

1602

WASHINGTON AVE

Houston, TX 77007

MUSEUM DISTRICT



288 TEXAS

1600 SMITH STREET

MIDTOWN

CAMDEN
647 UNITS

SKYLINE AT MIDTOWN
269 UNITS

Best Western

THE MET AT DOWNTOWN

INTERSTATE 45

MARQUIS LOFTS ON SABINE
198 UNITS

STATE STREET
196 UNITS

Tranquility Park

THE HOBBY CENTER FOR THE PERFORMING ARTS

Memorial Pkwy

27,107 VPD

215,860 VPD



Houston Ave

Washington Ave

KNAPP

Firestone

SITE

12,060 VPD

±7,570 SF Building on ±20,003 SF Land/ Boutique Office Building Opportunity

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The Offering

Jones Lang La Salle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase 1602 Washington Avenue, an $\pm 7,570$ SF owner-user office building on $\pm 20,003$ SF of land located just West of Downtown Houston. The Washington Avenue Corridor has experienced a resurgence in recent years as dilapidated properties were torn down and replaced with townhouses, mixed-use developments, and high energy hot spots. One of the reasons for such growth and development is due to its proximity to Downtown, Midtown, Montrose and the Heights. It is filled with young professionals who like to be immersed amongst easily accessible bars/restaurants coupled with a convenient commute to work.



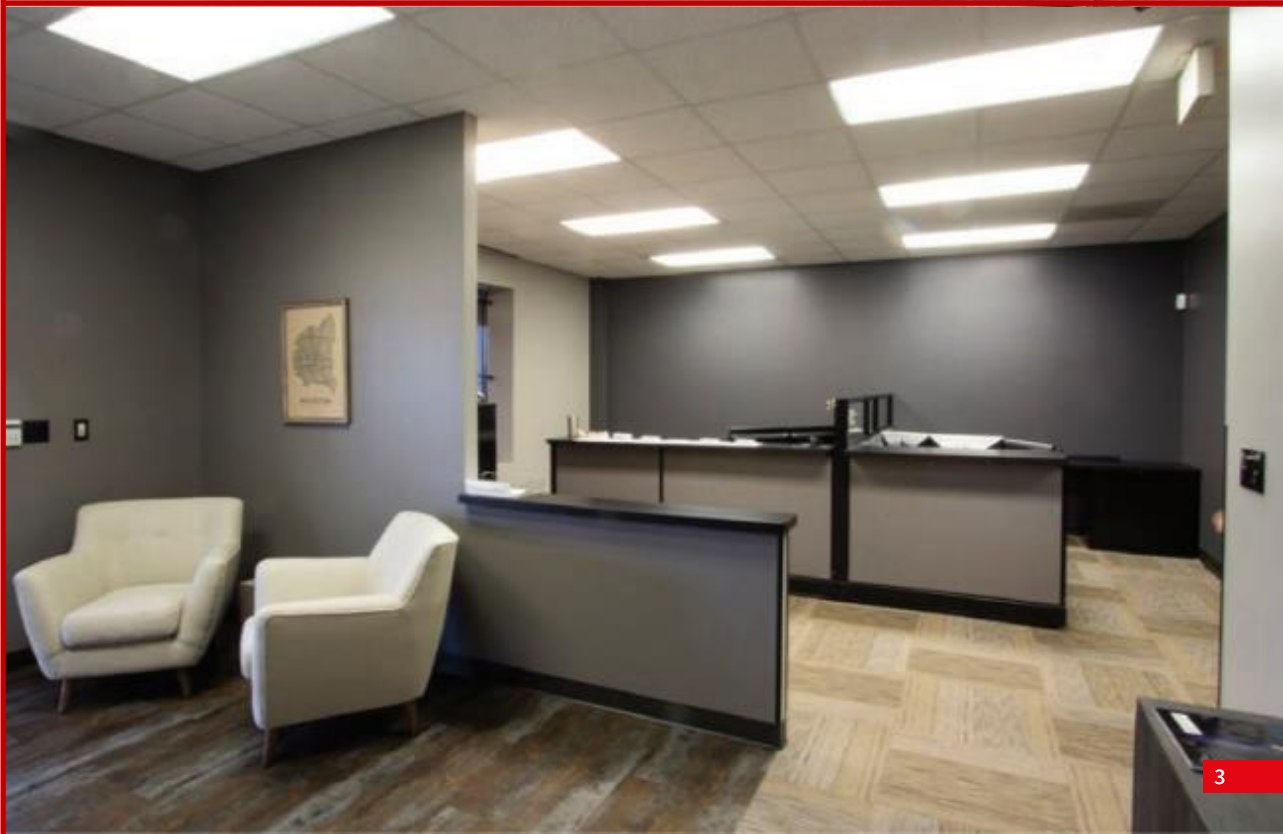
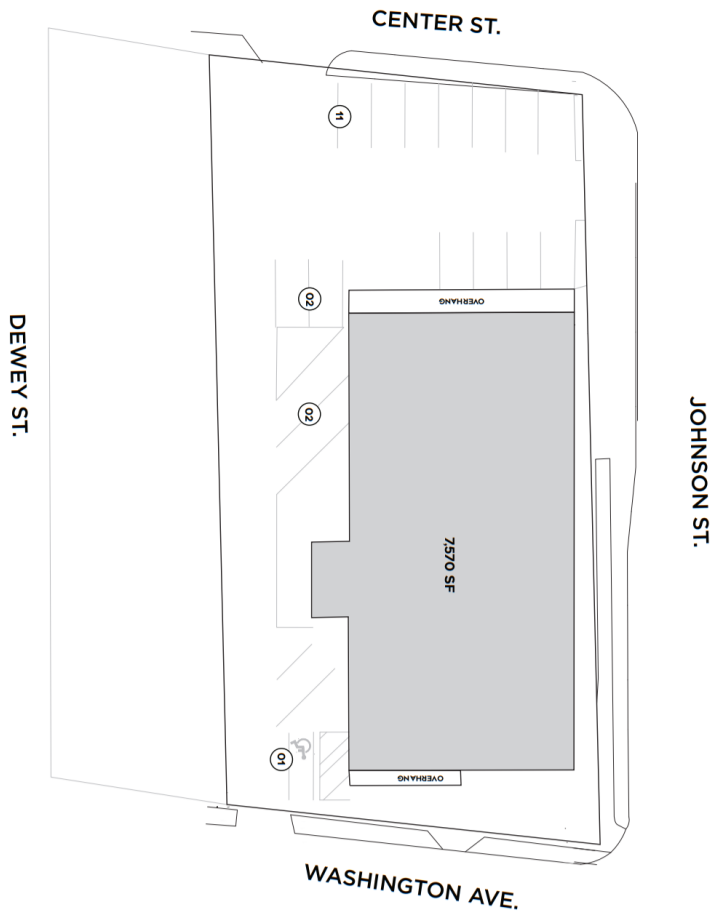
**1602
WASHINGTON AVE**

12,060 VPD

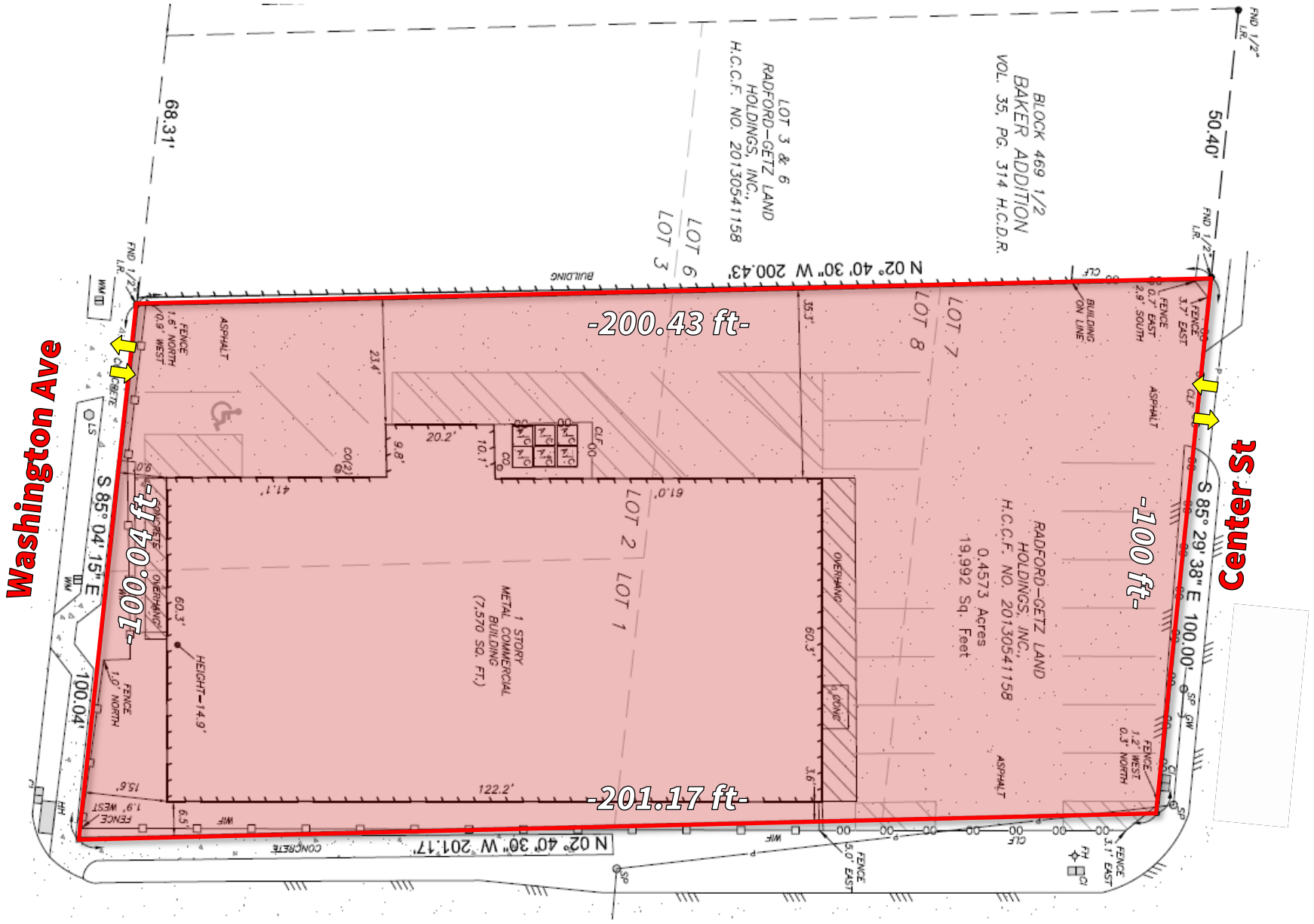
17,273 VPD

Attributes

- ±7,570 SF Boutique Office Building
- ±20,003 SF Land (200' X 100')
- Functional office build out, ready for immediate occupancy
- City of Houston Utilities
- Outside floodplain
- Tax Rate: \$2.330662
- Call Broker for Pricing



Property Survey



UPTOWN



WORLD MARKET LA FITNESS

Cost Plus

Guitar Center

SPROUTS

Jaxon Market

smash burger

THE ORIGINAL TACO CABANA

CHIPOTLE

STARBUCKS COFFEE

THE NEW YORK JOINT

OLD FASHION BAKERY CAFE

PROPERTY LOWER HEIGHTS

373 UNITS

Kroger

ULTRA

Total Wine & MORE

STARBUCKS COFFEE



WINDSOR Memorial

274 UNITS



Bellrock Sawyer Yards

334 UNITS

Montrose Blvd

SAN SIMEON

431 UNITS

24/7 ELEVEN

222 UNITS

MODERA BY MILL CREEK

341 UNITS

SAWYER HEIGHTS LOFTS

683 UNITS



Tacodeli PLATYPUS BREWING

ART HOUSE

334 UNITS

chili's

PANDA EXPRESS

SMOOTHIE KING

PET SMART

la Madeleine

FREEBIRDS

TARGET

MOD

KFC

TACO BELL

Memorial Dr 27,107 VPD

GUS'S FRIED CHICKEN WORLD FAMOUS



STATE STREET

198 UNITS

Washington Ave 12,060 VPD



SITE



Houston Ave

17,273 VPD



SAWYER HEIGHTS LOFTS
683 UNITS

chili's
PANDA EXPRESS
SMOOTHIE KING
PETSMART
laMadelaine FRENCH BAKERY & CAFE
FREEBIRDS WORLD BURRITO
TARGET
MOD KFC
TACO BELL

HOUSTON HEIGHTS

ELAN HEIGHTS
326 UNITS



Fiesta
Wendy's
Love's
Arandas
SUBWAY

Holiday Inn Express & Suites

WOMH RAVEN
WHITE OAK TOWER
MUSIC HALL



244,273 VPD

TAYLOR HEIGHTS
361 UNITS

SPRING STREET
BEER & WINE GARDEN

Chick-fil-A

215,860 VPD

SILVER STREET

Houston Ave

Cafe Brussels

CITY Stanton's

FAS

Dart St

ARTHOUSE
334 UNITS

Tacodeli
PLATYPUS BREWING

B&B
Subway & Restaurant

United Healthcare

Firestone

SITE
12,060 VPD

Washington Ave

Julep

GUS'S
FRIED CHICKEN
WORLD FAMOUS

KNAPP
CHEVROLET

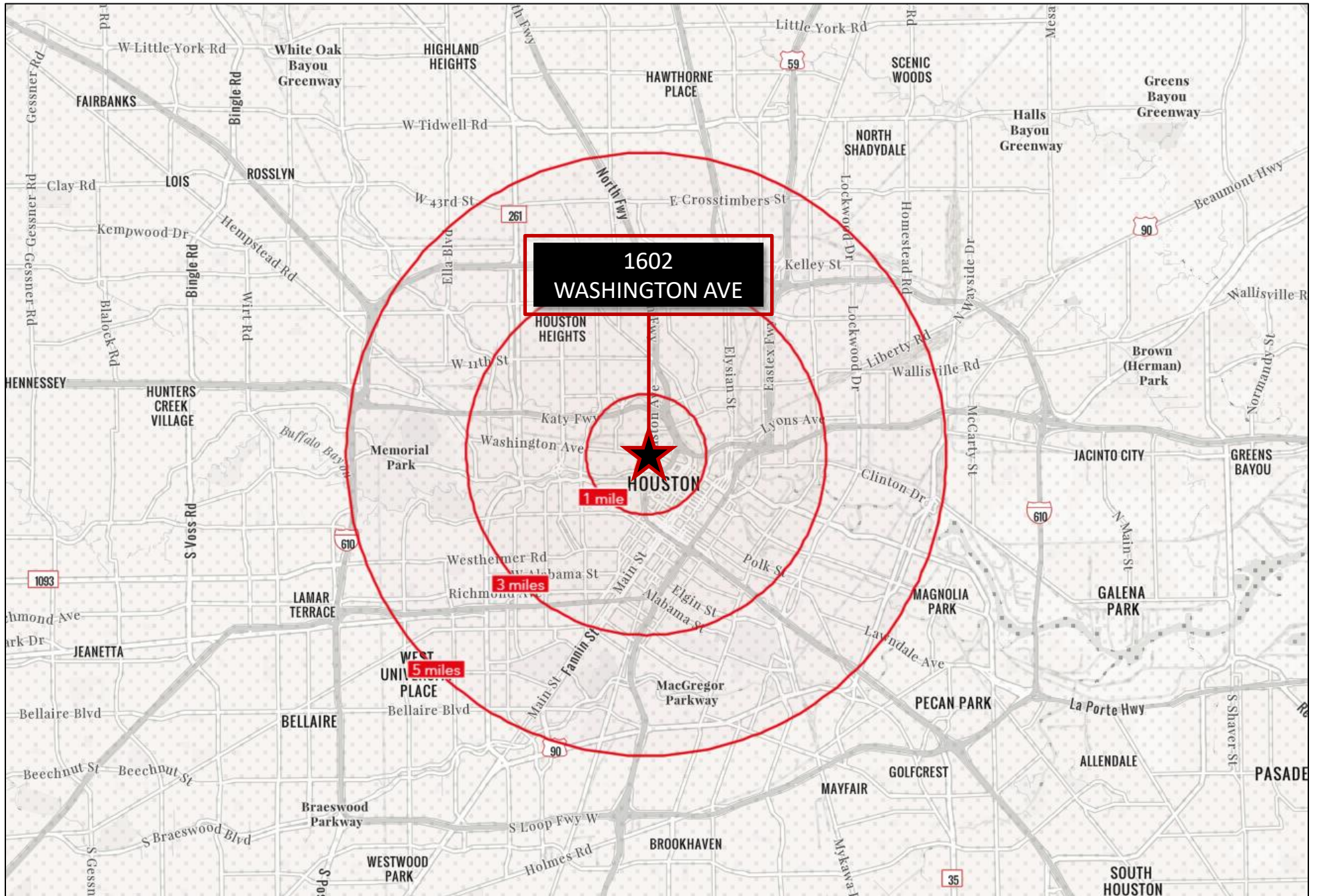
17,273 VPD

Silver St

Lubbock St



Trade Area





Commute & Demographics

Commutable to top Houston Employment Centers

Drive Times	Minutes
Houston Height	10
Galleria	15
Texas Medical Center	15
William Hobby Airport	20

Traffic Counts	Vehicles Per Day
Washington Ave, at Site	12,060
I-10, north, of Washington Ave	244,273
I-45, east of Houston Ave	215,860
Memorial Dr, south of Washington Ave	32,793

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2021 Population	16,520	208,824	453,043
2021 Median Age	34.3	36.3	35.8
2021 Average Household Income	\$122,718	\$125,520	\$117,789
Average Home Value	\$436,929	\$517,995	\$520,497
Educational Attainment – College Degree or Higher	42.1%	32.4%	28.6%

\$122,718
Average
Household Income
(1-Mile Radius)

\$437K
Average
Home Value
(1-Mile Radius)

4.45%
Projected Annual
Population Growth
(1-Mile Radius)

Houston at a Glance

Geography

9

Counties

in the Houston MSA

10,000

Square miles

larger than the state of NJ

Population & Demos

7.2

Million

residents in the Houston MSA

2.5

Million

residents in the city of Houston



1 in 4 Houstonians are foreign-born

5th most populous MSA in the nation

4th most populous city in the nation

Clutch City



International Hub

4th largest

Multi-Airport System in the U.S.

58.3 million

Passengers

Global Hub for
Aerospace Technology

Economy



26th largest

economy in the world if Houston were an independent nation



7th largest

U.S. metro economy in the nation



\$472.1 Billion GDP[2019]

Employment

3.0 Million Jobs in the Houston MSA more than 35 states and nearly a quarter of Texas' entire employment base

168,400 Jobs recovered as of March

140,000

New jobs created Year-Over-Year (May 2021)

80,000

New jobs forecasted in 2021

Corporate Headquarters

24

Fortune 500

companies call Houston home

3rd largest

number of fortune 1000 companies in the nation

3rd largest

number of fortune 500 companies in the nation

Texas Medical Center



73

Foreign-Owned Firms

1st in Import and Export

1st Gulf Coast Container Port

Largest Gulf Coast Container Port

1st

In Foreign Waterborne Tonnage

Texas Medical Center

Largest Medical Complex in the World



\$25 billion
in Local Gdp

8th largest
Business District in the U.S.

10 million
Patient Encounters per Year

106,000+
Employees at TMC

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