

FAIRVIEW DISTRICT



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Meet Me in Montrose

Fairview District

Opportunities Available

302 Fairview St.

95 Tuam

212 Fairview

Contact

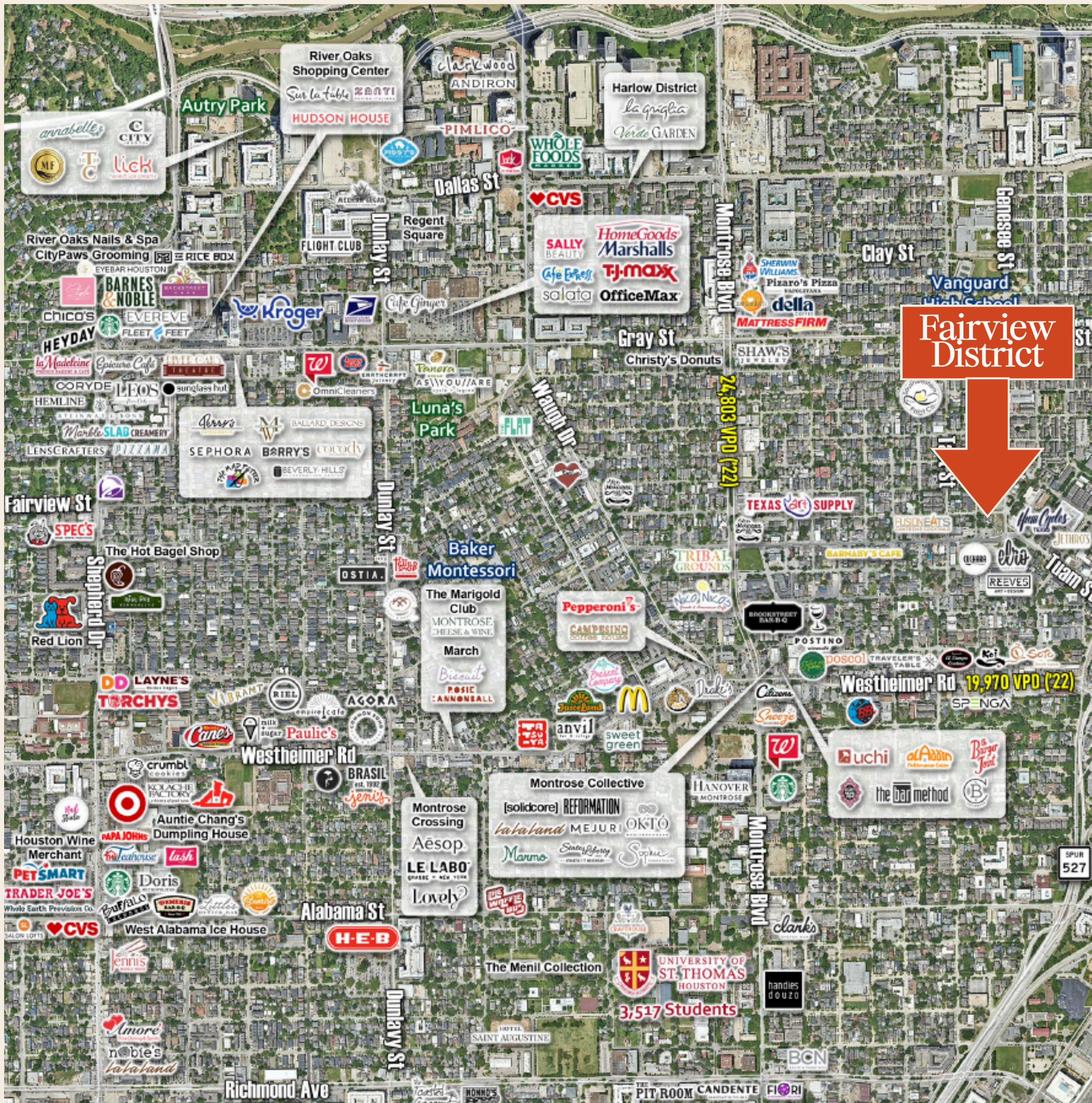


MEET ME IN MONTROSE

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Montrose is a centrally located neighborhood just inside Houston's I-610 Loop, known as Houston's creative and culturally diverse hub, Montrose blends a dynamic art and dining scene with a storied LGBTQ+ legacy—once the city's iconic "gayborhood" and still a cultural anchor. The neighborhood boasts a vibrant restaurant and nightlife scene, with everything from acclaimed fine dining to eclectic bars, cafés, and live music venues.

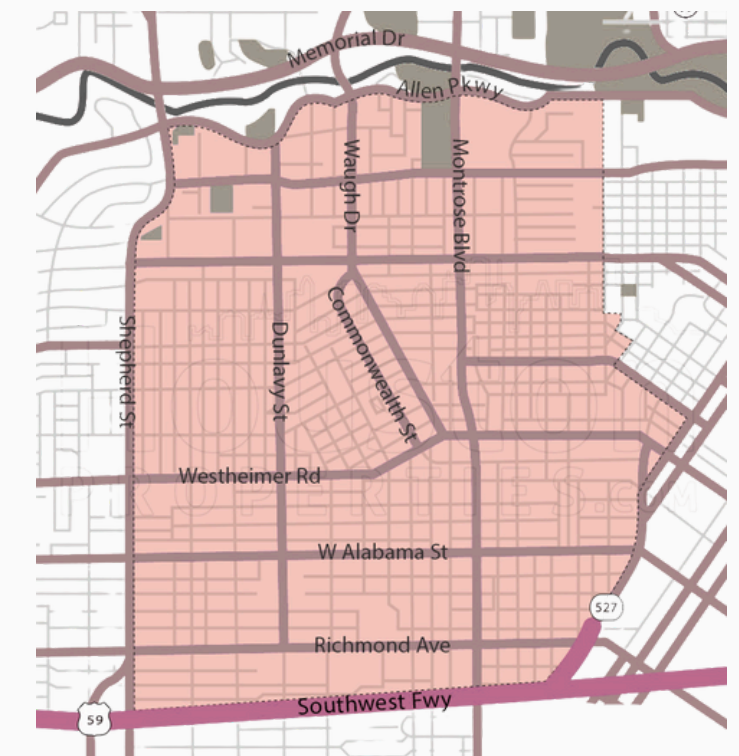




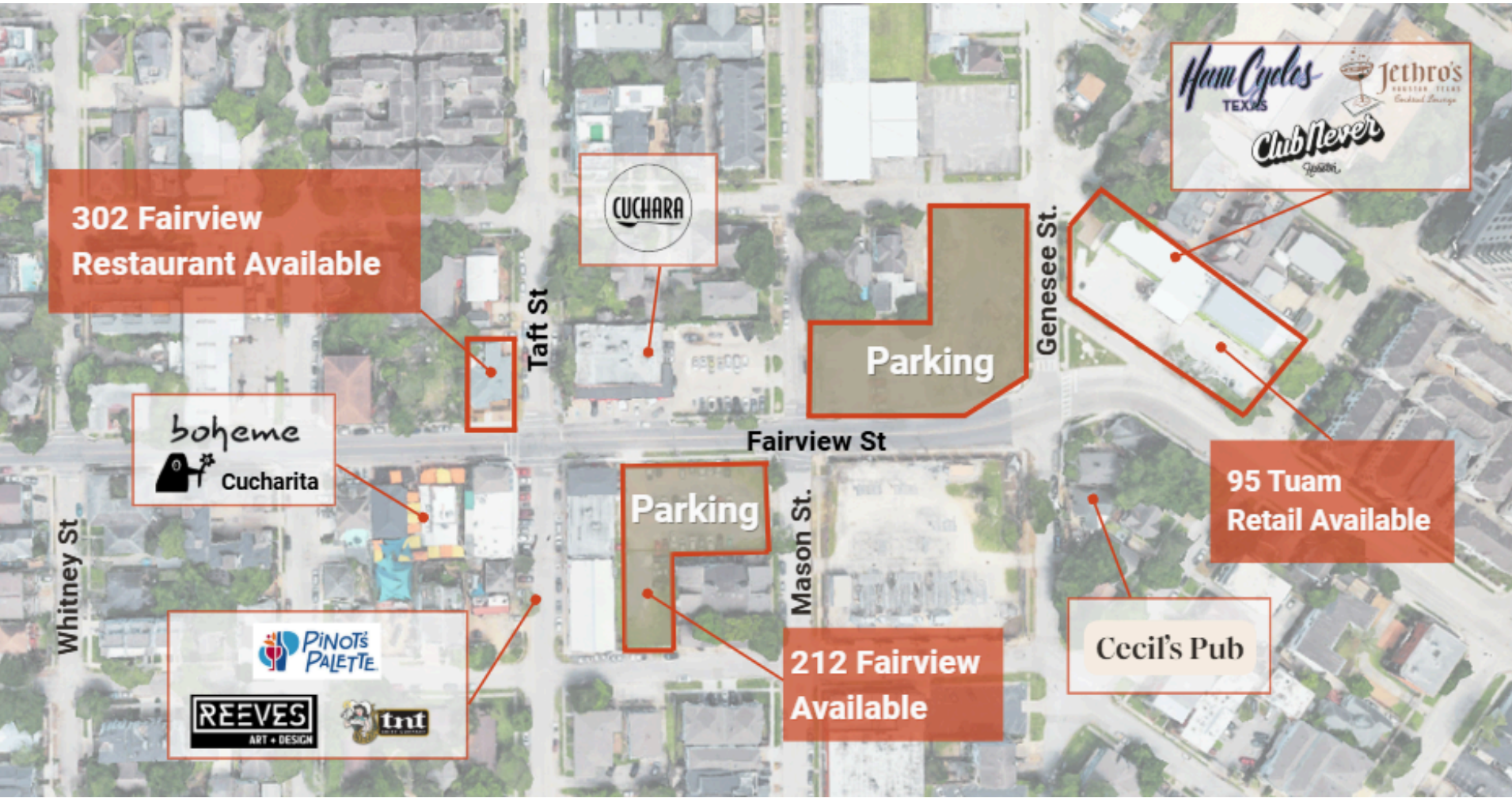
FAIRVIEW DISTRICT

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A dynamic, walkable micro-neighborhood in the heart of Montrose -blending eclectic shops, buzzy restaurants, eye-catching street art, and creative office space.



RETAIL & RESTAURANT OPPORTUNITY AVAILABLE



DEMOS

	1 Mile	3 Mile
2025 Total Population	35,106	217,847
2025 Total Daytime Population	65,959	465,177
Workers	57,648	390,863
Residents	8,311	74,314
Average Household Income	\$151,993	\$175,880

TABC SALES

	12-Mo Trailing
Cuchara	\$1,693,348
Boheme	\$1,633,692
Cecil's Pub	\$597,079
Jethro's	\$840,690



302 Fairview

2nd Generation- Retstaurant

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302 Fairview | Houston, TX

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MOVE-IN READY RESTAURANT

- 3,271 SF
- TWO-LEVELS
- PATIO
- TURN-KEY
- IMMEDIATE AVAILABILITY



95 Tuam



95 Tuam | Houston, TX

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RETAIL & RESTAURANT SPACE AVAILABLE

First Floor

- 2,970 SF
- 1,833 SF
- 2,027 SF

Second Floor

- 1,000 SF
- 2,267 SF



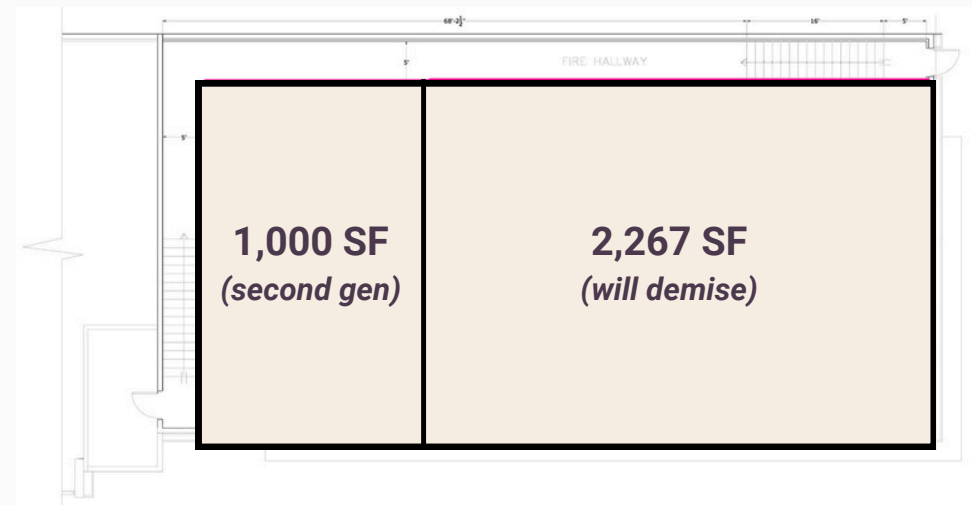
95 Tuam | Houston, TX

RETAIL & RESTAURANT SPACE AVAILABLE

1ST. FLOOR SITE PLAN

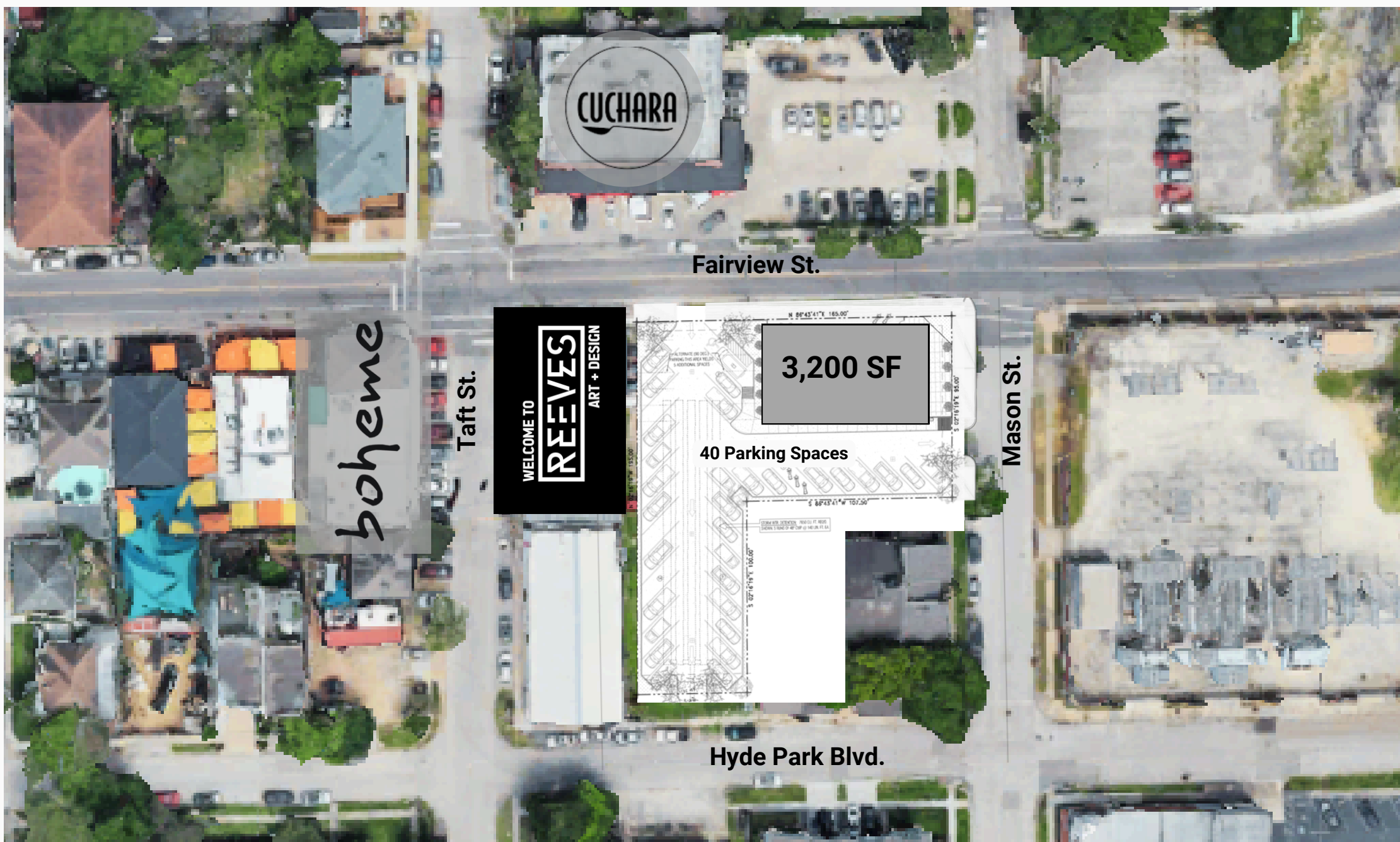


2ND. FLOOR SITE PLAN



212 Fairview | Houston, TX

GROUND LEASE / BUILD-TO-SUIT



PROPOSED LAYOUT:
3,200 SF + 40 PARKING SPACES

Thank you,

For more information and leasing opportunities, please contact:



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