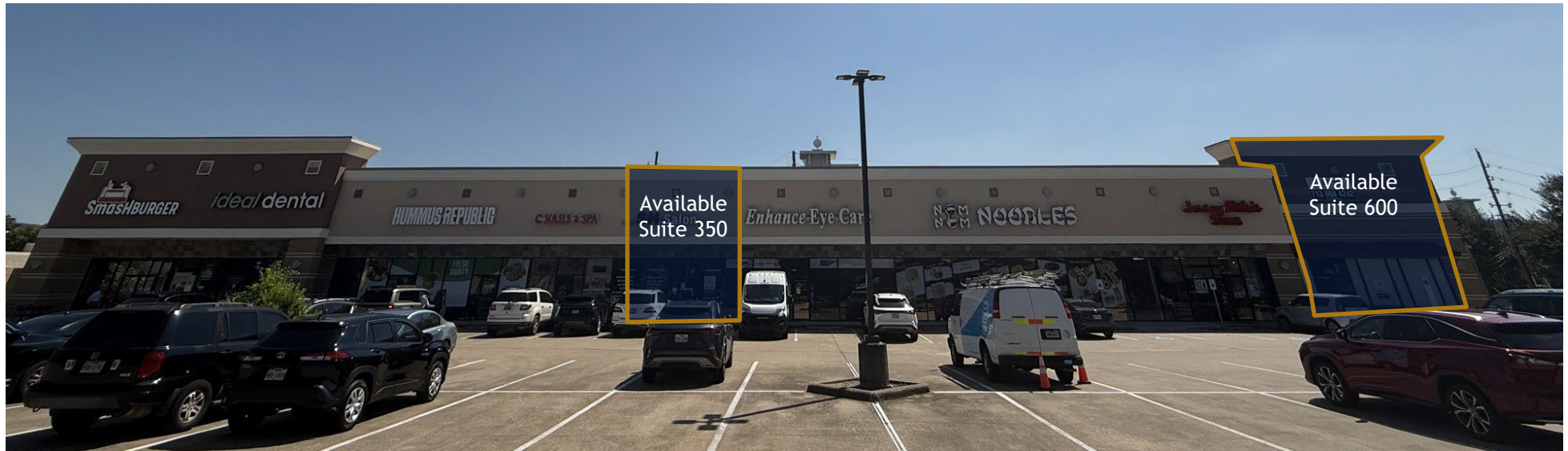


1635 ELDRIDGE PKWY

Houston, TX 77077

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

1635 Eldridge Parkway is a high-quality, multi-tenant retail center located in the heart of Houston's Far West submarket, one of the city's most active and sought-after retail corridors. The 16,750-square-foot center sits on 1.86 acres and was constructed in 2009 with durable reinforced concrete and strong architectural presence. The property enjoys excellent frontage and visibility along Eldridge Parkway, with over 29,000 vehicles per day, and benefits from a generous surface parking ratio of 7.6 spaces per 1,000 square feet.

The center serves a dense and affluent trade area with over 134,000 residents within a three-mile radius. The property's strategic location, walkable environment, and proximity to major employment centers make it a consistent performer in the market. Current availabilities include a second-generation salon space and a second-generation restaurant space, both highly visible and move-in ready, offering exceptional opportunities for retail or service operators seeking prime exposure in a thriving corridor. With its quality construction, stable tenancy, and superior positioning in a low-vacancy submarket, 1635 Eldridge Parkway stands out as a premier neighborhood retail asset in West Houston.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	Suite 350: 1,300 SF Suite 600: 2,400 SF
Lot Size:	82,421 SF
Building Size:	16,153 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,431	56,791	127,703
Total Population	26,836	134,115	324,139
Average HH Income	\$111,610	\$108,373	\$98,779

ELI DESJARDINS

713.540.7772
eli@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



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Houston, TX 77077

RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,350 - 2,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 600	Available	2,400 SF	NNN	Negotiable	2 nd Gen Restaurant
Suite 350	Available	1,300 SF	NNN	Negotiable	-2 nd Gen Hair Salon

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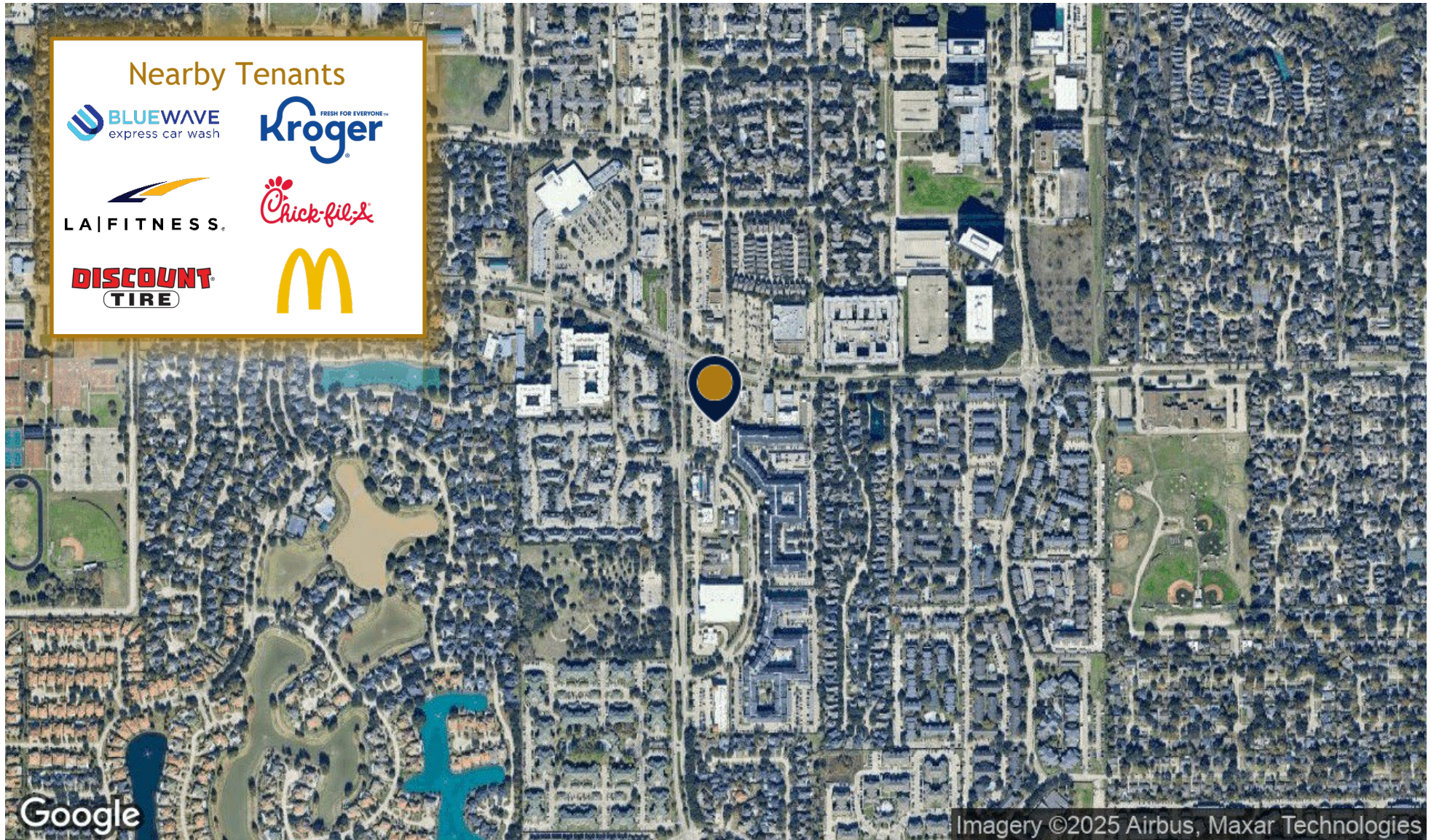
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Nearby Tenants



Google

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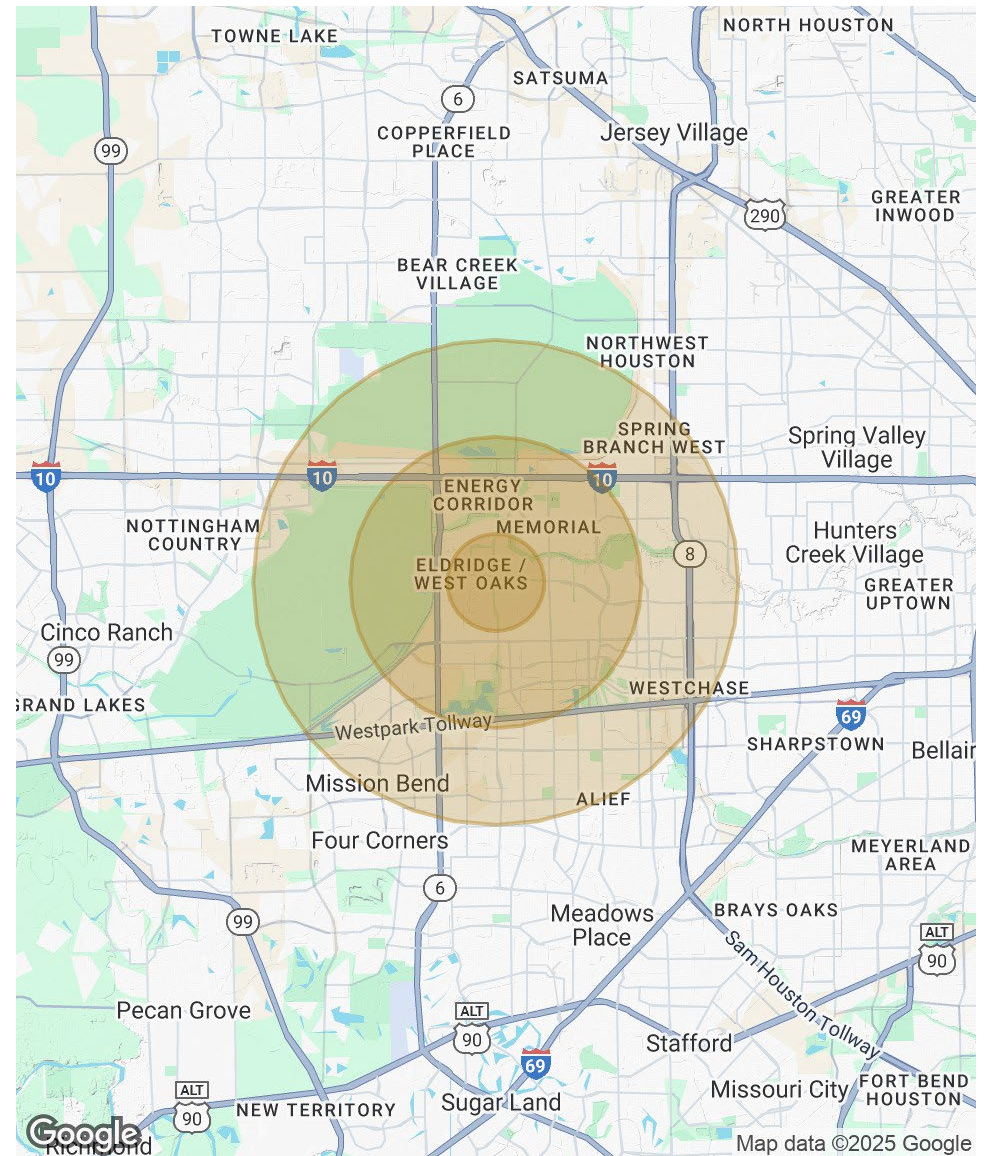
POPULATION

	1MILE	3 MILES	5 MILES
Total Population	26,836	134,115	324,139
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME

	1MILE	3 MILES	5 MILES
Total Households	12,431	56,791	127,703
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$111,610	\$108,373	\$98,779
Average House Value	\$477,851	\$430,878	\$394,918

Demographics data derived from [AlphaMap](#)



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