



Colliers

For Lease

Contact Broker
For Pricing

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1018 Preston Street Houston, TX 77002

Houston CBD Retail Opportunity

Property Highlights

- 2,187 square feet of ground-floor retail space
- Located in historic eight-story building located directly at the corner of Preston Street and Fannin Street
- Numerous restaurants, hotels, and retailers within walking distance
- Easy access to and from public transportation options
- Near Houston's Theater District and Minute Maid Park
- Daytime population of approximately 143,989 in CBD
- Renovated in 2021

Accelerating success.

Property Gallery

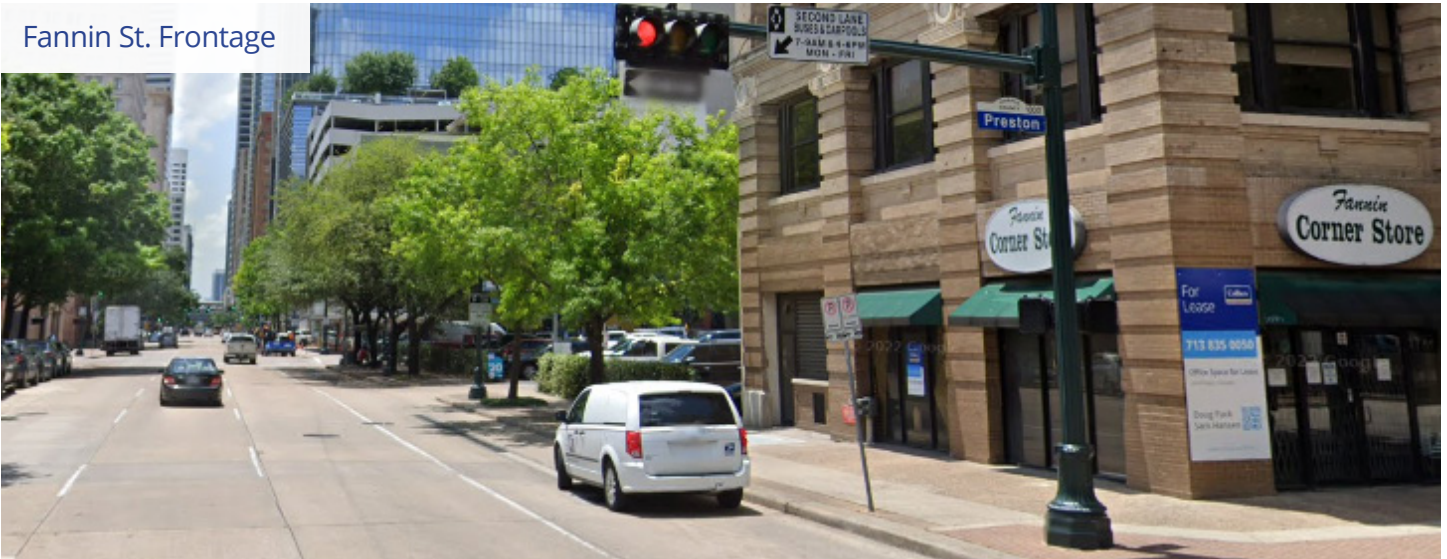
Retail Interior



Exterior



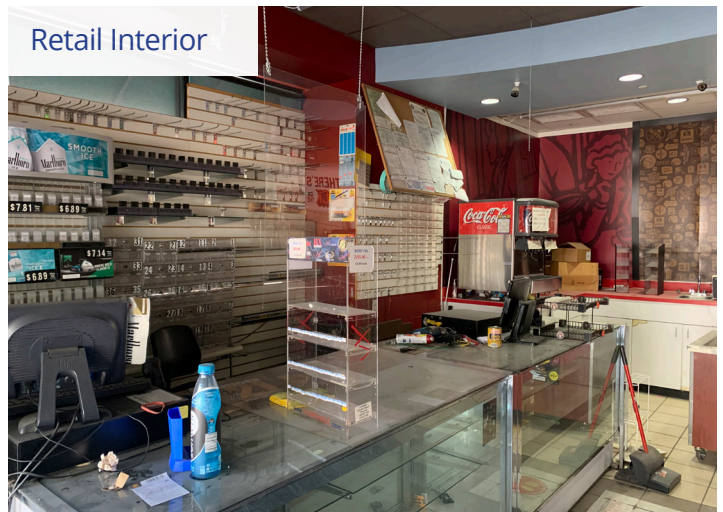
Fannin St. Frontage



Intersection



Retail Interior



Aerial View



Area Attractions

Washington
Corridor

713
MUSIC
HALL

UHD University of Houston
DOWNTOWN

Jones Hall
for the Performing Arts

Theater
District

Puttshack

Minute
Maid
Park

HOUSTON
DYNAMO

INTERSTATE
TEXAS
45

HOUSE OF
BLUES
HOUSTON

Discovery
Green

INTERSTATE
TEXAS
69

TOYOTA
CENTER

GRB
HOUSTON
GEORGE R. BROWN CONVENTION CENTER

EADO

THE
RUSTIC

Midtown

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	15,951	153,719	370,954
2010 Total Population	19,859	158,553	372,731
2022 Total Population	23,680	188,119	429,105
2022 Group Quarters	9,921	19,754	27,657
2027 Total Population	25,341	198,286	446,938
2022-2027 Annual Rate (CAGR)	1.37%	1.06%	0.82%
2000 to 2010 Population Change	24.5%	3.1%	0.5%
2000 to 2022 Population Change	48.5%	22.4%	15.7%
2010 to 2027 Population Change	27.6%	25.1%	19.9%
2022 to 2027 Population Change	7.0%	5.4%	4.2%
2022 Total Daytime Population	143,989	327,885	764,240
Workers	136,803	249,335	567,251
Residents	7,186	78,550	196,989
2022 Workers % of Daytime Population	95.0%	76.0%	74.2%
2022 Residents % of Daytime Population	5.0%	24.0%	25.8%
Household Summary			
2000 Households	2,280	56,104	136,112
2010 Households	4,033	64,426	149,062
2022 Households	8,515	85,683	188,049
2022 Average Household Size	1.62	1.96	2.13
2027 Households	9,592	91,482	197,493
2022-2027 Annual Rate	2.41%	1.32%	0.98%
2000 to 2010 Household Change	76.9%	14.8%	9.5%
2000 to 2022 Household Change	273.5%	52.7%	38.2%
2010 to 2027 Household Change	137.8%	42.0%	32.5%
2022 to 2027 Household Change	12.6%	6.8%	5.0%
2010 Families	1,265	27,925	74,915
2022 Families	1,992	33,027	85,878
2027 Families	2,300	35,244	90,087
2022-2027 Annual Rate	2.92%	1.31%	0.96%
Housing Unit Summary			
2022 Housing Units	10,425	98,835	215,265
Owner Occupied Housing Units	21.9%	37.4%	43.0%
Renter Occupied Housing Units	78.1%	62.6%	57.0%
Vacant Housing Units	18.3%	13.3%	12.6%
Owner Occupied Median Home Value			
2022 Median Home Value	\$348,689	\$375,761	\$363,673
2027 Median Home Value	\$379,678	\$407,914	\$400,535
Income			
2022 Per Capita Income	\$56,667	\$56,651	\$55,267
2022 Median Household Income	\$92,609	\$78,038	\$75,971
2022 Average Household Income	\$143,329	\$122,884	\$125,014
Household Income Base	8,515	85,683	188,049
<\$15,000	9.8%	10.8%	10.8%
\$15,000 - \$24,999	6.3%	7.5%	7.6%
\$25,000 - \$34,999	2.6%	6.1%	6.7%
\$35,000 - \$49,999	6.0%	8.9%	9.4%
\$50,000 - \$74,999	14.8%	15.1%	14.9%
\$75,000 - \$99,999	13.9%	11.2%	10.7%
\$100,000 - \$149,999	13.7%	15.1%	14.4%
\$150,000 - \$199,999	10.8%	10.1%	9.5%
\$200,000+	22.2%	15.4%	15.9%

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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.

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Date