

FOR LEASE

±1,453 – 5,325 SF AVAILABLE



PROPERTY HIGHLIGHTS

Location & Highlights

- 42,000 SF Specialty Center
- On the “going home side” of W. Bay Area Blvd.
- Great Access from Bay Area Blvd & Texas Ave.
- Blocks from Clear Lake Regional Medical Center
- Outside 500 Year Flood Plan (No Harvey Flooding)
- TI Available

Traffic Counts:

- Bay Area Blvd: 42,134 VPD
- Highway 3: 21,579 VPD
- Texas Ave: 16,853 VPD
- **Total: 80,566 VPD**

Space Available:

- 2,625 SF Inline Space
- 2,500 SF Inline Space
- 1,453 SF Inline Space
- 1,856 SF Inline Space
- 2,016 End-cap Space



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The Boulevard

557-599 WEST BAY AREA BLVD. | WEBSTER | TEXAS

SITE PLAN

SPACE AVAILABLE:

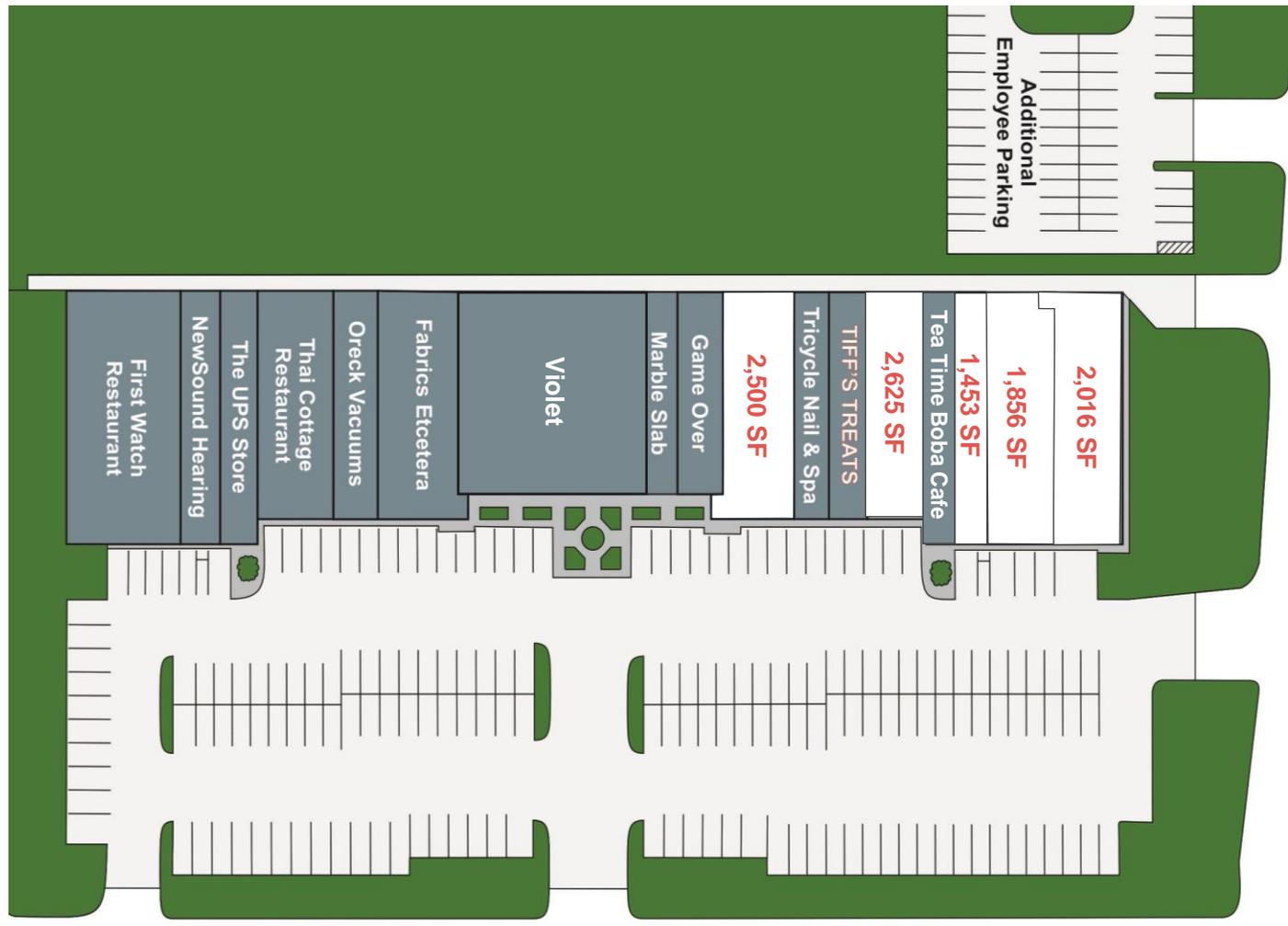
595 - 2,625 SF

589 - 2,500 SF

599 - 1,453 SF

599A - 1,856 SF

599B - 2,016 SF



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TENANT MIX



NOW OPEN:

VIOLET



fabrics Etcetera



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DEMOGRAPHICS

Population

	1-Mile	3-Mile	5-Mile
2022	10.5K	84.9K	206K
2010	8.1K	78K	179K
% Growth 2010 – 2022	29.6%	8.8%	15.1%

Avg Household Income

	2-Mile	3-Mile	5-Mile
2022	\$75K	\$100K	\$116K

Avg Housing Unit Value

	2-Mile	3-Mile	5-Mile
2022	\$197K	\$206K	\$250K



EMPLOYMENT

NASA Johnson Space Center

- Home to the nation's astronaut corps, International Space Station, & the Orion Program
- Employs 15,000 & accounts for \$4.7 billion in economic impact

Clear Lake Regional Medical Center

- 5,000+ in medical workforce with over 2,500 physicians accommodates more than 1.8 million patients annually
- More than 40 medical specialties

Ellington Airport

- Joint civilian/military use aviation facility for the U.S. Military, NASA, & general aviation
- Employs 2,300 people

AREA RETAILER MAP

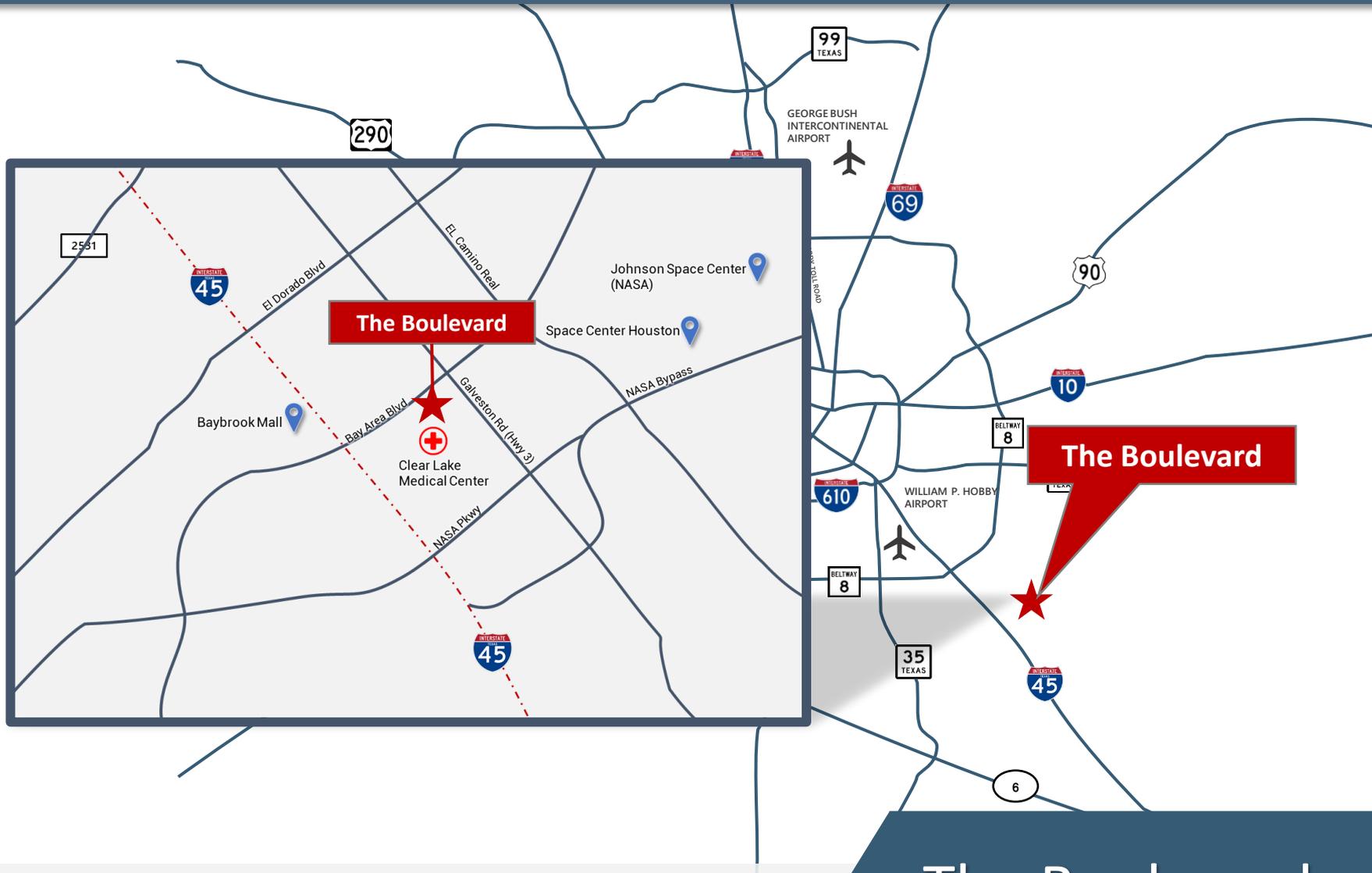


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