



**AVAILABLE
1,487 SF**

**AVAILABLE
3,453 SF**

**FIFTH
CORNER**

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

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



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1737 W 34th St
Houston, TX 77018

Availability: 1,487 SF (with 400 SF Patio)
3,453 SF (with 650 SF Patio)
2nd Gen. Restaurant Spaces

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

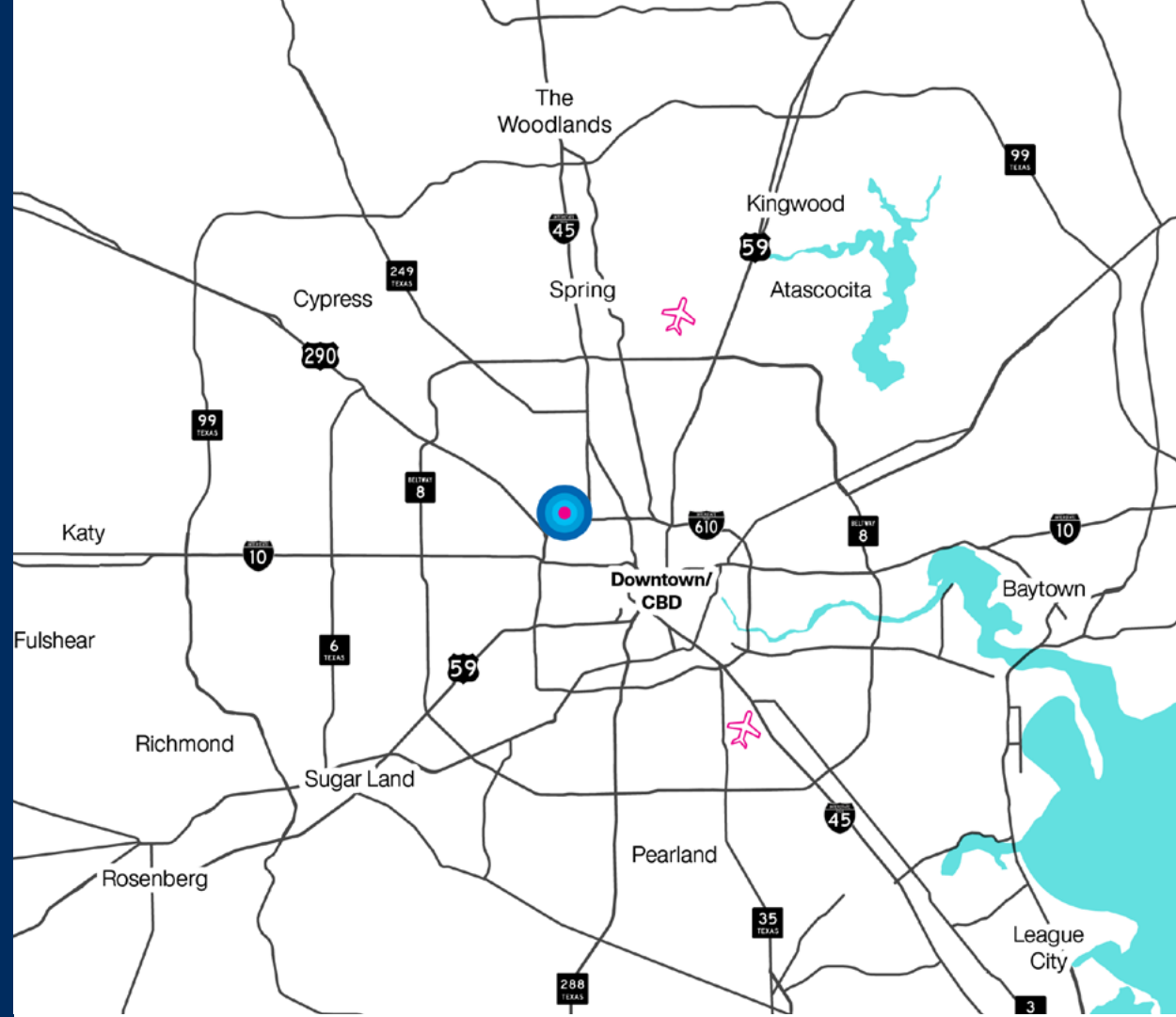
TRAFFIC COUNTS:

Ella Blvd: 31,544 CPD '22

W 34th St: 14,245 CPD '22

2025 DEMOGRAPHICS:

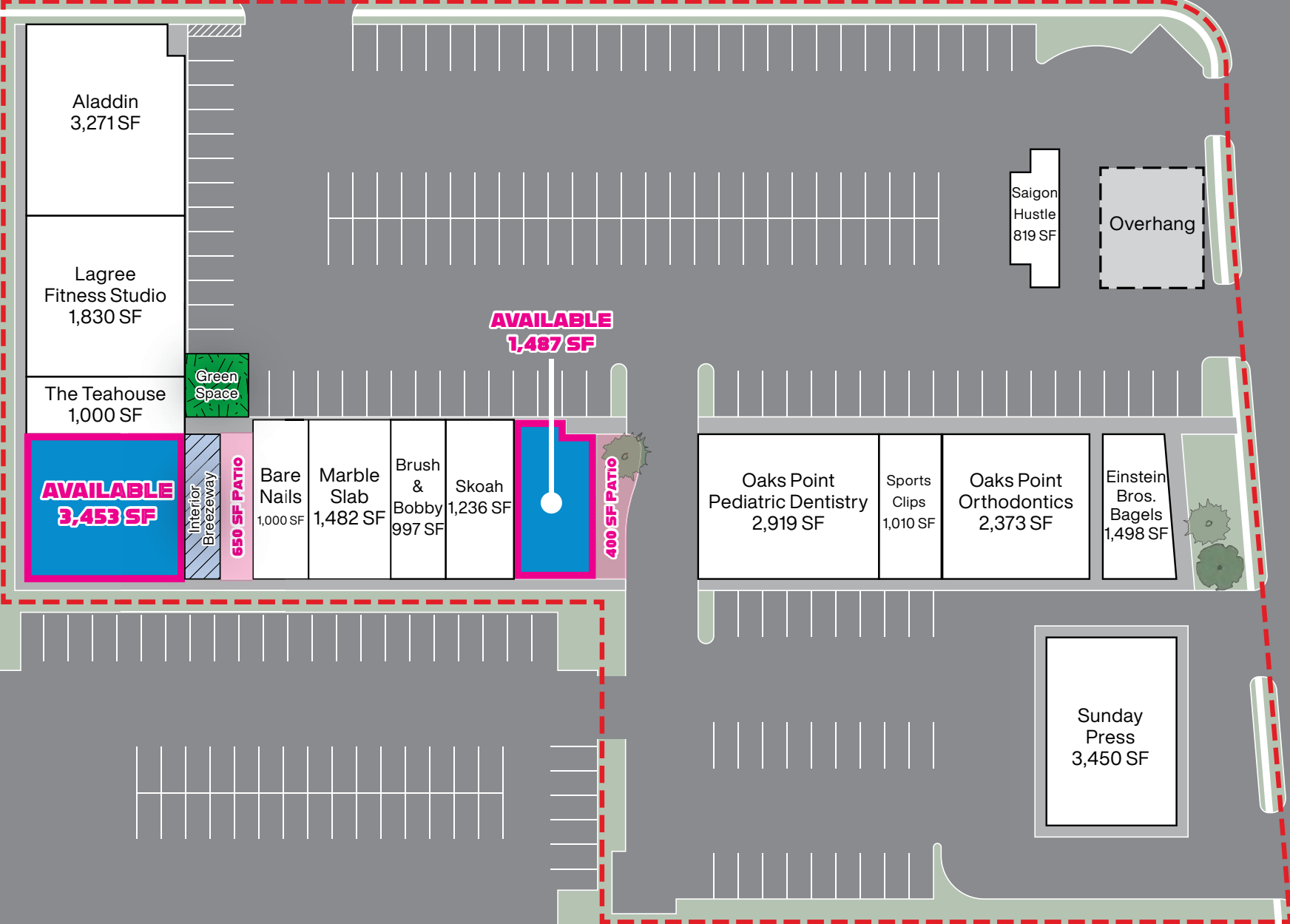
	1 Mile	3 Miles	5 Miles
Population	16,417	144,510	425,233
Daytime Pop.	16,458	124,747	383,714
Avg HH Income	\$203,970	\$171,897	\$154,591



WEST 34TH STREET



ELLA BOULEVARD



AVAILABLE
3,453 SF

AVAILABLE
1,487 SF

Green Space

Interior Brezeway

650 SF PATIO

400 SF PATIO

Aladdin
3,271 SF

Lagree
Fitness Studio
1,830 SF

The Teahouse
1,000 SF

Bare Nails
1,000 SF

Marble Slab
1,482 SF

Brush &
Bobby
997 SF

Skoah
1,236 SF

Oaks Point
Pediatric Dentistry
2,919 SF

Sports
Clips
1,010 SF

Oaks Point
Orthodontics
2,373 SF

Einstein
Bros.
Bagels
1,498 SF

Saigon
Hustle
819 SF

Overhang

Sunday
Press
3,450 SF





SITE

TJ-maxx
ROSS
Burlington
Bath & Body Works
ULTA
MOD
FLOOR DECOR
five BEEW

PETSMART
ROSS
MATTRESS FIRM

YCHCP
THE COLLEGE OF
HEALTH CARE PROFESSIONALS

OFFICE/ BUSINESS
PARK

ROSSLYN
GARDEN OAKS

PINE FOREST
BUSINESS PARK

Booker T
Washington
High School

Heights
High School

SITE

Waltrip High School

14,245 CPD ('22)

11,924 CPD ('22)

31,544 CPD ('22)

213,684 CPD ('24)

Oak Forest Park

Judiway St

Judiway St

Oak Forest Dr

Ella Blvd

Couch St

Golf Dr

Avenue on 34th

34th St

34th St



Logos for: HAND-STONE, TEX-MEX, Local's TABLE, FAS, and CIGARETTES.

Logos for: SAIGON HUSTLE, Special Yaki, Sp, and SportClips HAIRCUTS.

Logos for: UPS, LES BAGET vietnamese cafe, and tropical CAFE.

Logos for: GATLIN'S BBQ, PRIVATE MINI STORAGE, GoldenWick, and Jellyfish SUSHI GRILL.

Logos for: BUBBLE EGG and jiffylube.

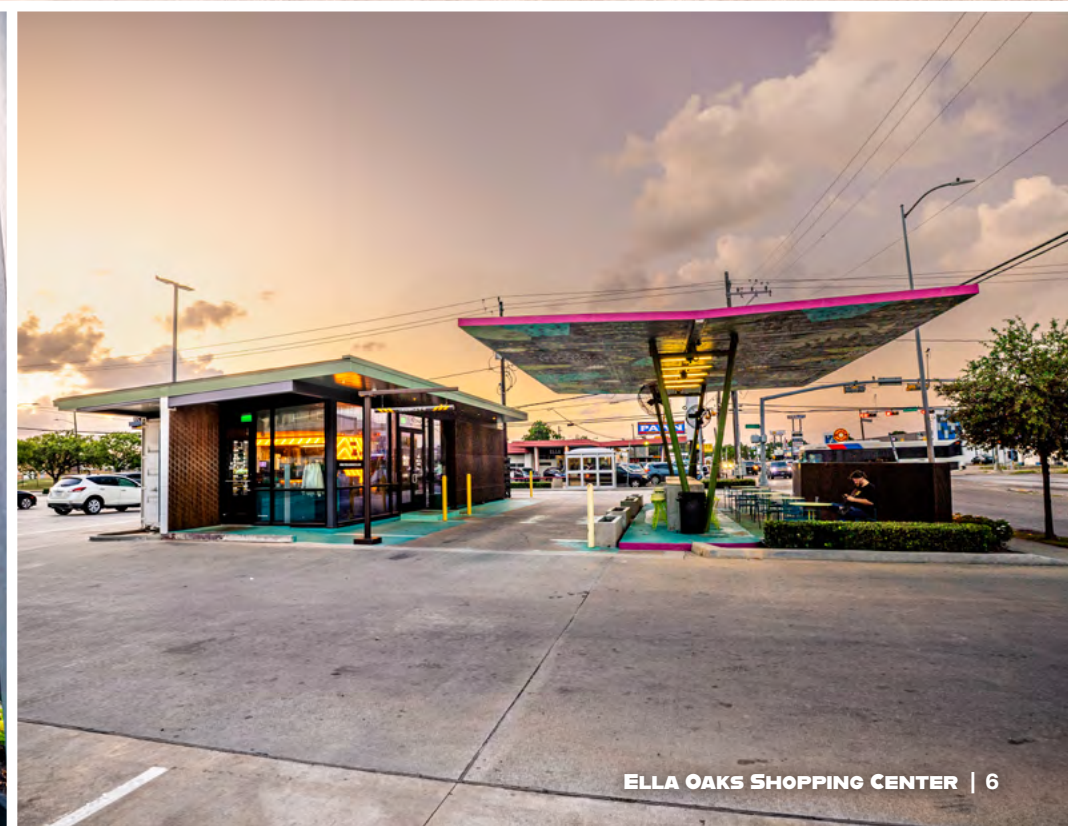
Logos for: Popeyes, BURGER KING, McDonald's, BR, Cane's, and THE HALAL GUYS.

Logos for: CrowBar, WILLIAM PRICE DISTILLING, GREAT HEIGHTS BREWING COMPANY, and DECANT.

Logo for: WALKING STICK BREWING CO - HOUSTON, TX.

Logo for: the Y.









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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Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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