



**F&B OPPORTUNITY  
NOW AVAILABLE!**



**1410 BRITTMOORE**

**1410 BRITTMOORE ROAD | HOUSTON, TEXAS 77043**

**IMPECCABLE LOCATION.  
CREATIVE OFFICE COMMUNITY.  
MODERN INDUSTRIAL EDGE.**



WELCOME TO THE



± 38,500  
rentable square feet

## THE PROPERTY

The QUAD is a 4-building complex transforming an industrial park into a modern, creative office workspace community with a prime retail opportunity in the main lobby. This adaptive reuse project was completely reimaged to foster entrepreneurship, innovation, convenience and fun.

FOUR  
number of buildings

2023  
year renovated

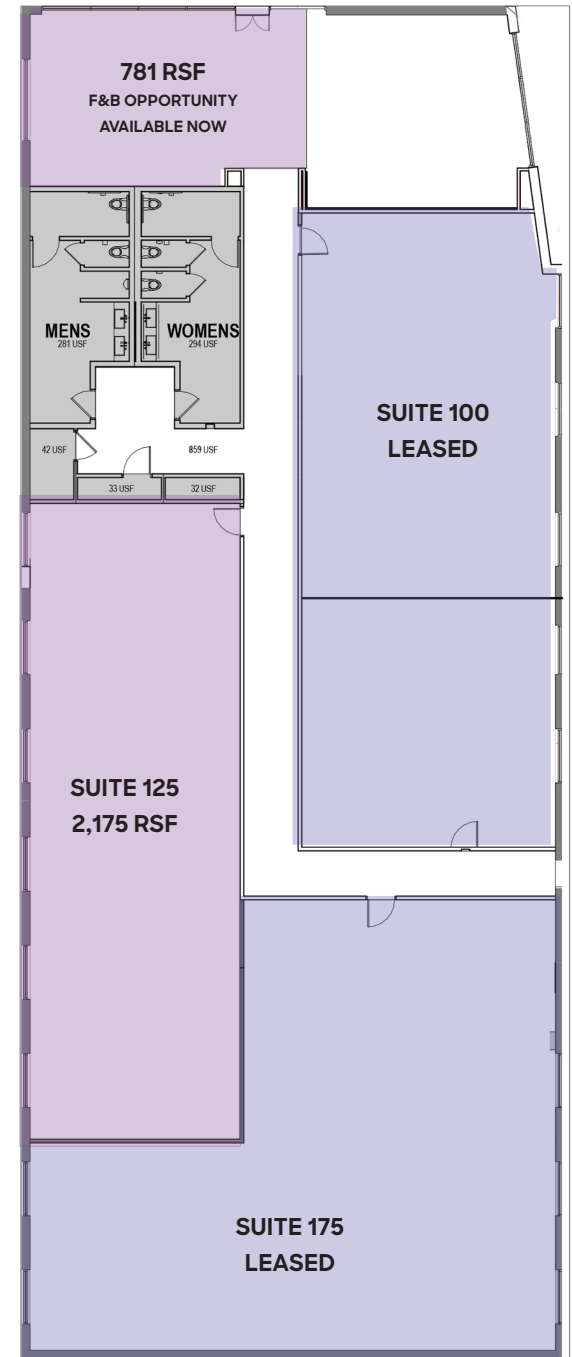


# RETAIL OPPORTUNITY

A ±781 RSF F&B/retail space with exterior signage is available. The space has plumbing, built-in seating & a fully furnished lounge area, as well as an activated front porch space featuring outdoor seating and games. The operator will benefit from substantial daytime population on site, at the adjacent Cannon 180,000 SF coworking space, as well as along the Brittmoore Road and Beltway 8 corridors. Because Landlord views this as an amenity to the Brittmoore Quad development, the economics (rental rate and tenant improvement allowance) are quite attractive.



View of F&B operator space in building lobby



# THE DEMOGRAPHIC CENTER OF HOUSTON

Positioned at the demographic epicenter of Houston near the intersection of Interstate 10 and Beltway 8, The QUAD is surrounded by the major regional activity centers that form the “Urban Core” of West Houston, home to some the world’s largest corporations.



## Population

2mi: 44,900  
5mi: 299,300  
10mi: 1,052,000



## Average HHI

2mi: \$110,100  
5mi: \$101,100  
10mi: \$92,100



## Nearby Office SF

2mi: 10.74 M  
5mi: 24.12 M  
10mi: 51.74 M



## Vehicles (2022)

Brittmoore Road  
& Hazelhurst Drive:  
17,230



## Nearby Multifamily Units

2mi: 7,670  
5mi: 70,400  
10mi: 287,000



## Total Households

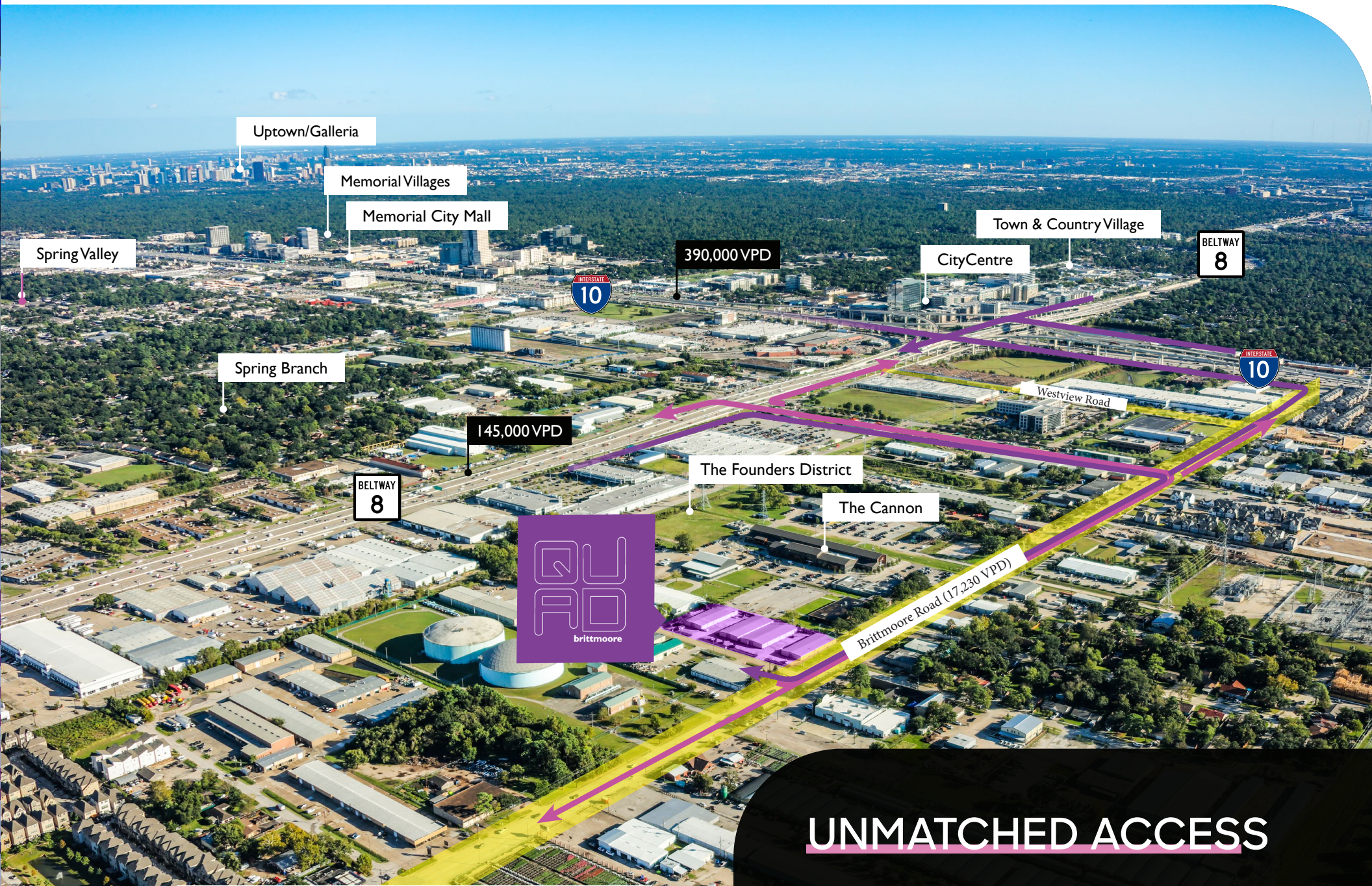
2mi: 15,300  
5mi: 116,900  
10mi: 559,800



## Median Home Value

2mi: \$362,282  
5mi: \$356,104  
10mi: \$513,826





Uptown/Galleria

Memorial Villages

Memorial City Mall

Spring Valley

Spring Branch

390,000 VPD

Town & Country Village

CityCentre

BELTWAY 8



145,000 VPD

BELTWAY 8

The Founders District

The Cannon

Westview Road



Brittmoore Road (17,230 VPD)

# UNMATCHED ACCESS

Less than a 20-minute drive for over 2 million people, and directly adjacent to two of the highest trafficked highways in Houston.

# AREA AMENITIES

The QUAD has immediate access to a large amount of top tier amenities, including:

**70+**

restaurants / bars  
within 7 minute drive

**25+**

happy hour  
favorites

**16**

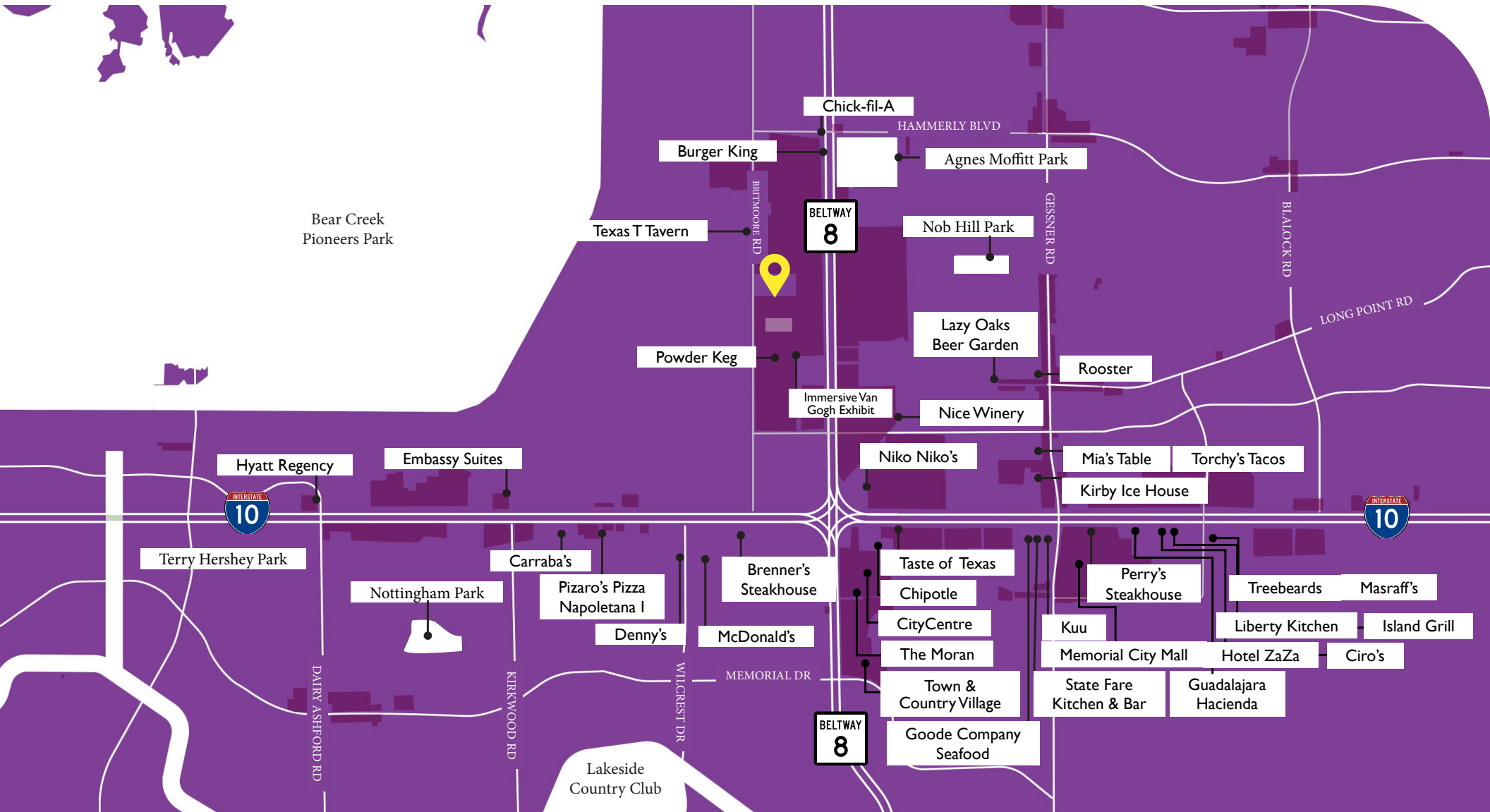
hotels within  
5 miles

**5**

parks within  
a 5 minute drive

**5**

minutes from CityCentre and  
Town & Country Village





# EXPLOSIVE GROWTH CORRIDOR

Located on Brittmoore Road between I-10 and Hammerly Boulevard, The Quad is within one of the fastest growing residential corridors in Houston. Within this 2-mile stretch, approximately 1,360 new Class-A multifamily units and single-family homes that have either been recently delivered or are under construction. This strong residential growth and lack of other food service options will provide the retail operator at The Quad with ample consumer demand throughout the day.





# WHO WE ARE

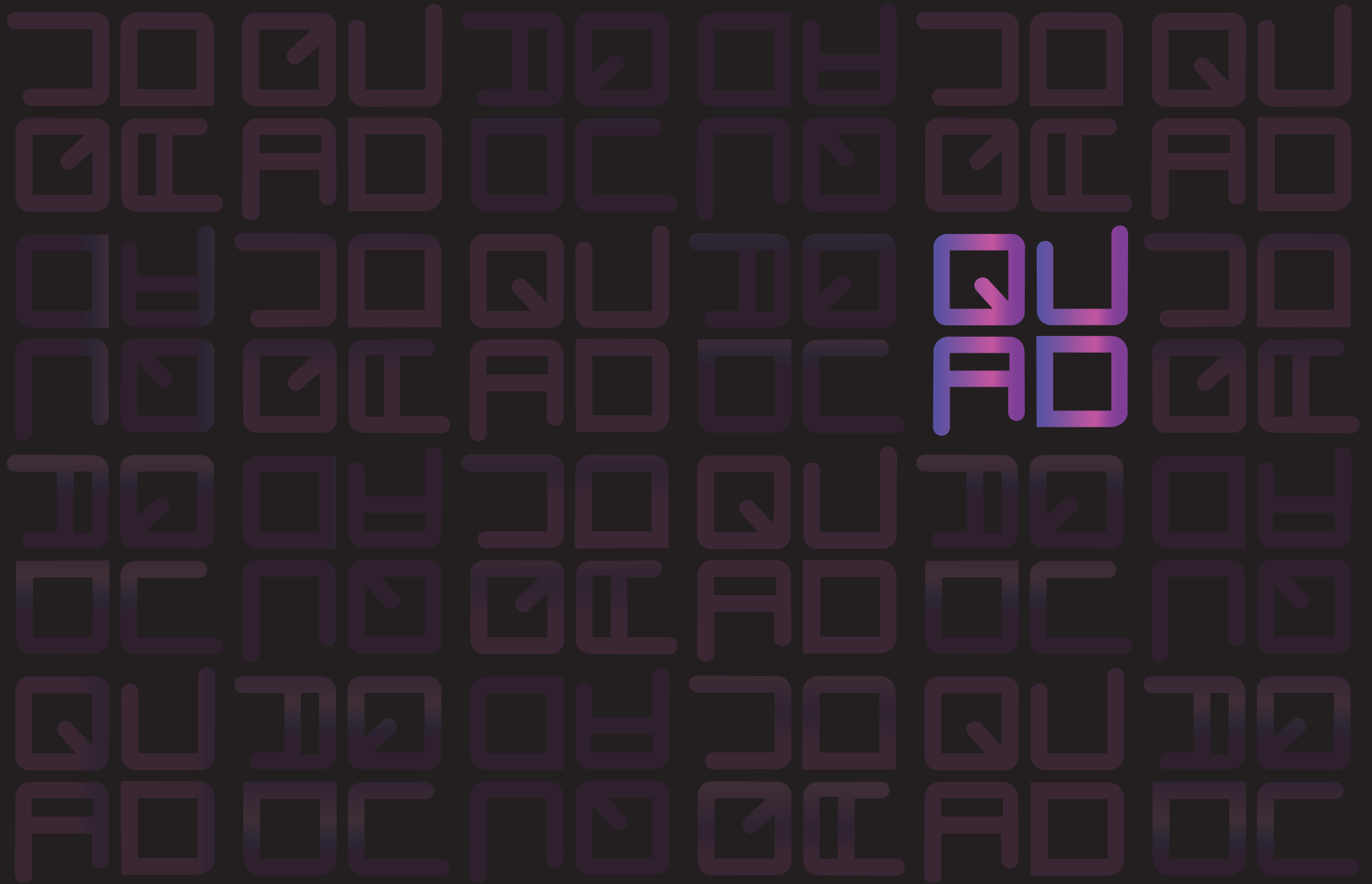
## Pagewood

Pagewood is a vertically integrated real estate investment, and operations company with a data science approach focused on acquiring commercial properties in high-growth markets. Pagewood leverages its data platform with its hands-on approach to operations and institutional investment experience to create predictive models that support its objective real estate investment decisions.

## Wile Interests

Wile Interests is a Houston-based investment firm formed in 1991 by Randolph Wile to identify and create investment opportunities in Texas real estate. Over its more than 30-year history, Wile Interests has acquired and/or developed in excess of \$650 Million in commercial and residential properties.





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PAGEWOOD