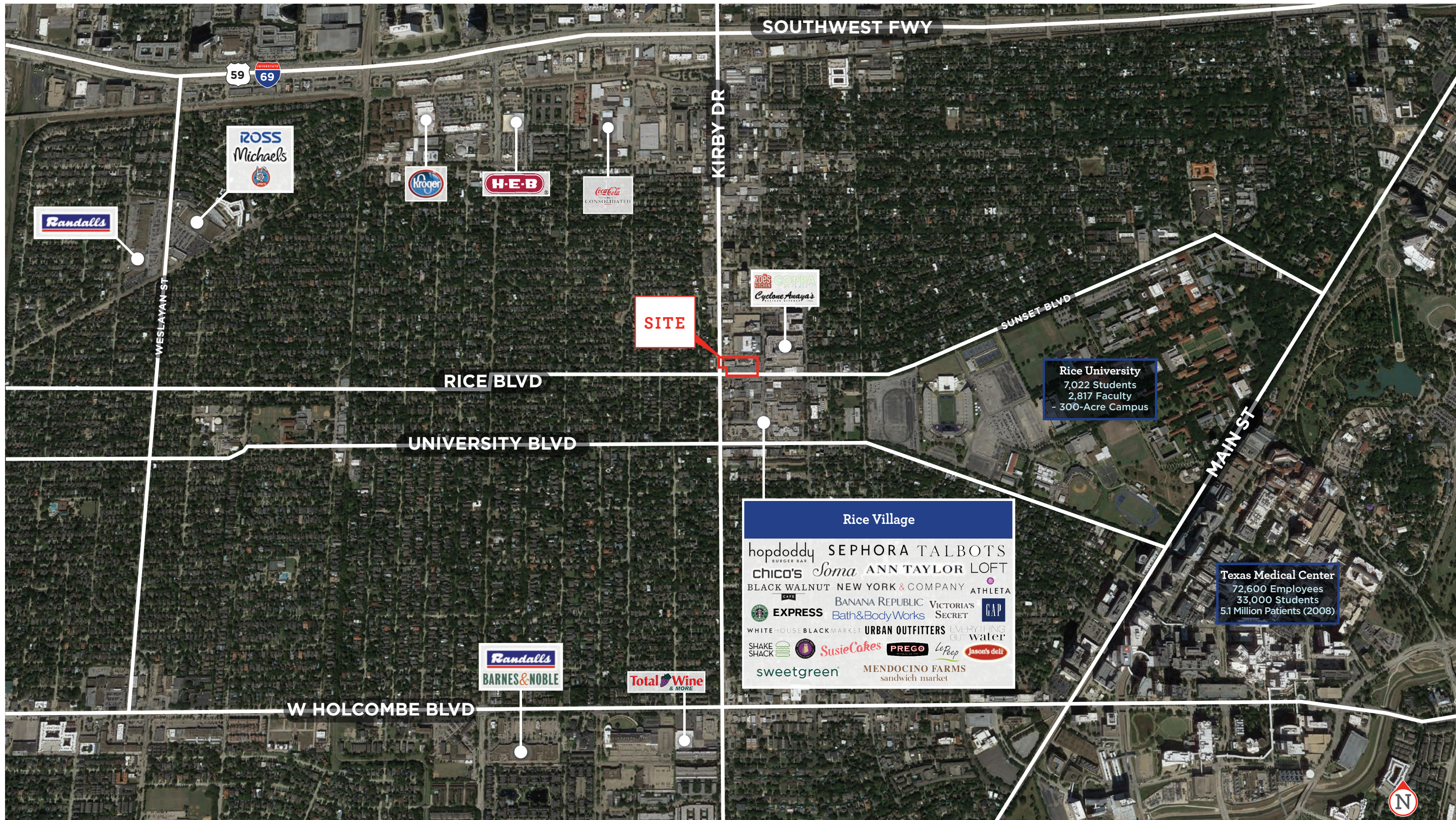


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NEC of Rice Blvd. & Kirby Dr. | Houston, Texas



**SITE**

**Rice University**  
7,022 Students  
2,817 Faculty  
- 300-Acre Campus

**Texas Medical Center**  
72,600 Employees  
33,000 Students  
5.1 Million Patients (2008)

**Rice Village**

hopdoddy SEPHORA TALBOTS  
BURGER BAR  
chico's Soma ANN TAYLOR LOFT  
BLACK WALNUT NEW YORK & COMPANY ATHLETA  
EXPRESS BANANA REPUBLIC VICTORIA'S SECRET GAP  
WHITE HOUSE BLACK MARKET URBAN OUTFITTERS EVERYTHING BUT WATER  
SHAKE SHACK SusieCakes PREGO LePeep Jason's deli  
sweetgreen MENDOCINO FARMS sandwich market

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RICE OWLS

**Rice Village**

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**Hanover Southampton**  
206 Units

**Hanover Rice Village**  
385 Units

**SITE**

**The Village**  
2,800 SF Leasing Opportunity

CVS | Boardroom | NAM | elite care | Snip-It

MORNINGSIDE DR

KELVIN DR

KIRBY DR

TANGLEY ST

DUNSTAN ST

BOLSOVER ST

RICE BLVD

TIMES BLVD

AMHERST ST

UNIVERSITY BLVD

benjy's

ZOPS COPPA  
Cyclone Anaya's

Cafe Kabela

THE VITAMIN SHOPPE

at&t

Mi Sana

francesca's

PS BANK | HALF PRICE BOOKS

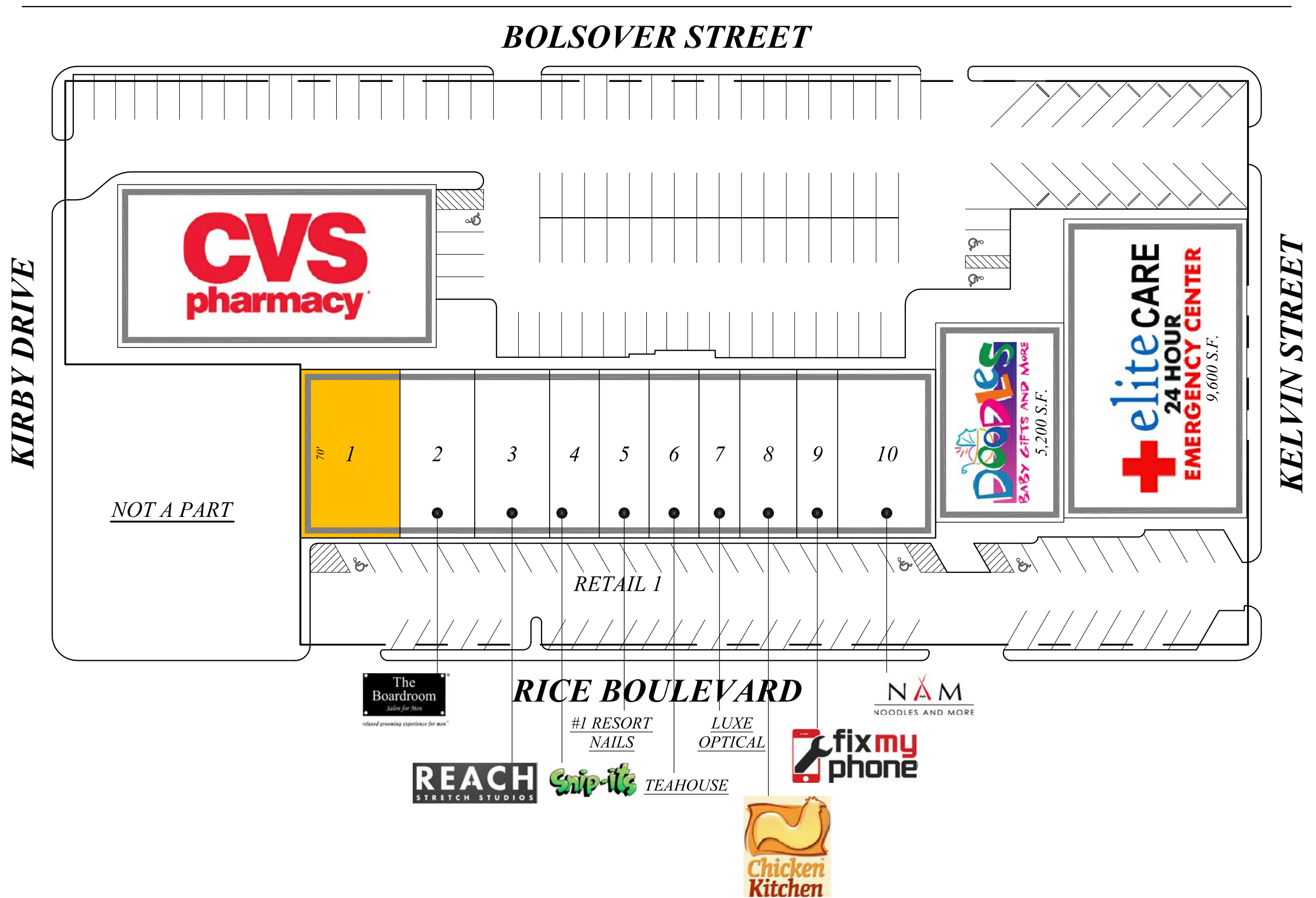


# The Village

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RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,800 S.F.
2	THE BOARDROOM	2,100 S.F.
3	REACH STRETCH STUDIOS	2,100 S.F.
4	SNIP-ITS	1,400 S.F.
5	#1 RESORT NAILS	1,400 S.F.
6	TEAHOUSE	1,400 S.F.
7	LUXE OPTICAL	1,400 S.F.
8	CHICKEN KITCHEN	1,600 S.F.
9	BOX & BOX JEWELERS	1,150 S.F.
10	NAM NOODLES & MORE	2,800 S.F.
<b>TOTAL</b>		<b>18,150 S.F.</b>

AVAILABLE



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2019 Estimates with  
Delivery Statistics as of 12/19

**2 Mile      3 Mile      5 Mile**

### POSTAL COUNTS

Current Households	46,107	100,660	231,122
Current Population	89,428	193,221	485,141
2010 Census Average Persons per Household	1.94	1.92	2.10
2010 Census Population	74,492	161,873	406,992
Population Growth 2010 to 2019	25.54%	24.06%	25.15%

### CENSUS HOUSEHOLDS

1 Person Household	45.16%	46.04%	42.62%
2 Person Households	32.27%	32.54%	31.15%
3+ Person Households	22.57%	21.42%	26.24%
Owner-Occupied Housing Units	44.36%	42.09%	40.20%
Renter-Occupied Housing Units	55.64%	57.91%	59.80%

### RACE AND ETHNICITY

2019 Estimated White	66.51%	59.87%	53.74%
2019 Estimated Black or African American	11.39%	16.91%	22.61%
2019 Estimated Asian or Pacific Islander	13.27%	13.79%	9.85%
2019 Estimated Other Races	8.46%	9.04%	13.20%
2019 Estimated Hispanic	26.86%	26.21%	34.17%

### INCOME

2019 Estimated Average Household Income	\$168,603	\$150,084	\$126,298
2019 Estimated Median Household Income	\$98,282	\$91,477	\$82,278
2019 Estimated Per Capita Income	\$88,036	\$80,487	\$60,654

### EDUCATION (AGE 25+)

2019 Estimated High School Graduate	4.31%	6.77%	13.70%
2019 Estimated Bachelors Degree	35.17%	33.95%	29.33%
2019 Estimated Graduate Degree	43.85%	38.70%	27.66%

### AGE

2019 Median Age	34.7	35.0	34.0
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# Our quest is your success.

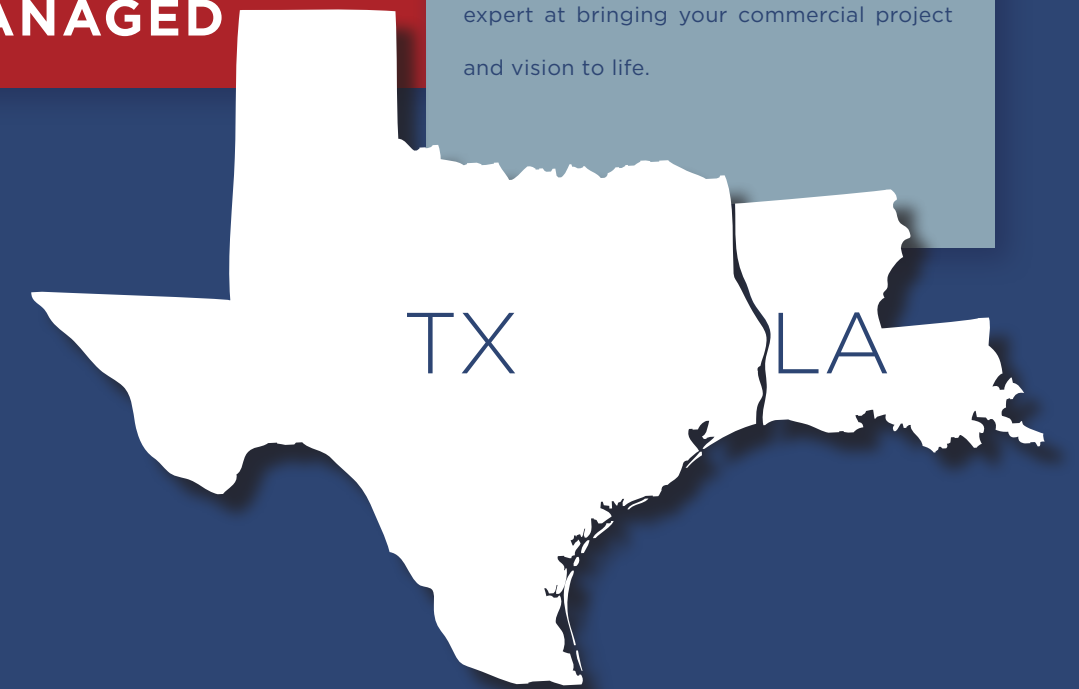
9.9M SF  
**OWNED**

12.1M SF  
**LEASED**

10.8M SF  
**MANAGED**

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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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.

**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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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 (TREC) | Information available at <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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