

A photograph of the Retroropolis storefront in Houston Heights. The building is a two-story structure with a modern, industrial aesthetic. The ground floor is dark grey with large glass windows and doors. The second floor is white with a balcony. A vibrant, colorful mural is painted on the wall between the two floors, featuring abstract shapes and the word 'HEIGHTS'. The word 'RETROPOLIS' is mounted in large, stylized, metallic letters above the ground floor. The address '7217' is visible on the wall near the entrance. The sky is blue with scattered white clouds.

RETROPOLIS

SECON FLOOR

HEIGHTS

FDC

7217

THE 20TH STREET LOFT & SHOPS
736–742 E 20th Street | Houston Heights, TX 77008

1,931 SF Second-Floor Loft Space Available

THE 20TH STREET LOFT & SHOPS

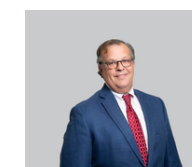
1,931 SF Available | \$19.00/SF/YR NNN

The 20th Street Loft & Shops offers a rare opportunity to secure a fully built-out destination space in the Houston Heights at an approachable occupancy cost. Positioned at E. 20th Street and Studewood Street, the suite benefits from approximately 23,000 vehicles per day, prominent corner exposure, established co-tenancy, and convenient access to Loop 610 and I-45.

It's an ideal location for:

- Boutique fitness, yoga + Pilates studios
- Aesthetics, salon + wellness concepts
- Art, dance + educational programs
- Photography + creative studios
- Professional + agency offices
- Appointment-based service providers

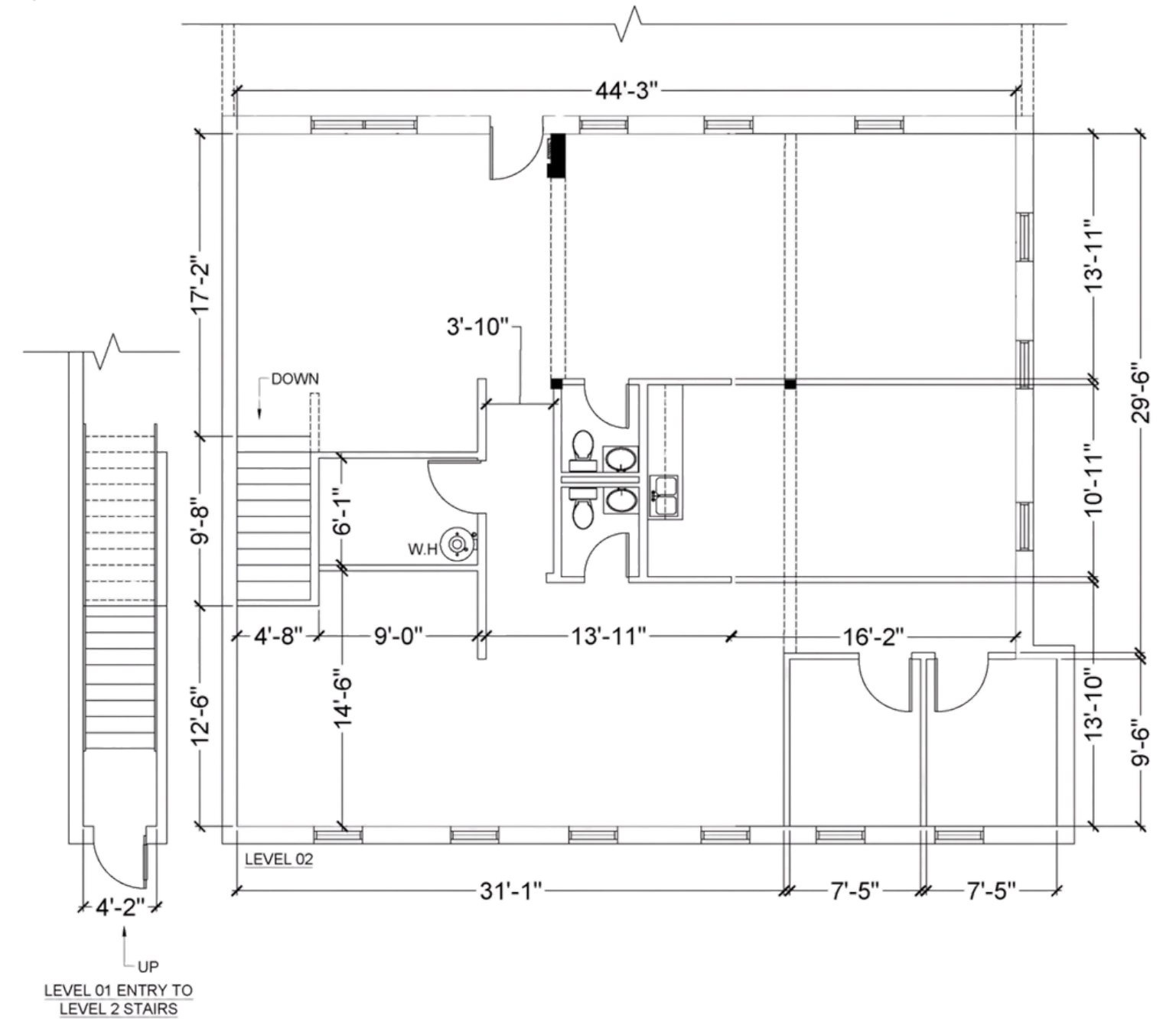
A strong fit for businesses seeking a recognizable Heights address, strong neighborhood visibility, and the value of a second-floor loft-style space.



For More Information:  edrymalla@tarantino.com
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1,931 SF.



LOCATION

THE 20TH STREET LOFT & SHOPS

736–742 E 20th Street | Houston Heights, TX 77008

A PROMINENT HEIGHTS DESTINATION ADDRESS

Positioned at E. 20th Street and Studewood Street, The 20th Street Loft & Shops places destination-based businesses in the heart of an active Heights corridor surrounded by dining, retail, wellness, and creative concepts.

KEY LOCATION DRIVERS

23,000+ CARS PER DAY

Daily visibility along a well-traveled Heights corridor

PROMINENT CORNER POSITION

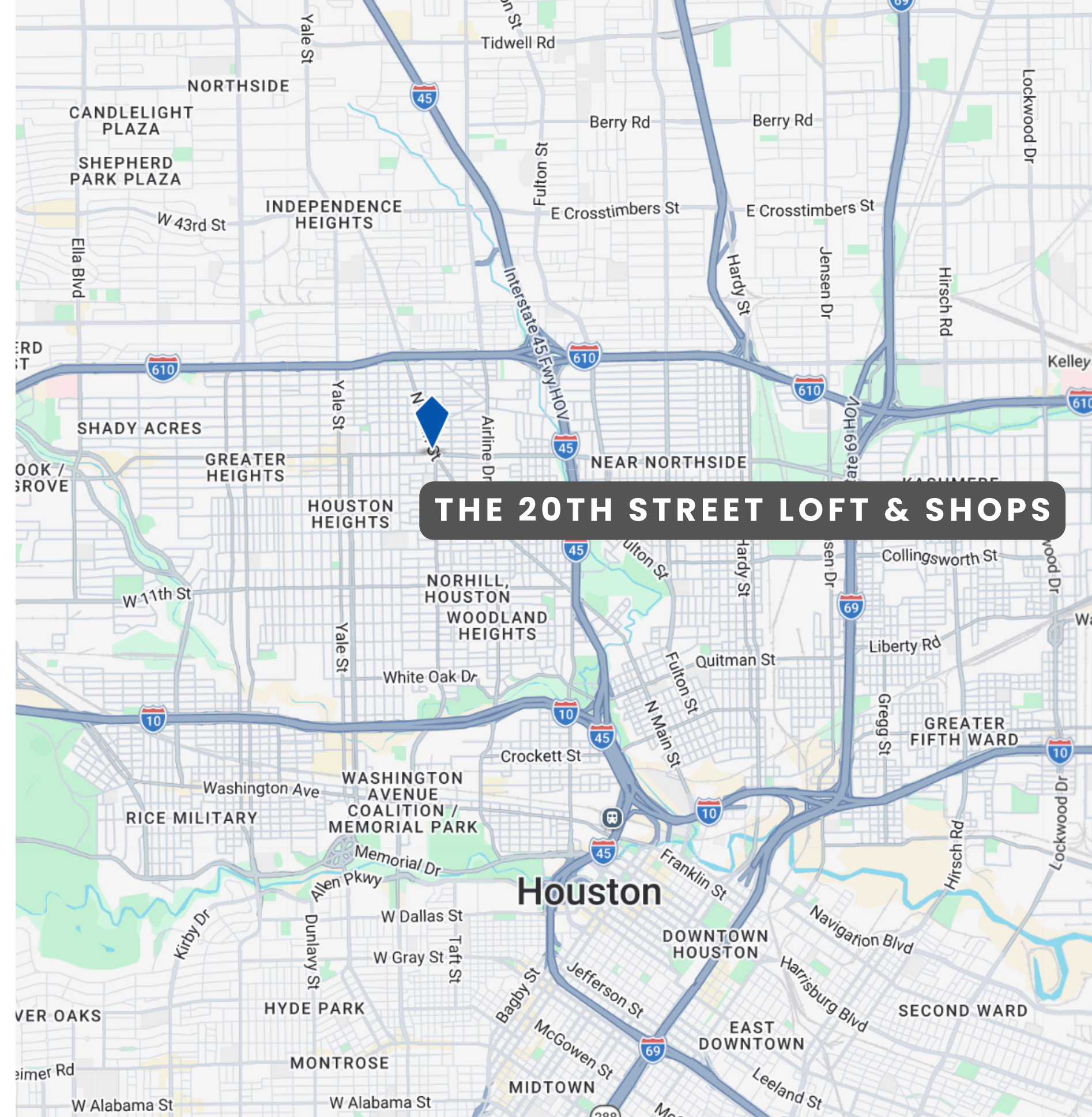
Strong exposure near E. 20th Street, Studewood Street, and N. Main Street

SURROUNDED BY HEIGHTS DESTINATIONS

Near Jūn, Third Place, Cedar Creek, and the 19th Street Shopping District

CONVENIENT ACCESS TO

Loop 610 • I-45 • N. Main Street • Studewood Street • surrounding Houston Heights neighborhoods



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DESTINATION-DRIVEN DEMAND

The 20th Street Loft & Shops places businesses within an active Heights corridor shaped by established neighborhood traffic, destination retail, dining, wellness, and creative uses.

Built-In Family + Creative Traffic

School of Rock brings a recurring audience of local families, students, and parents to the property throughout the week.

Heights Dining + Lifestyle Draw

Nearby destinations including Jūn, Third Place, Cedar Creek, and popular coffee concepts attract residents, professionals, and visitors throughout the day.

Strong Boutique + Wellness Fit

The surrounding Heights customer base actively supports fitness studios, personal care, creative services, specialized education, and appointment-based businesses.

Visibility Without Ground-Floor Pricing

The suite offers a recognizable Heights address and exposure near E. 20th Street and Studewood Street at a more approachable occupancy cost than many street-level options.



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