



PIER 1 SPACE AVAILABLE IN THE VILLAGE

SWC of Rice Boulevard and Kelvin Drive | Houston, Texas

9,230-SF Retail Space Available

Josh Friedlander | Bob Conwell | 281.477.4300



- New Tenants coming in this block includes: Velvet Taco, VooDoo Donuts, Pokeworks, and Ike's Sandwiches
- Located just east of Kirby Drive and fronts three prominent streets in the Rice Village: Rice Boulevard, Kelvin Drive, and Times Boulevard
- 28 parking spaces surround this 3-sided building
- Located just two blocks west from the Rice University campus, the area is known for its wide variety of restaurants, nightlife venues and shopping
- Since the 1930s, Rice Village has been home to some of the most unique and best loved shopping destinations



| Demographics | 2 Miles | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Current Population | 89,579 | 196,166 | 490,690 |
| Current Households | 46,185 | 102,195 | 233,761 |
| Average Household Income | \$184,147 | \$163,788 | \$139,460 |
| Growth Since 2010 Census | 25.76% | 25.95% | 26.58% |

Josh Friedlander
281.477.4381
jfriedlander@newquest.com

Bob Conwell
281.477.4324
bconwell@newquest.com

Source: USPS Postal Count, 10/20

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | NewQuest.com

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management