

6225
WASHINGTON



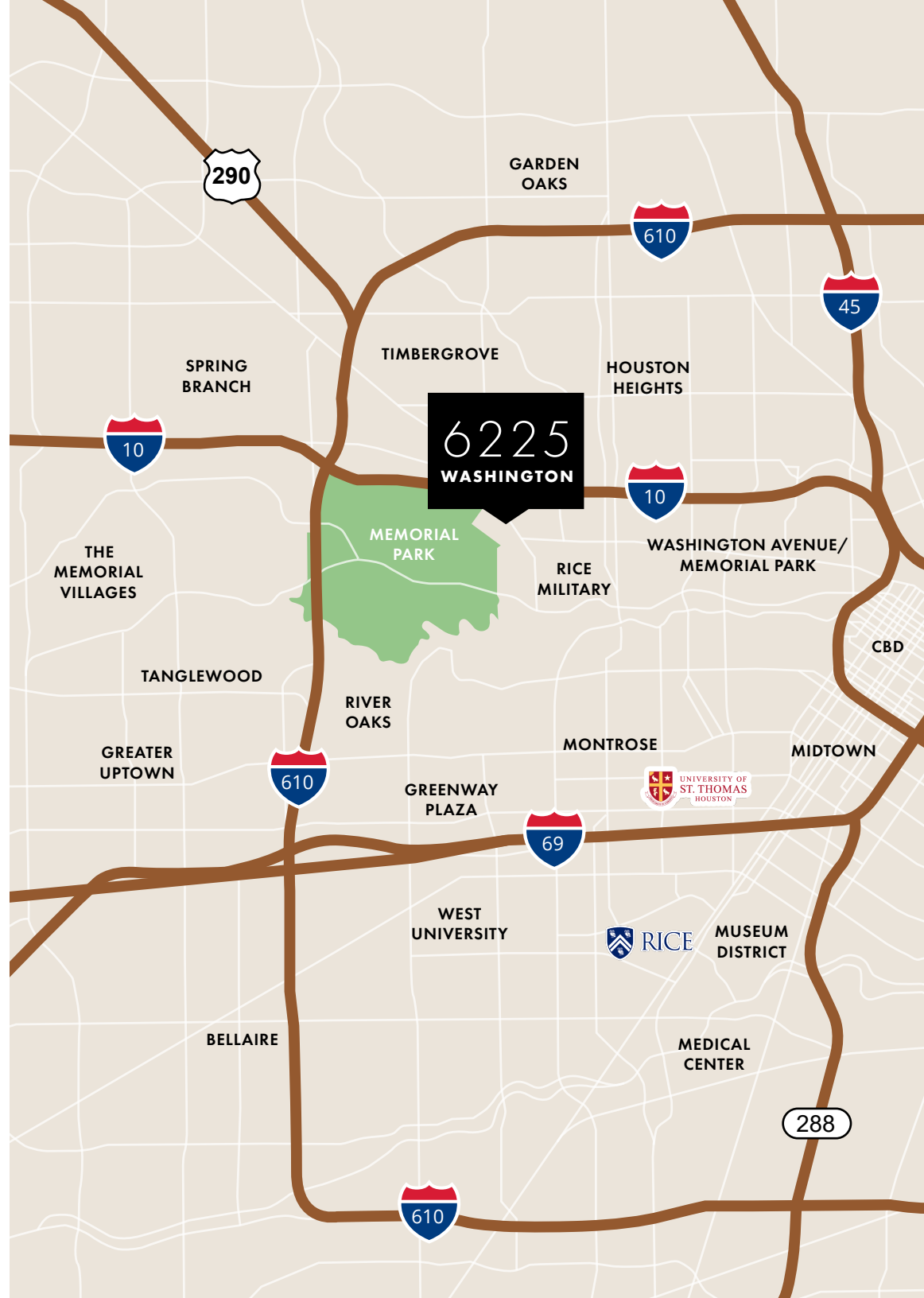
MEMORIAL PARK INNER LOOP REDEVELOPMENT

RETAIL CENTER FOR LEASE | 4,800 SF

6225 WASHINGTON AVENUE, HOUSTON, TX 77007

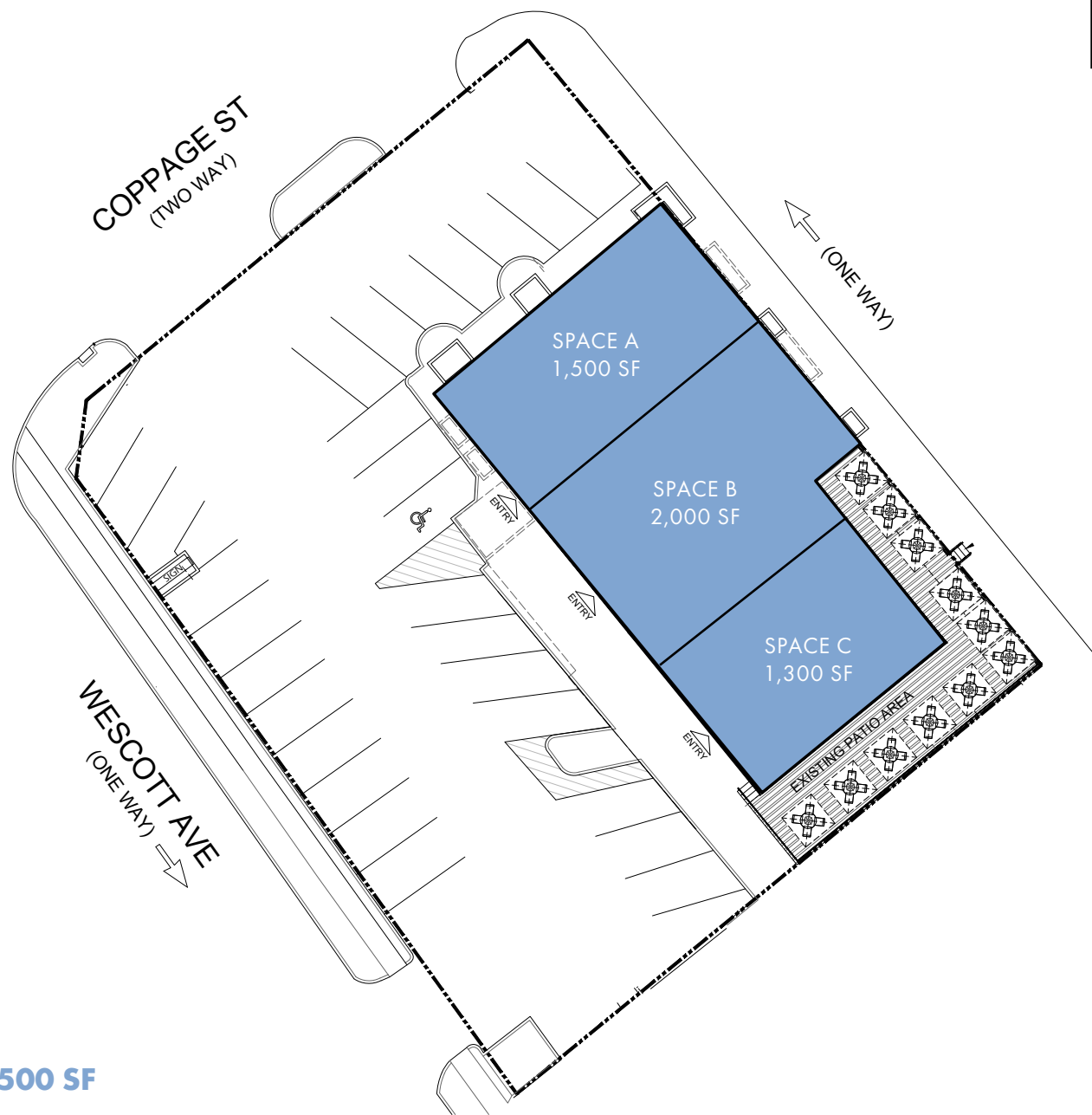
PROPERTY OVERVIEW

ADDRESS	6225 WASHINGTON AVENUE HOUSTON, TX 77007
SIZE	4,800 SF RETAIL CENTER
TYPE	REDEVELOPMENT FOR RETAIL/F&B USER(S)
LOCATION	INNER LOOP LOCATION JUST SOUTH OF I-10 AND NORTH OF MEMORIAL DRIVE
TRAFFIC	16,000 VPD (WASHINGTON AVENUE)
NEARBY ATTRACTIONS	<ul style="list-style-type: none">• WALKABILITY FROM MEMORIAL PARK (APPROXIMATELY 4 MILLION VISITS ANNUALLY)• MEMORIAL ELEMENTARY (424 STUDENTS)• THE WESTCOTT (315 UNITS)• HAUS MEMORIAL PARK (204 UNITS)• ELAN MEMORIAL PARK (297 UNITS)• SURROUNDING F&B/RETAIL INCLUDING REV SALON, CANYON CREEK GRILL, STARBUCKS, EL TIEMPO & MORE
PROPERTY ACCESS	<ul style="list-style-type: none">• ACCESS FROM WESTCOTT STREET AND WASHINGTON AVENUE VIA COPPAGE STREET, CAPTURING AM AND PM TRAFFIC
5-MILE DEMOS	<ul style="list-style-type: none">• 492,150 TOTAL POPULATION• 36.2 MEDIAN AGE• \$160,976 AVERAGE HOUSEHOLD INCOME• 235,391 TOTAL HOUSEHOLDS



OPTION A

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WASHINGTON



SPACE A	1,500 SF
SPACE B	2,000 SF
SPACE C	1,300 SF

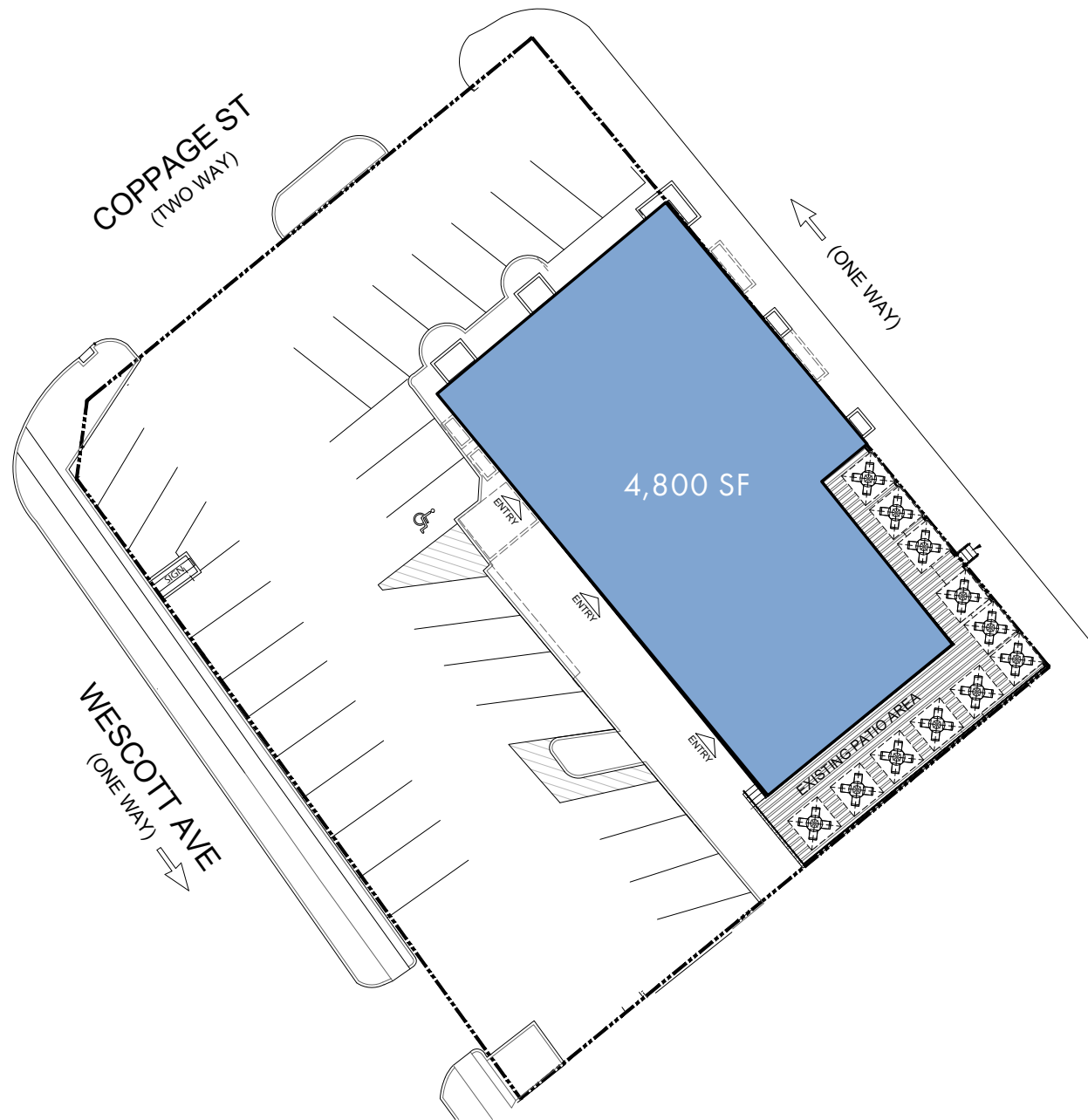


25038-01

identity
ARCHITECTURE

OPTION B

6225
WASHINGTON



4,800 SF BUILDING



identity
ARCHITECTURE

-
- 5** WASHINGTON AVE
- 1** DOWNTOWN STREET
- 2** DONA LETI'S
- 3** I-HOP
- 4** EL VENADO
- 5** CANYON CREEK
- 1** PACIFIC COAST TACOS
- 2** St. Theresa Catholic Church
in Memorial Park
- 3** 6225 WASHINGTON
- 4** STARBUCKS
- 5** SHIPLEY DO-NUTS
- 1** FORGET ME NOT
- 2** REV SALON
- 3** YELLOW CUP COFFEE
- 4** EL TIEMPO
- 5** CLUTCH
- 1** CVS
- 2** WESTCOTT ST
- 3** TJ JESTER BLVD
- 4** HAUS MEMORIAL PARK | 204 UNITS
- 5** THE WESTCOTT | 315 UNITS
- 6** ELAN MEMORIAL PARK | 297 UNITS
- 7** PEARL WASHINGTON | 322 UNITS
- 8** BROADSTONE MEMORIAL PARK | 358 UNITS
- 9** MEMORIAL PARK CONSERVANCY
- 10** APPROXIMATELY 4 MILLION VISITS ANNUALLY

5 WASHINGTON AVE

1 DOWNTOWN STREET

2 DONA LETI'S

3 231K VPD

4 I-HOP

5 EL VENADO

1 CANYON CREEK

2 PACIFIC COAST TACOS

3 16K VPD

4 6225 WASHINGTON

5 STARBUCKS

1 SHIPLEY DO-NUTS

2 FORGET ME NOT

3 REV SALON

4 EL TIEMPO

5 CLUTCH

1 ST. THERESA Catholic Church in Memorial Park

2 MEMORIAL ELEMENTARY

3 WESTCOTT ST

4 TJ JESTER BLVD

5 CVS

1 HAUS MEMORIAL PARK | 204 UNITS

2 THE WESTCOTT | 315 UNITS

3 ELAN MEMORIAL PARK | 297 UNITS

4 PEARL WASHINGTON | 322 UNITS

5 BROADSTONE MEMORIAL PARK | 358 UNITS

MEMORIAL PARK CONSERVANCY

APPROXIMATELY 4 MILLION VISITS ANNUALLY

5 WASHINGTON AVE

DOWN THE STREET

DONA LETI'S

231K VPD

I-10

16K VPD

1

CANYON CREEK

PACIFIC COAST TACOS

St. Theresa Catholic Church
in Memorial Park

6225 WASHINGTON

STARBUCKS

SHIPLEY DO-NUTS

FORGET ME NOT

REV SALON

YELLOW CUP COFFEE

2

3

4

CLUTCH

CVS

EL TIEMPO

TJ JESTER BLVD

WESTCOTT ST

1. HAUS MEMORIAL PARK | 204 UNITS
2. THE WESTCOTT | 315 UNITS
3. ELAN MEMORIAL PARK | 297 UNITS
4. PEARL WASHINGTON | 322 UNITS
5. BROADSTONE MEMORIAL PARK | 358 UNITS

MEMORIAL PARK CONSERVANCY
 APPROXIMATELY 4 MILLION VISITS ANNUALLY

MEMORIAL ELEMENTARY



6225
WASHINGTON

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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29114

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Date