



3939 WASHINGTON AVE
RETAIL CENTER FOR LEASE

Washington Ave & Heights Blvd | Houston, TX



PROPERTY INFORMATION:

Address: 3939 Washington Ave,
Houston, TX 77007

Availability: 1,050 SF

Price: Call For Pricing

HIGHLIGHTS:

- Located in a dynamic 18-hour submarket just west of Downtown Houston
- The area has access to major freeways and arterial roads.
- It is one block from the mixed-use Buffalo Heights development, which includes: a 96,000 SF HEB, 11,000 SF Google office and 230 luxury apartment units
- The corridor features many exclusive dining options such as El Tiempo, B&B Butchers Steakhouse, Voodoo Doughnuts, Truth BBQ and several others
- The area also boasts a robust nightlife comprised of an eclectic mix of bars and luxury lounges
- There are ±13,000 apartment units located within three miles of the property.

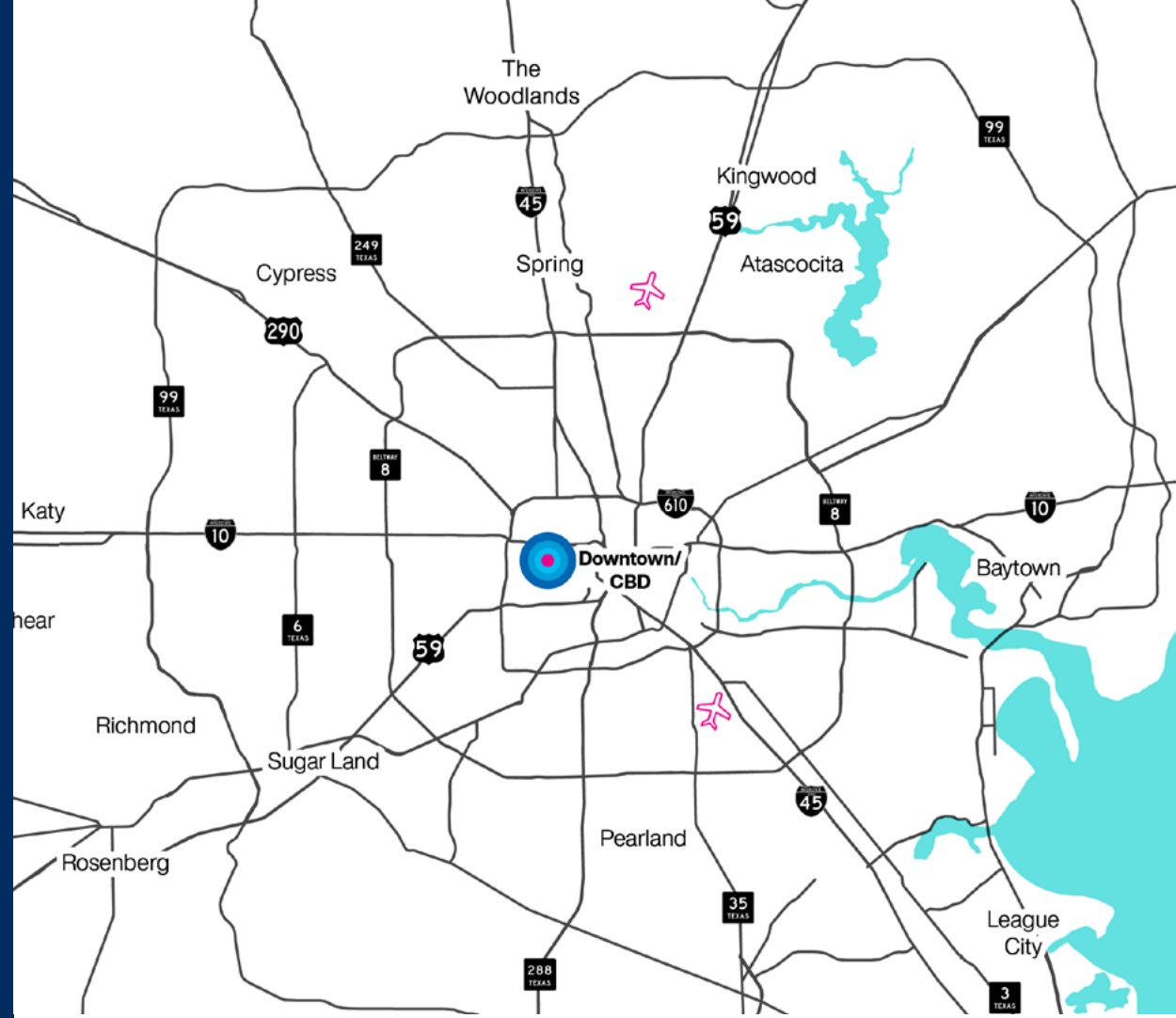
TRAFFIC COUNTS:

Washington Ave: 18,782 CPD '22

Heights Blvd: 19,271 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	36,403	233,807	522,799
Daytime Pop.	31,900	307,525	706,156
Avg HH Income	\$175,452	\$196,051	\$173,461



AVAILABLE

PINNACLE
PEDIATRIC
DENTISTRY

LFTD
STUDIO

NIMS
MEDSPA

LITTLE BELLIES
ULTRASOUND

1,050 SF

AIRROSTI
REHAB
CENTER



WASHINGTON AVENUE

LEVERKUH N STREET

FIVE
GUYS

GIGI'S
NAIL SPA

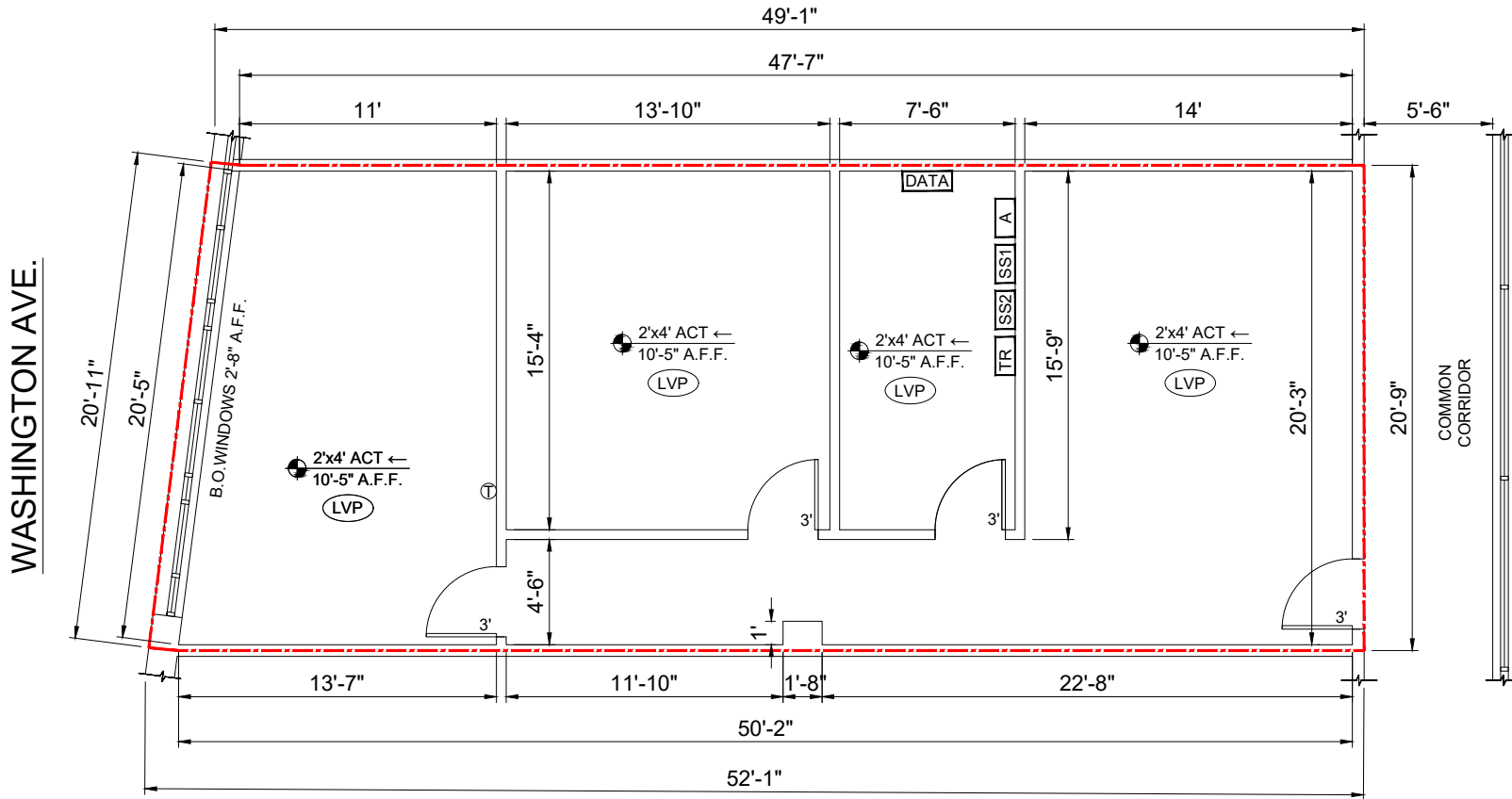
BUFFALO
WILD WINGS

ROSE STREET

BARNES ST



SITE EVALUATORS LLC
 6136 FRISCO SQUARE BLVD.
 SUITE 400
 FRISCO, TX 75034
 214-705-8555



REAR PARKING LOT

WASHINGTON AVE.

FIFTH CORNER

3939 WASHINGTON AVE., SUITE 202,
 HOUSTON, TX 77007

LEGEND	
A	= 100 AMP, 208Y/120V
SS1	= 60 AMP, 600V (TRANS.)
SS2	= 30 AMP, 600V (RTU-1)
TR	= 25 KVA
⊕	= THERMOSTAT

RENTABLE S.F. = 1,050 SF

THIS IS NOT A WORKING DRAWING.
 DO NOT USE FOR CONSTRUCTION.
 ALL DIMENSIONS ARE SUGGESTED AND ARE TO BE VERIFIED BY THE CONTRACTOR.

DRAWN BY: I.S.
 NOT TO SCALE
 DATE: 01-12-26



Walmart

Washington Heights

TACO CABANA

Yale St

salata
BARNABY'S CAFE
SMASH BURGER

College of Optometry
102 Students

corner bakery
LUNA

HiLine Heights Apartments

Heights Blvd

Jersey Mike's
Visionworks

19,271 VPD ('22)

The Core Apartments

Yale St

iStorage

Center St

Schlotzsky's

SMOOTHIE KING

Washington Ave

INDEPENDENT FINANCIAL
CAVA

18,782 VPD ('22)

FIVE GUYS
BUFFALO WILD WINGS

Bank of America

La Vie
STAM

Rockefeller's

Mister CAR WASH

ADSCO

FIRE DEPT

SITE

BAYOU HEIGHTS

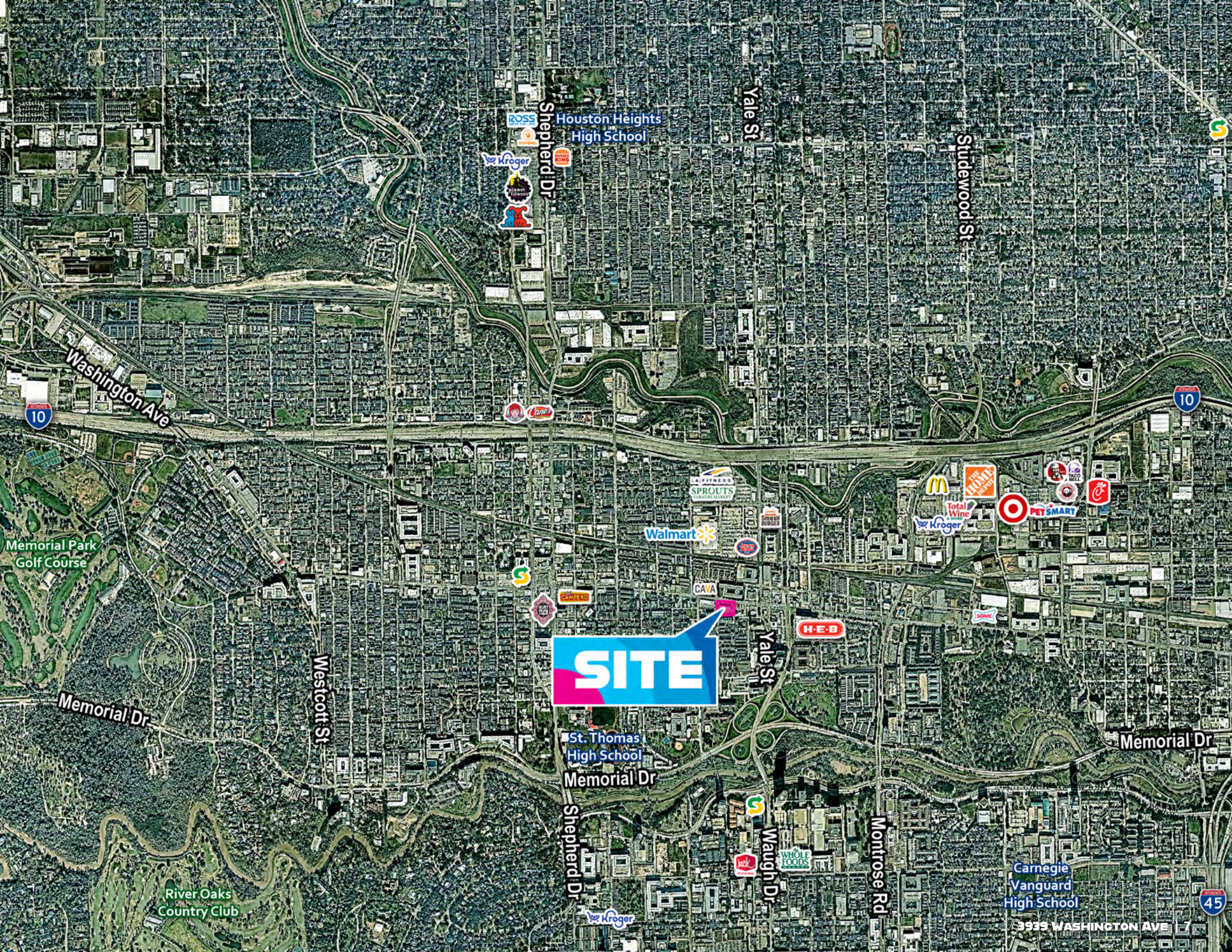
18,449 VPD ('22)

Buffalo Heights Apartments
H-E-B

Washington Ave

Waugh Dr

Heights Blvd



SITE

Houston Heights High School

St. Thomas High School

Memorial Dr

Shepherd Dr

Yale St

Yale St

Studewood St

Washington Ave

Memorial Dr

Westcott St

Shepherd Dr

Waugh Dr

Montrose Rd

Memorial Dr

Carnegie Vanguard High School

3939 WASHINGTON AVE



Memorial Park Golf Course

River Oaks Country Club



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury
Lindsey Lee

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



3939 WASHINGTON AVE RETAIL CENTER FOR LEASE

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