



ELLA OAKS SHOPPING CENTER 2ND GEN. RESTAURANT SPACE FOR LEASE

SWC of Ella Blvd & 34th St | Houston, TX

 **FIFTH**
CORNER



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address:	1737 W 34th St Houston, TX 77018
Availability:	3,453 SF (with 650 SF Patio) 2nd Gen. Restaurant Space
Price:	Call For Pricing

HIGHLIGHTS:

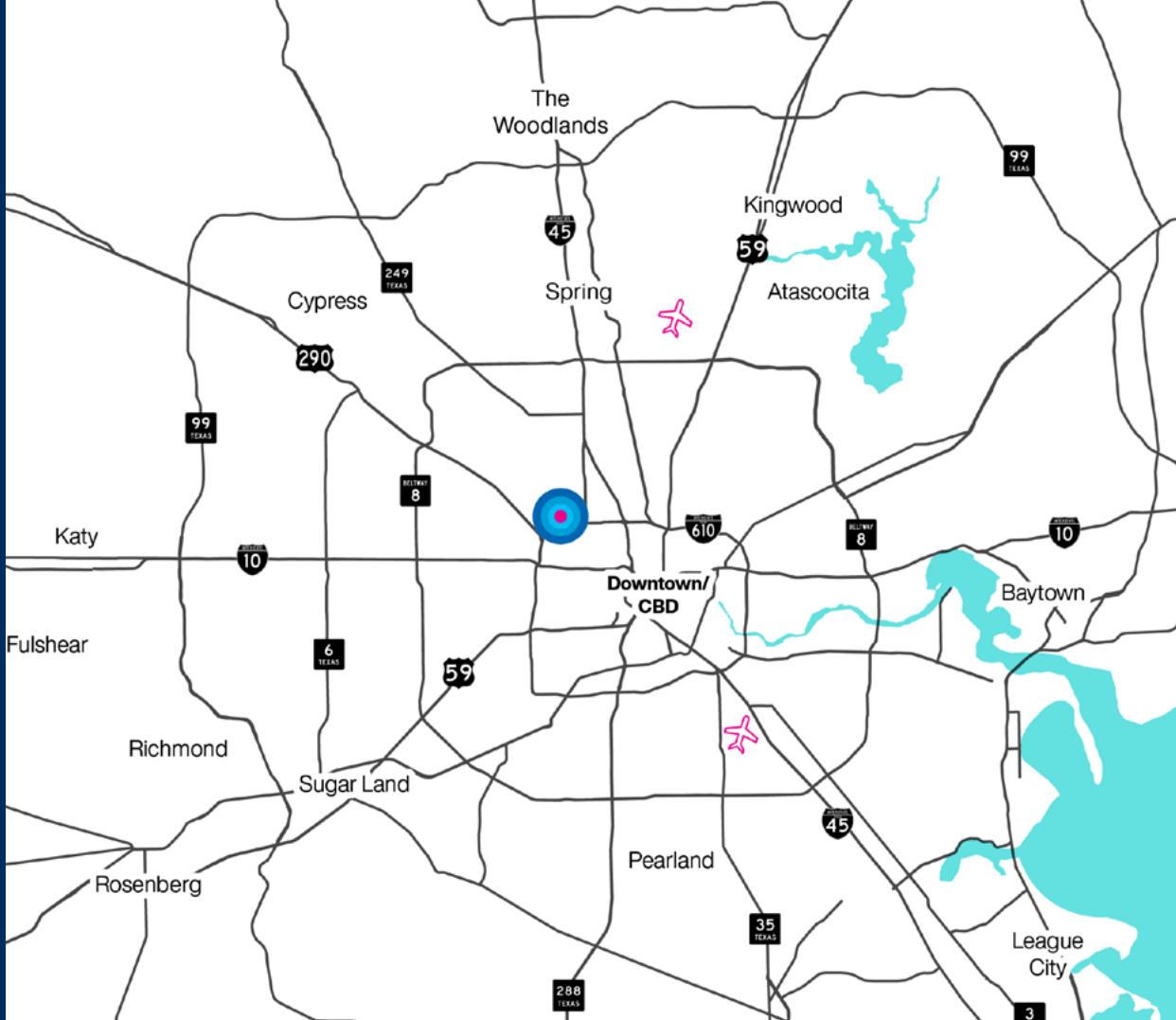
- Ella Oaks is located in the high-demand Garden Oaks-Oak Forest neighborhoods.
- The area offers easy access to 610 and is close to eclectic areas such as The Heights.
- This proximity has attracted new residential and commercial development, contributing to recent population densification.
- An example of this development is Hines' new 1005 West 34th multifamily project with 383 units.

TRAFFIC COUNTS:

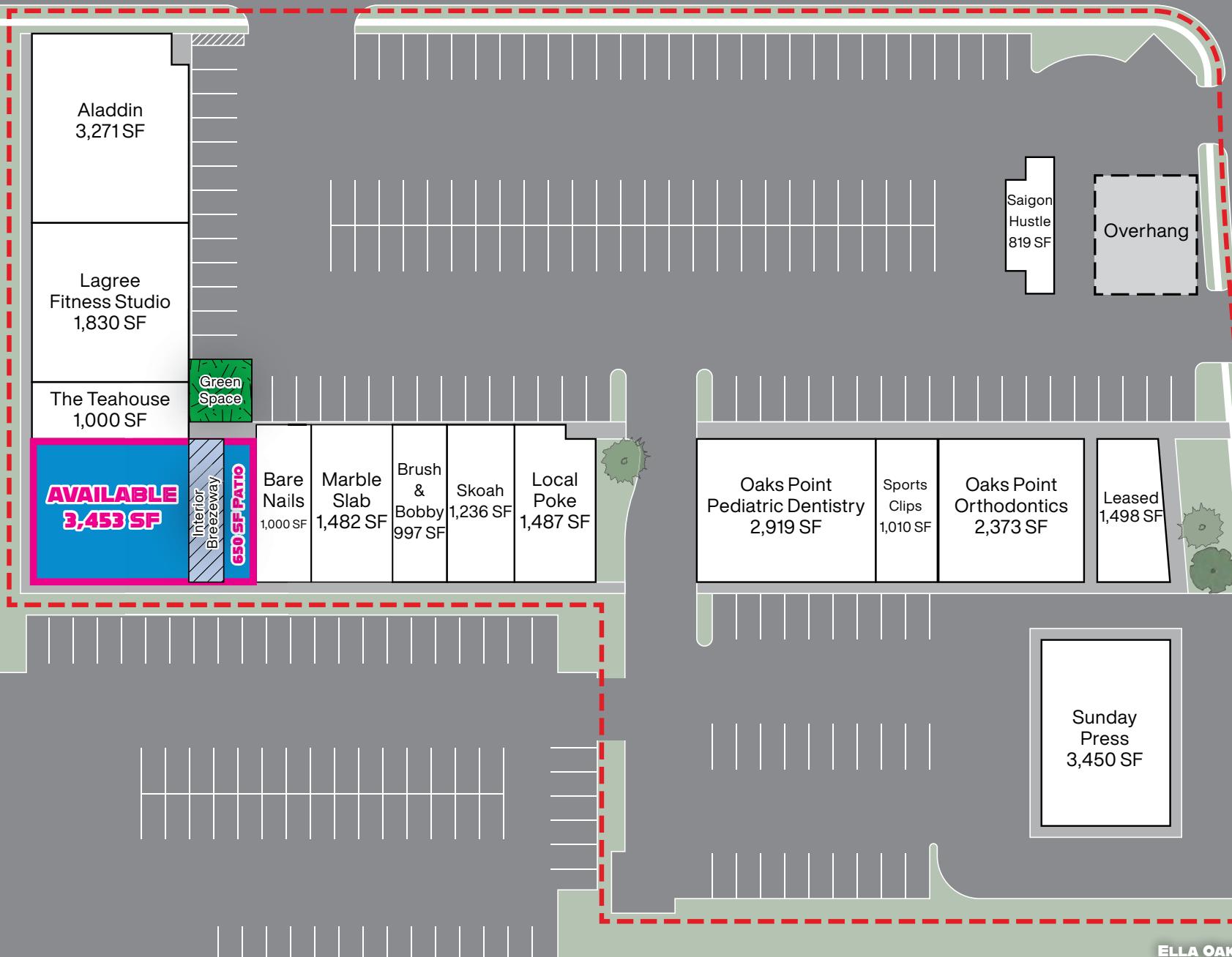
Ella Blvd:	31,544 CPD '22
W 34th St:	14,245 CPD '22

2025 DEMOGRAPHICS:

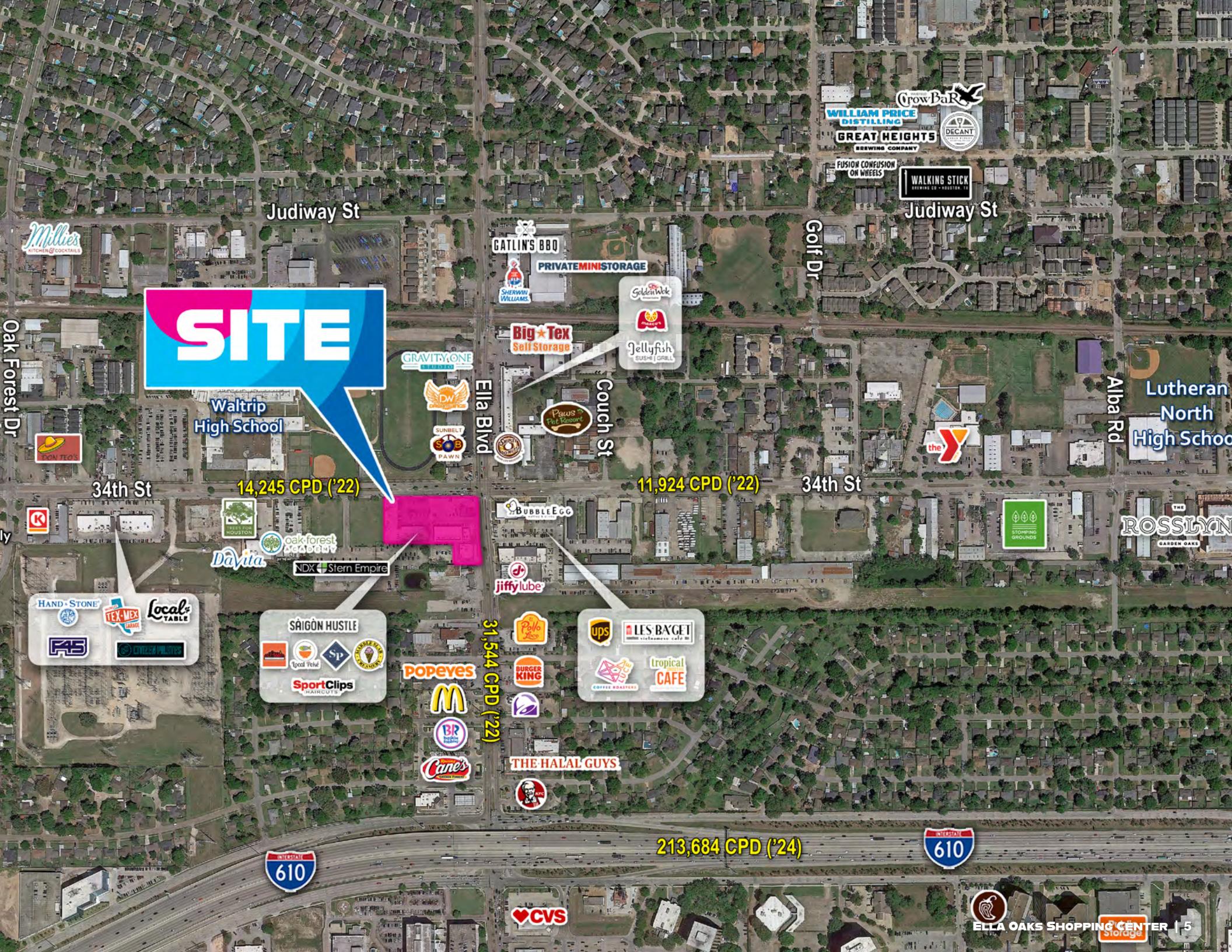
	1 Mile	3 Miles	5 Miles
Population	16,417	144,510	425,233
Daytime Pop.	16,458	124,747	383,714
Avg HH Income	\$203,970	\$171,897	\$154,591



WEST 34TH STREET











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