

WEST LOOP MEDICAL

RETAIL/RESTAURANT
COMING SOON



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PROPERTY INFORMATION



PROPERTY FEATURES

- › RARE RETAIL AND RESTAURANT OPPORTUNITY IN BELLAIRE
- › EASY ACCESS AND VISIBILITY FROM LOOP 610 AND BELLAIRE BLVD.
- › 9 STORY MEDICAL OFFICE BUILDING WITH 2 STORIES OF RESTAURANT, RETAIL AND SERVICES
- › PROPERTY WILL DRAW FROM BELLAIRE, WEST UNIVERSITY, GALLERIA AND MEYERLAND TRADE AREAS

LOCATION

SWC BISSONNET ST & W LOOP SOUTH
BELLAIRE, TX 77401

SIZE

GROUND LEVEL RETAIL/RESTAURANT

18,100 SF

SECOND LEVEL RETAIL/SERVICES

14,200 SF

DELIVERY

Estimated 2Q 2021

PARKING

6 LEVELS - SURFACE AND GARAGE

527 Total Spaces

TRAFFIC COUNTS

610

238,890 CPD

BISSONNET BOULEVARD

56,000 CPD

LOCATION



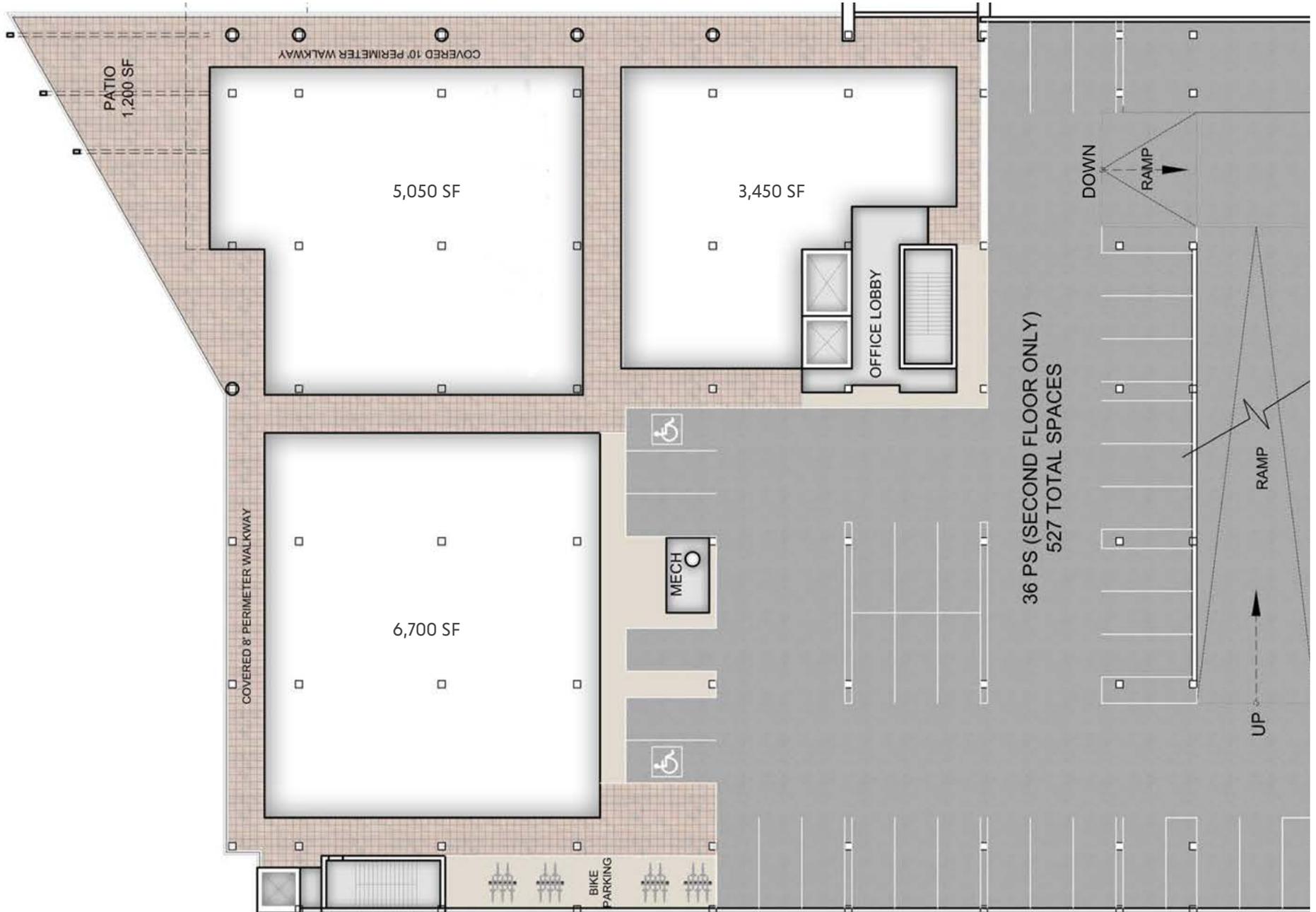
GROUND LEVEL RETAIL/RESTAURANT

Level 1: 18,100 RSF



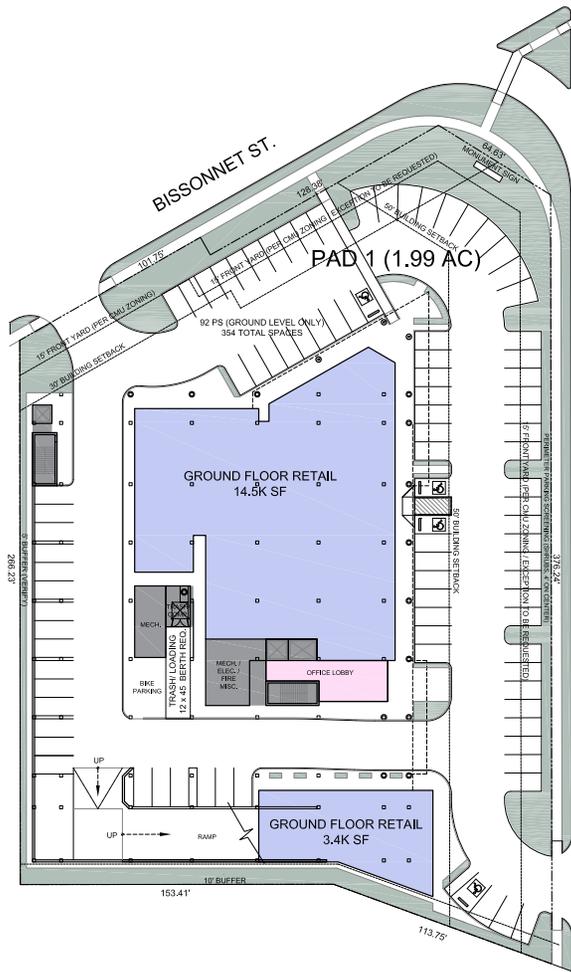
LEVEL 2 - RETAIL/SERVICES

Level 2: 14,200 RSF



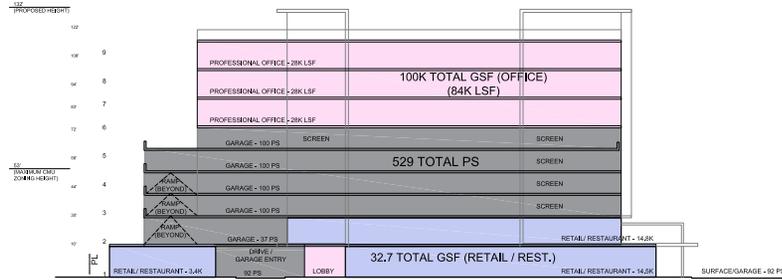
PROPOSED BUILDING BREAKDOWN

MEDICAL AND RETAIL IN ONE LOCATION



01 SITE PLAN / GROUND FLOOR

SCALE: 1" = 30'



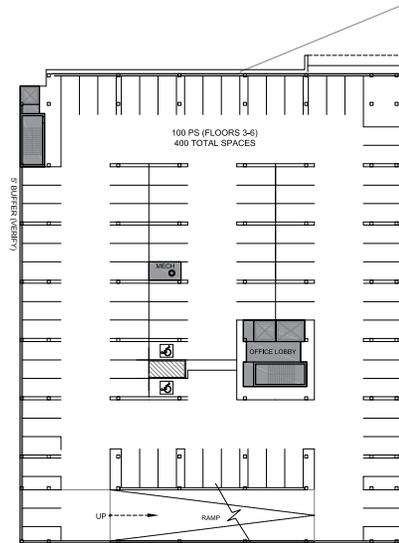
05 DIAGRAMMATIC SECTION

SCALE: 1" = 30'



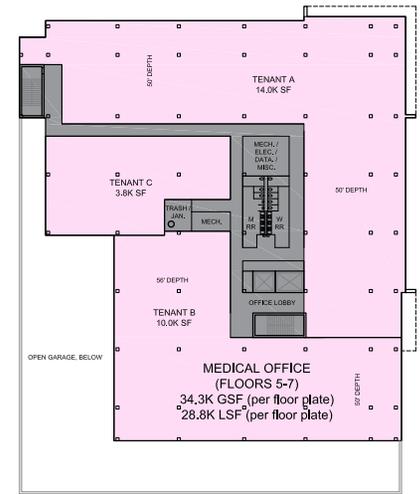
02 SECOND FLOOR

SCALE: 1" = 30'



03 PARKING LEVEL (3 - 6)

SCALE: 1" = 30'



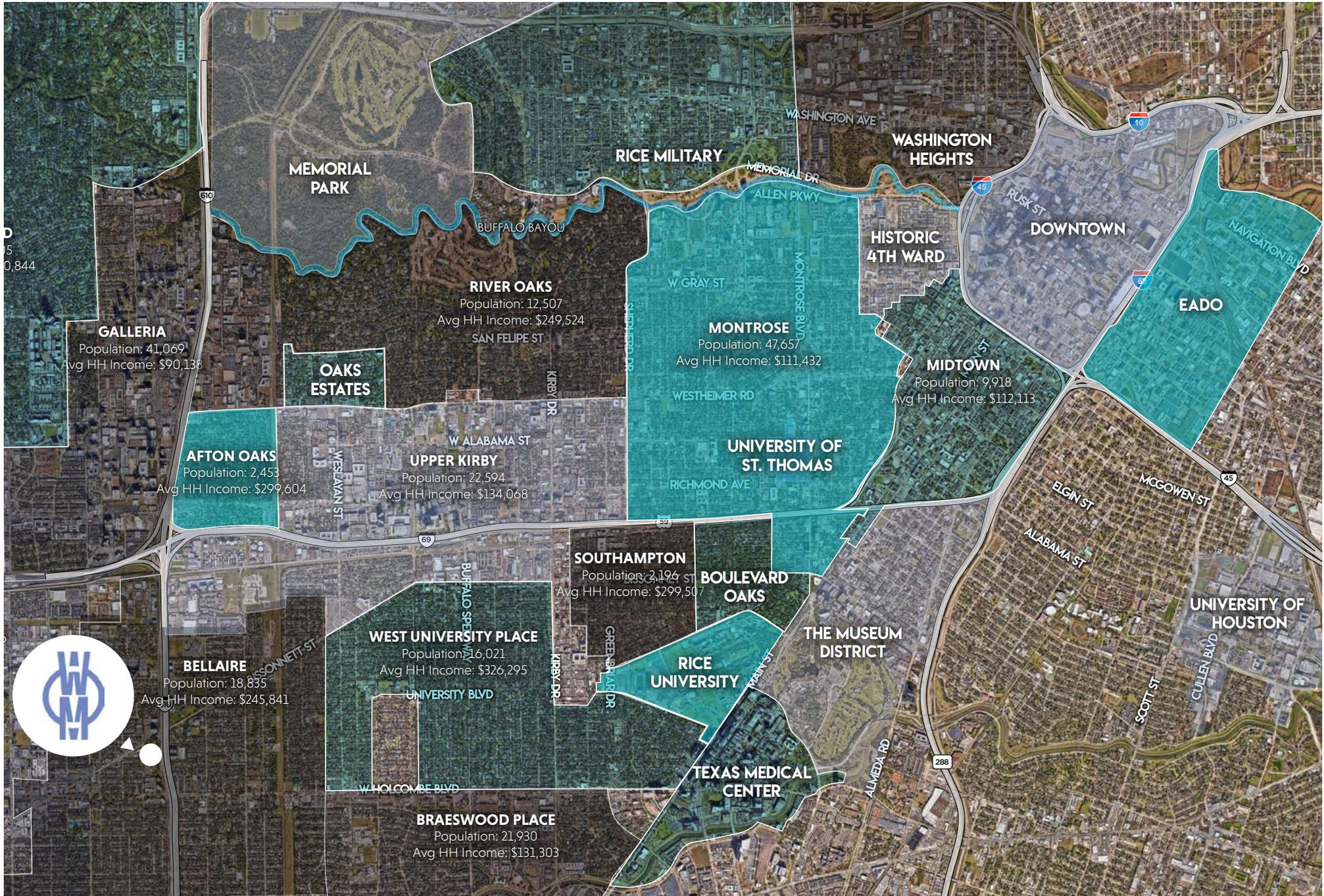
04 TYP. UPPER LEVEL (7 - 9)

SCALE: 1" = 30'

| DATA TABLE | | |
|---|----------------------------|----------|
| PS / SF TARGET RATIOS: | | |
| RETAIL/RESTAURANT : | 32.7K SF @ 6PS / 1000SF* = | 196 PS |
| MEDICAL OFFICE: | 84.0K LSF @ 4PS / 1000SF = | 336 PS |
| TOTAL: | | 532 PS |
| | | |
| TOTAL PROVIDED: | | 529 PS |
| OVERALL RATIO PROVIDED: | | 4.5 / 1K |
| *CITY OF BELLAIRE REQUIRES 4/1K FOR GENERAL RETAIL & 10/1K FOR RESTAURANTS. 6/1K IS BEING USED AS AN APPROXIMATE AVERAGE. | | |

* FULL-PARKING LEVELS 6-7 NOT SHOWN

DEMOGRAPHICS



TRADE AREA - GALLERIA/UPTOWN RETAIL



TRADE AREA - GALLERIA/UPTOWN RESTAURANTS



REPUBLIQUE

STEAK

SEAFOOD

OYSTERS

6400

MEDICAL OFFICE

shop

studio

crossfit

yoga

runion



NOW LEASING

MEDICAL OFFICE AND RETAIL SPACE

RETAIL SPACE

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