



westbrae center

10800 S Gessner, Houston, TX 77071



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westbrae center

\$1 - \$1.05 /SF/Month

Great location on South Gessner, current tenants are c store, cleaners, washateria, tax service, church, African imports, Day Care and a restaurant, we have several spaces ranging from 1200 to 8000 very flexible and accessible landlord, will deliver vanilla shell to minimized tenant start up cost. we are looking for new tenants such as Nail and hair salon, cell phone, insurance, cash advance, pawn shop, computer repair, money transfer, phone cards, grocery store/meat market, reception hall, clothing store, beauty suply store and many more....

Total Space Available:	13,450 SF
Rental Rate:	\$1 - \$1.05 /SF/Month
Min. Divisible:	1,200 SF
Max. Contiguous:	7,900 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Building Size:	35,000 SF
Gross Leasable Area:	35,000 SF
Lot Size:	4.30 AC

Space 1

Space Available	7,400 SF
Rental Rate	\$1 /SF/Month
Space / Lot Type	Strip Center
Min. Divisible	7,900 SF
Max. Contiguous	7,900 SF
Lease Type	NNN
Lease Term	60 Months
Pct. Procurement Fee	3.00%

Open space ideal for wedding hall, church, congregation center, beauty supply, landlord will deliver vanilla shell for any possible tenant.

Space 1

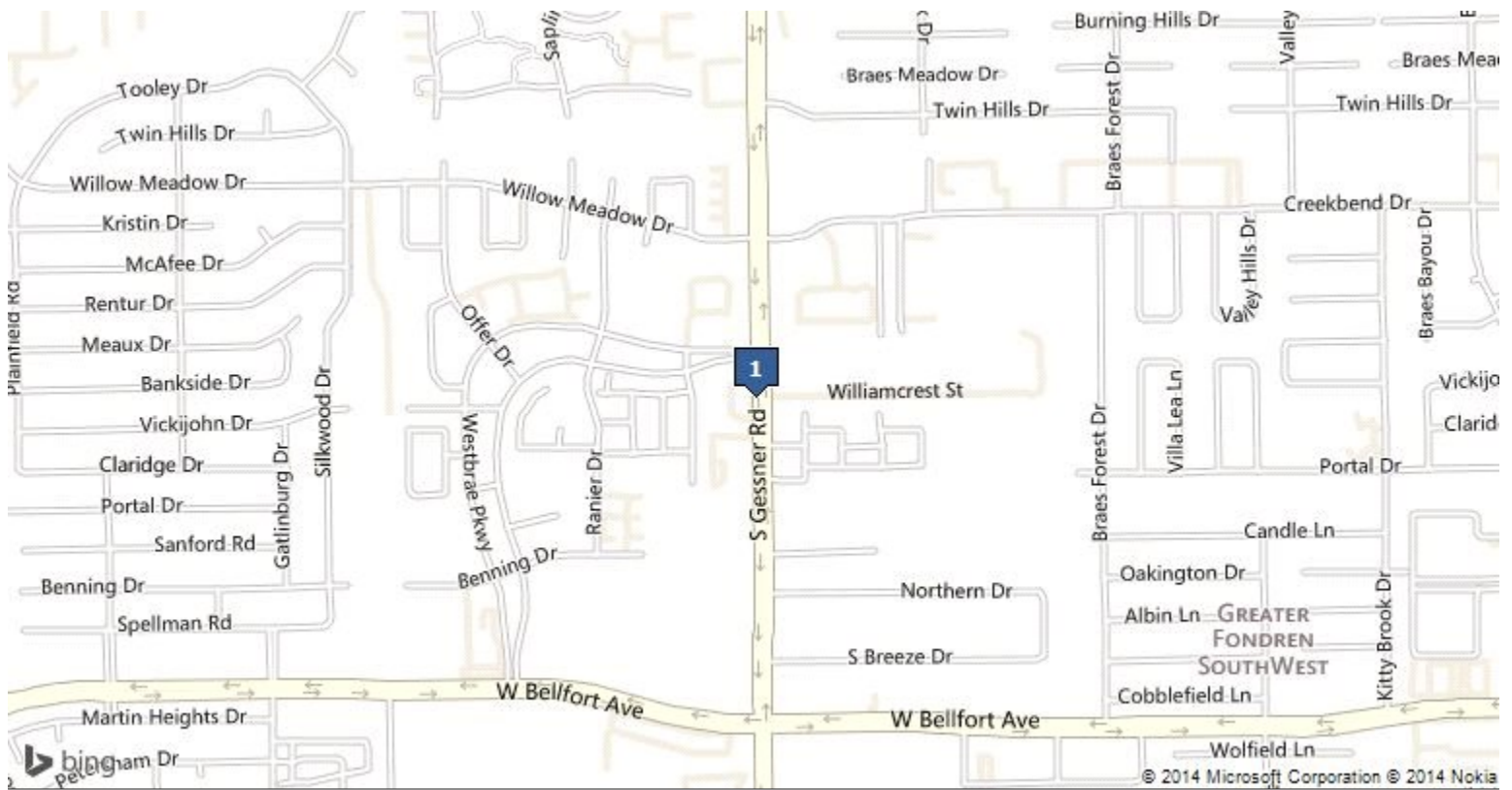
Space Available	1,200 SF
Rental Rate	\$1.05 /SF/Month
Space / Lot Type	Strip Center
Lease Type	NNN

Space 1

Space Available	1,500 SF
Rental Rate	\$1.05 /SF/Month
Space / Lot Type	Strip Center

Space 1

Space Available	3,350 SF
Rental Rate	\$1.05 /SF/Month
Space / Lot Type	Strip Center
Min. Divisible	2,000 SF
Max. Contiguous	2,000 SF



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This location is ideal for many retail types, it is just a few miles S of Southwest FRWY and Gessner intersection with a heavy dense demographics which makes it ideal for any retail merchant.

Property Photos



Parking other view



Property Photos

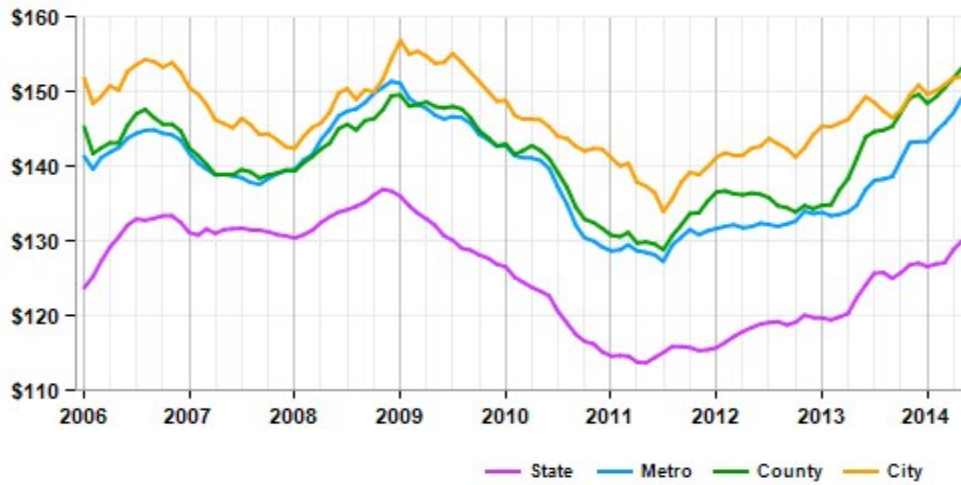


Property Photos



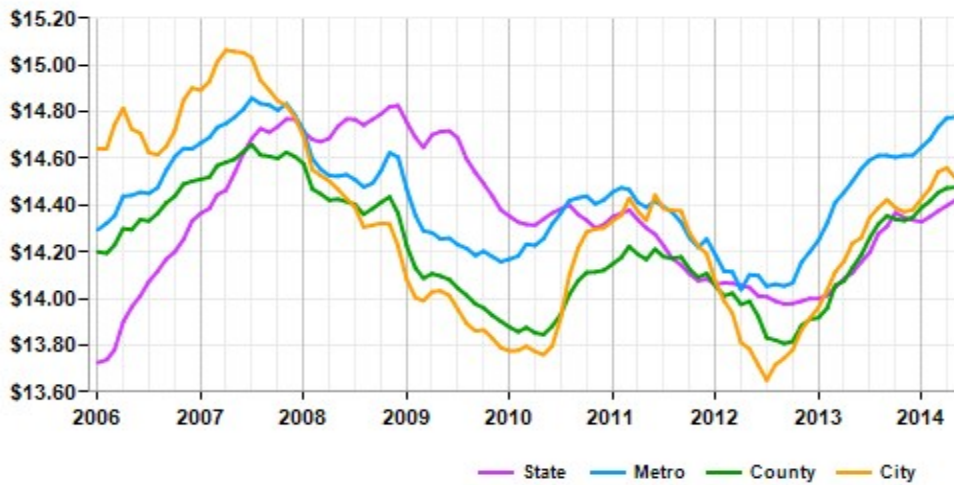
Market Trends

Asking Prices Retail for Sale Houston, TX (\$/SF)



	May 14	vs. 3 mo. prior	Y-O-Y
State	\$130	+2.4%	+6.2%
Metro	\$149	+3.0%	+10.6%
County	\$153	+2.6%	+8.6%
City	\$152	+1.2%	+2.9%

Asking Rent Retail for Lease Houston, TX (\$/SF/Year)



	May 14	vs. 3 mo. prior	Y-O-Y
State	\$14.42	+0.5%	+2.2%
Metro	\$14.78	+0.6%	+1.9%
County	\$14.47	+0.4%	+2.4%
City	\$14.52	+0.3%	+2.0%