

the  
**Mix**  
@ midtown

URBAN RETAIL ANCHORED BY NEW 15-YR  
CLUB STUDIO (LA FITNESS'S LUXURY GYM  
OFFERING) LEASE



HOUSTON, TX

## PROPERTY SUMMARY

Address	3201 Louisiana St, Houston, TX 77006
Net Rentable Area	71,985 SF
Leased	100.00%
Year Built	2008
Land Size	1.43 Acres (Full City Block)
Parking Ratio	4.13/1,000 SF
Traffic Counts	<b>Louisiana St:</b> 20,992 VPD <b>Elgin St:</b> 17,187 VPD

## MAJOR TENANT OVERVIEW

TENANT	RENTABLE SF	% OF GLA
Club Studio (LA Fitness)	48,121	66.85%
Piola Pizzeria	3,094	4.30%
Medium Rare	3,783	5.26%
Pok Pok Po	3,820	5.31%
Jinya Ramen	2,842	3.95%
Kung Fu Tea	2,018	2.80%
Gen Korean BBQ	6,777	9.41%
Cloud 10 Creamery	1,530	2.13%
<b>TOTAL</b>	<b>71,985</b>	<b>100%</b>

## AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	21,788	160,196	400,229
2024 Population	32,554	214,602	485,530
2029 Population	34,356	228,125	506,182
Growth 2010-2024	49.41%	33.96%	21.31%
Bachelor's Degree or Higher	70%	61%	55%

  

AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Avg Household Income	\$142,042	\$154,180	\$145,087
2029 Avg Household Income	\$160,635	\$172,278	\$163,340
2024-2029 Proj Avg HH Income Growth	13.09%	11.74%	12.58%





ELGIN STREET: 17,187 VPD

LOUISIANA STREET: 20,992 VPD

MILAM STREET: 19,895 VPD

STUART STREET: 18,507 VPD

THE MIX @  
MIDTOWN

PARKING  
GARAGE\*

Given there's no parking ordinance in Houston's CBD, EaDo, and Midtown Districts, there's potential room for redevelopment.

## INVESTMENT HIGHLIGHTS

### SUPERIOR DEMOGRAPHICS

### MAIN & MAIN LOCATION

### BEST-IN-CLASS ASSET

### VERSATILE APPEAL



- Strategically situated in a high-density residential area that offers unparalleled convenience to over 30,000 residents in a 1-mile radius.

- The Mix @ Midtown demonstrates a versatile appeal, catering to both local residents and daytime workers. This dual market reach attracts a diverse customer base throughout different times of the day.

- Club Studio at the Mix offers a significant advantage over other competing gyms given there are 4,615 apartment units in a 1/2 mile radius.



MIDTOWN  
LOCATION

SURROUNDED  
BY MULTIFAMILY

HIGHLY SOUGHT AFTER  
WALKABILITY

- Shoppers and visitors are provided with ultimate ease of access being located on Elgin, two blocks north of Spur 527 and less than one mile from IH-45.

- Ability to add density to the site without violating any parking ordinance.

- Strong in-place cash flow and occupancy.

## CONTACT

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LANDLORD  
REPRESENTATIVE

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