

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

The Forum on San Felipe

SEC of San Felipe St & Winrock Blvd
6363 San Felipe Street, Houston, Texas 77057



THE FORUM ON SAN FELIPE

6363 San Felipe Street, Houston, Texas 77057

Property Information

Space for Lease	1,426 SF (2nd Gen Coffee Shop) 6,047 SF (Will divide)
Rental Rate	\$45.00 PSF
NNN	\$13.50 PSF

Property Highlights

- 2nd Gen Medical Space move-in ready
- Frontage on San Felipe St, between Voss Rd & Fountain View
- Retail located under The Forum on San Felipe with 359 Apartment Homes
- Houston's most affluent neighborhoods: Tanglewood, the Memorial Villages, and Briargrove.

Demographics

Population (2023)	1 mi. - 29,406
	2 mi. - 86,580
	3 mi. - 196,171
Average Household Income	1 mi. - \$132,286
	2 mi. - \$152,624
	3 mi. - \$141,500

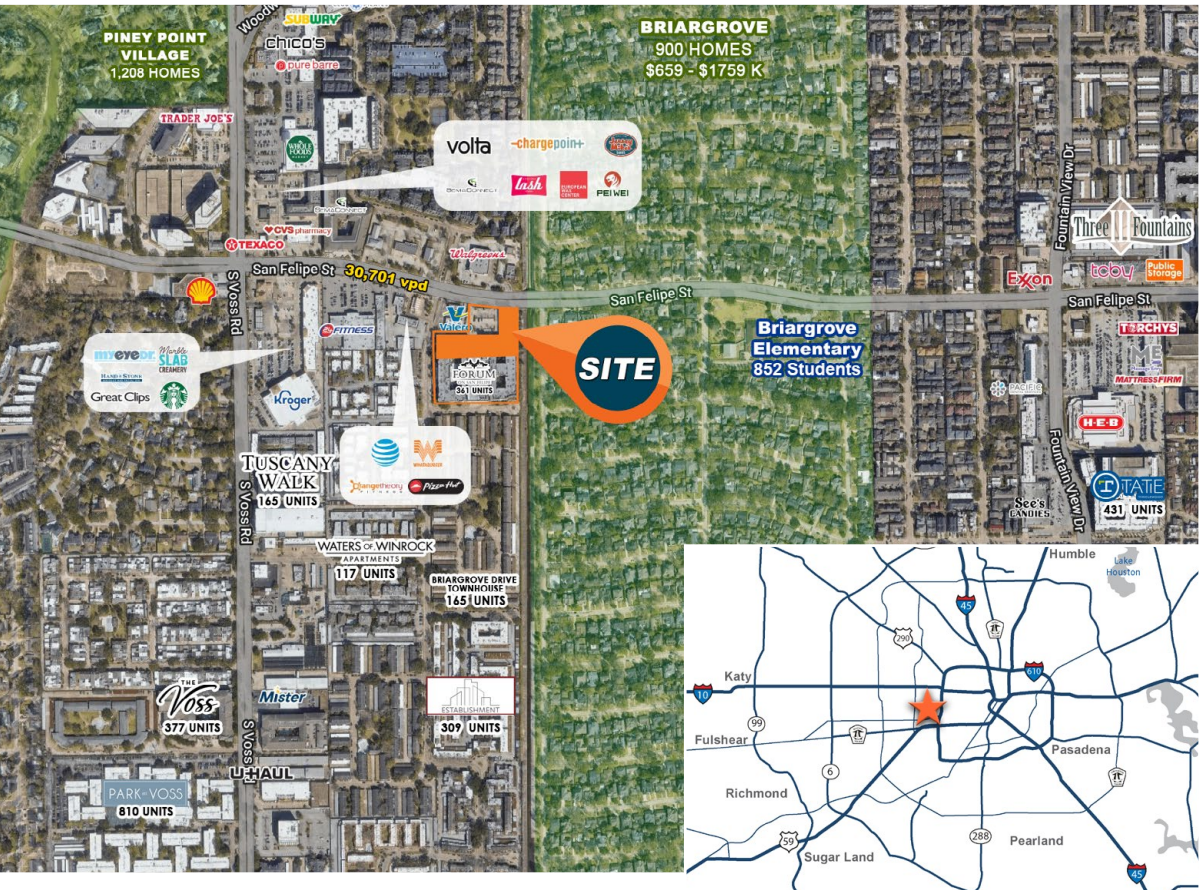
Traffic Count San Felipe St: 30,701 VPD

For More Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

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Site Plan



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PINEY POINT VILLAGE
1,208 HOMES

BRIARGROVE
900 HOMES
\$659 - \$1759 K

T. H. Rogers School
797 Students

volta chargepoint+ lask PEI WEI

SITE

Briargrove Elementary
852 Students

myeyeDR World SLAB CREAMERY HANDS & STONE Great Clips Starbucks

AT&T WANGUARD OrangeTheory Pizza Hut

TUSCANY WALK
165 UNITS

WATERS of WINROCK APARTMENTS
117 UNITS
BRIARGROVE DRIVE TOWNHOUSE
165 UNITS

ESTABLISHMENT
309 UNITS

THE VOSS
377 UNITS

PARK VOSS
810 UNITS

TATE
431 UNITS

THREE FOUNTAINS APARTMENTS
586 UNITS

COURTYARDS OF THREE FOUNTAINS APARTMENTS
249 UNITS

For Lease



CLUB PHILATES
Lash
puro barre
chico's
CVS pharmacy
WIGWAGS
SUBWAY
PIE WEB
ER

myeyeok
HANDI-STONE
CREAMERY
Great Clips
Starbucks

DSW
Academy
petco
McDonald's
TACO BELL
DOLLAR TREE
Firestone

AMERICA'S BEST
HIBBETT
Rainbow
SALLY BEAUTY
ROSS
SUBWAY
99c
Office DEPOT
OfficeMax
AutoZone

Petland
DICK'S
TIRE
Jack
Public Storage

HOBBY LOBBY
Schlotzsky's

WALMART
Mister
SUPER CUTS
IHOP
PAPA JOHN'S

VISIONWORKS
TESLA
HomeGoods
DICK'S
Residence Inn
SHERATON
SportClips
SUBWAY
rack
MAGGIANO'S
The Container Store
OLD NAVY
jamba

LENS CRAFTERS
PEARLE COVISION
BOX LUNCH
aerie
ZARA
HOT TOPIC
Buckle
DASH
LIFETIME
LOUIS VUITTON
JCREW
AFTON OAKS
COTTON ON
FINISH LINE
claire's
LEO
AMERICAN EAGLE
TORRID
MICHAEL KORS
FREE PEOPLE
ZUMIEZ
VANS
BANANA REPUBLIC
Clarks
SEPHORA
carter's
ALDO
FOSSIL
TILLY'S
CHICO'S
LOFT
Richmond Ave
OATHLETA
AEROPOSTALE
ANN TAYLOR
SBARRO
PACSUN
GNC
H&M
LUCKY BRAND
Foot Locker
MAC
JOHNSTON & MURPHY
FOREVER 21
ULTA
T-max
URBAN OUTFITTERS
NORDSTROM
TALBOTS
GOLF GALAXY

Jack
Cane's
Starbucks
SUBWAY
Chiquita

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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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jonathan Aron Sales Agent/Associate's Name	644676 License No.	jonathan@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date