

For more information contact:  
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 109 N. Post Oak Lane, Suite 550  
 Houston, TX 77024



M O S A I C  
 on Hermann Park  
 ST COLLECTION

# RETAIL SPACE AT A GLANCE



**5925 ALMEDA RD., HOUSTON, TX 77004**

## PROPERTY INFORMATION

Property: 29 story residential tower with first floor retail

Available for Lease: 14,524 sq. ft. street level retail space facing Almeda Dr.

Total Sq. Ft.: 20,065 sq. ft.  
 (North and South Towers)

Rental Rate: \$24.00–\$26.00 / sq. ft.

NNN: \$6.00 / sq. ft.

Parking: Two street level lots, head-in parking and a two story garage

## TRAFFIC COUNTS

Almeda: 20,870 cpd

MacGregor: 34,960 cpd

## LOCATION

Mosaic retail center is located at the NEC of Almeda Rd. and N. MacGregor Way, just west of Hwy. 288.

## DEMOGRAPHICS

Population: 16,773 (1 mi)  
 178,824 (3 mi)  
 473,782 (5 mi)

Average HH Income: \$63,090 (1 mi)  
 \$76,105 (3 mi)  
 \$76,895 (5 mi)



This information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Huntington Properties or Aron Development Company, or by any agent, independent associate, subsidiary or employee of Huntington Properties or Aron Development Company. This information is subject to change without notice.

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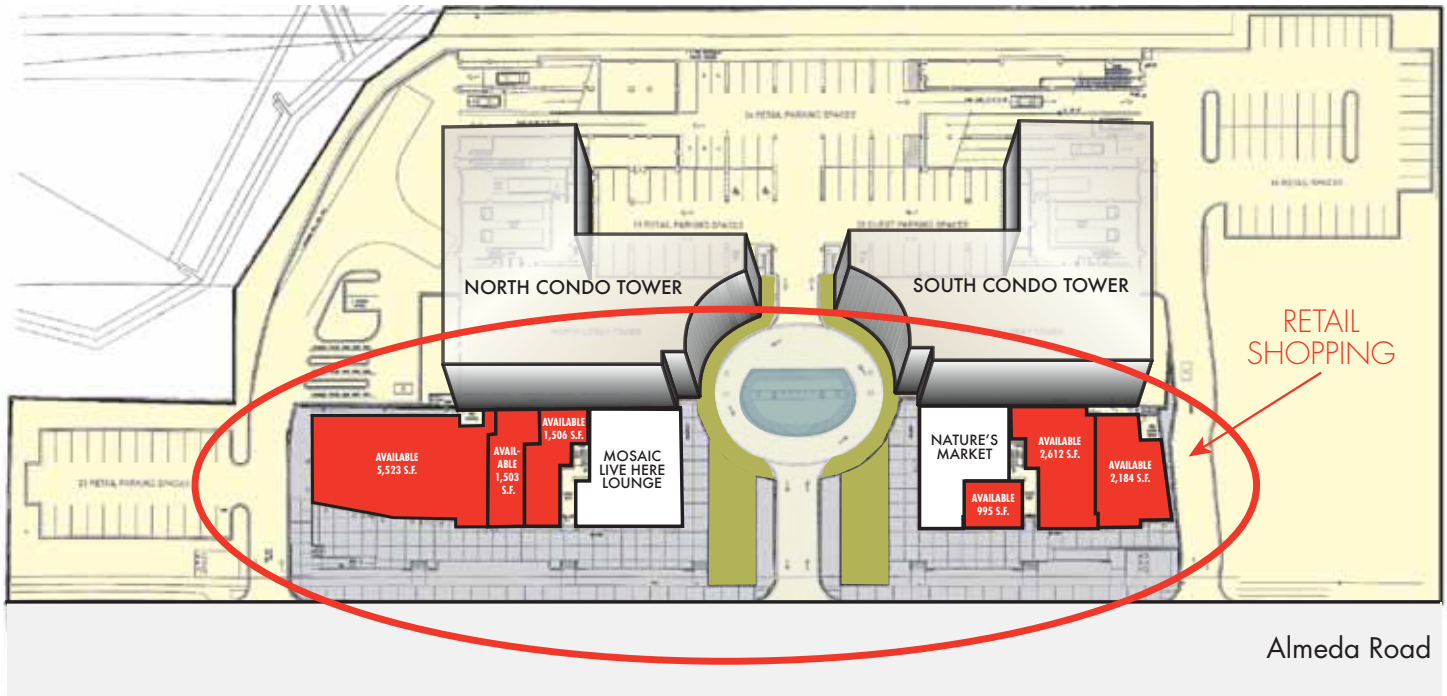


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# RETAIL SPACE AVAILABLE



5925 ALMEDA RD., HOUSTON, TX 77004



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## RETAIL SPACE FOR LEASE



5925 ALMEDA RD., HOUSTON, TX 77004

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**HUNINGTON**  
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[stresidential.com](http://stresidential.com)

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## LOCATION



Mosaic is located at Hermann Park Dr. adjacent to the Texas Medical Center, the Museum District and Midtown. It possesses an excellent street level retail center with a potential trade area reaching to the Montrose area, Midtown, The Museum District, Riverside Terrace, Hermann Park District, the Binz Historical District and Rice University area. With a residential population of over 75,000 in these areas and a daytime population of over 125,000 people within a three mile radius, Mosaic is ideal for a retailer seeking a young, sophisticated and affluent trade area.



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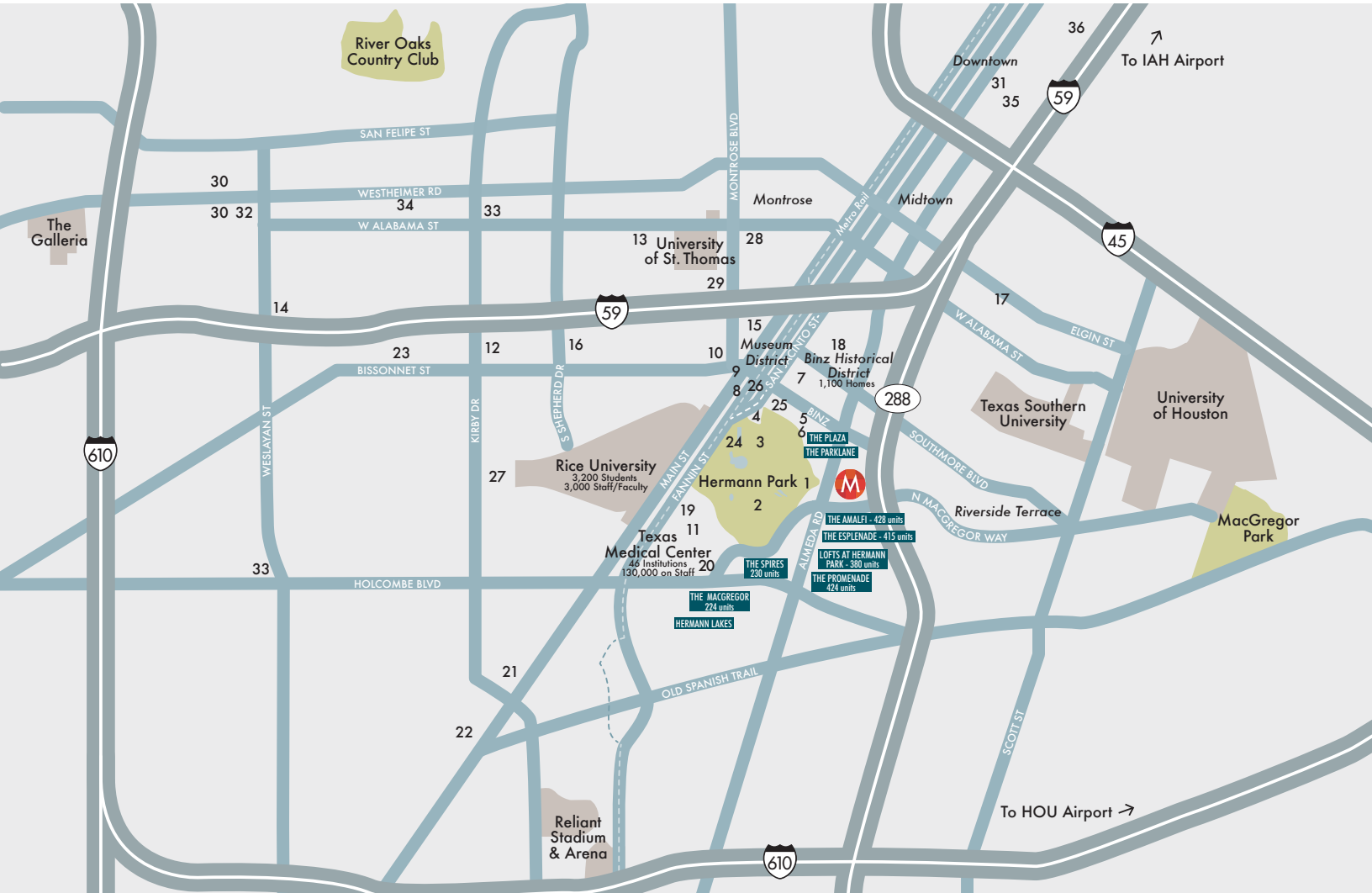


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# AREA AMENITIES



## MAP KEY

- |  |   |  |
|--|---|--|
| <ol style="list-style-type: none"> <li>1. Hermann Park Golf Course</li> <li>2. Houston Zoo</li> <li>3. Miller Outdoor Theatre</li> <li>4. Houston Museum of Natural Science</li> <li>5. Health Museum</li> <li>6. Children's Museum of Houston</li> <li>7. Holocaust Museum</li> <li>8. Hotel ZaZa</li> <li>9. Museum of Fine Arts Houston</li> <li>10. Contemporary Arts Museum</li> <li>11. Baylor College of Medicine</li> <li>12. Goode Co. Barbeque</li> <li>13. The Menil</li> </ol> | <ol style="list-style-type: none"> <li>14. Edward's Greenway Palace<br/>Movie Theater</li> <li>15. Houston Center for Contemporary Crafts</li> <li>16. Poe Elementary School</li> <li>17. Ryan Middle School</li> <li>18. Montessori Country Day School</li> <li>19. University of Texas Medical School</li> <li>20. University of Texas Health Science Center</li> <li>21. Kroger</li> <li>22. SuperTarget</li> <li>23. H-E-B</li> <li>24. Japanese Garden</li> <li>25. Bodegas Taco Shop</li> </ol> | <ol style="list-style-type: none"> <li>26. Cafe Express</li> <li>27. Rice Village – Shops/Restaurants</li> <li>28. Canopy</li> <li>29. Nippon</li> <li>30. Highland Village – Shops/Restaurants</li> <li>31. South Texas College of Law</li> <li>32. Central Market</li> <li>33. Whole Foods Market</li> <li>34. Lamar High School</li> <li>35. Toyota Center</li> <li>36. Minute Maid Park</li> </ol> |
|--|---|--|



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