

Houston Sprouts Portfolio

3 FORMER SPROUTS LOCATIONS
AVAILABLE FOR SUBLEASE

STORE 133



STORE 156



STORE 152

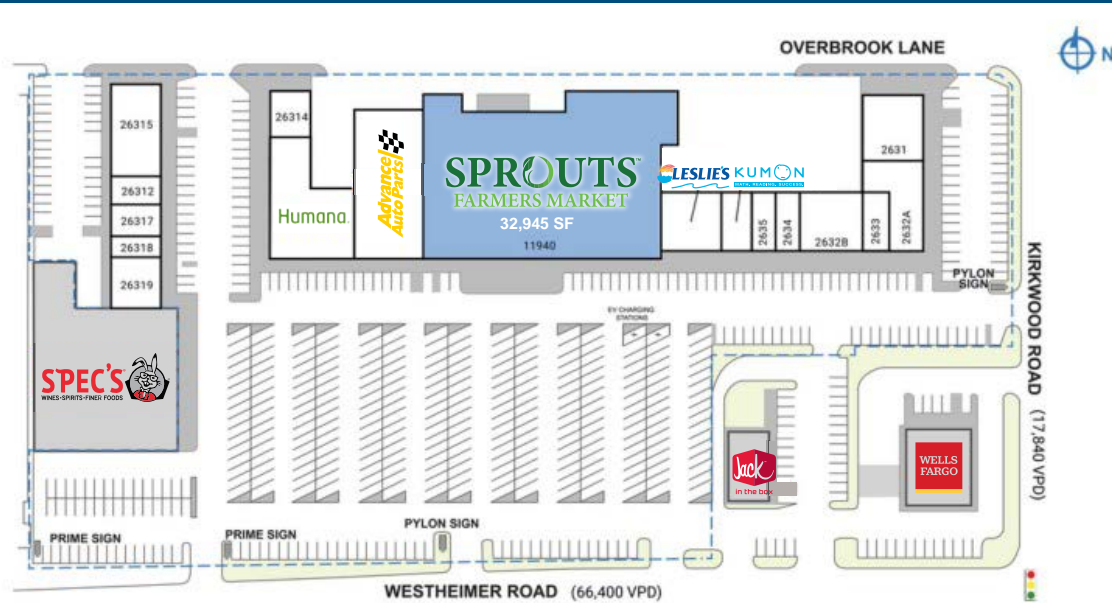


STORE 133 | HOUSTON | 11940 WESTHEIMER RD

STREET VIEW



SITE PLAN



DETAILS

Store #133
11940 Westheimer Rd
Houston, TX 77077

SIZE

32,945 SF

COMMENTS

- Frontage on Westheimer Road
- Close proximity to major area retailers [Walmart, Lowe's & H-E-B]
- Great opportunity for Fitness, Discount Retail, or Children's Entertainment Users

DEMOGRAPHICS

3 Mile Radius | 2023



194,278
Population



205,116
Daytime Population



29.3%
Hispanic Population



80,668
Total Households



\$97,664
AVG HH Income



\$55,918
MED HH Income

TRAFFIC COUNTS

Primary: Westheimer Rd | 68,661 VPD
Secondary: S Kirkwood Rd | 17,563 VPD

STORE 133 | HOUSTON | 11940 WESTHEIMER RD



STORE 152 | SUGAR LAND | 13550 UNIVERSITY BLVD

STREET VIEW



SITE PLAN



DETAILS

Store #152
13550 University Blvd
Sugar Land, TX 77479

SIZE

29,906 SF

COMMENTS

- Frontage on University Blvd with convenient access to Southwest Fwy
- Close proximity to major area retailers [Costco & First Colony Mall]
- Great opportunity for Soft Goods, Shoe Retail, Fitness, Liquor Store, or Furniture Users

DEMOGRAPHICS

3 Mile Radius | 2022



71,647
Population



80,183
Daytime Population



11.1%
Hispanic Population



24,456
Total Households



\$170,650
AVG HH Income



\$121,417
MED HH Income

TRAFFIC COUNTS

Primary: Southwest Fwy | 115,676 VPD
Secondary: University Blvd | 33,998 VPD

STORE 152 | SUGAR LAND | 13550 UNIVERSITY BLVD

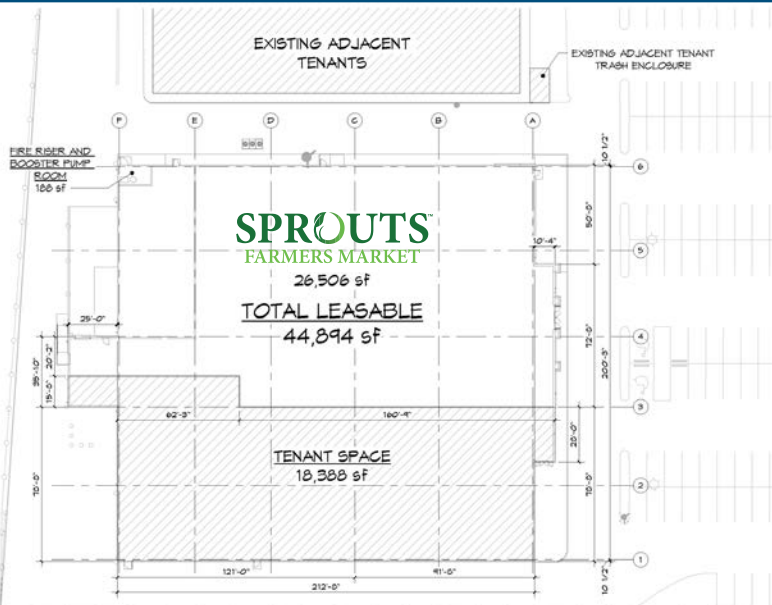


STORE 156 | HOUSTON | 1212 OLD SPANISH TRL

STREET VIEW



SITE PLAN



DETAILS

Store #156
1212 Old Spanish Trl
Houston, TX 77054

SIZE

44,894 SF

COMMENTS

- Frontage on Old Spanish Trail
- Close proximity to NRG Stadium and several area retailers (Target, Kroger, & Big Lots)
- Great opportunity for Fitness, Discount Retail, or Medical Users

DEMOGRAPHICS

3 Mile Radius | 2022



143,639
Population



350,647
Daytime Population



14.8%
Hispanic Population



67,087
Total Households



\$144,031
AVG HH Income

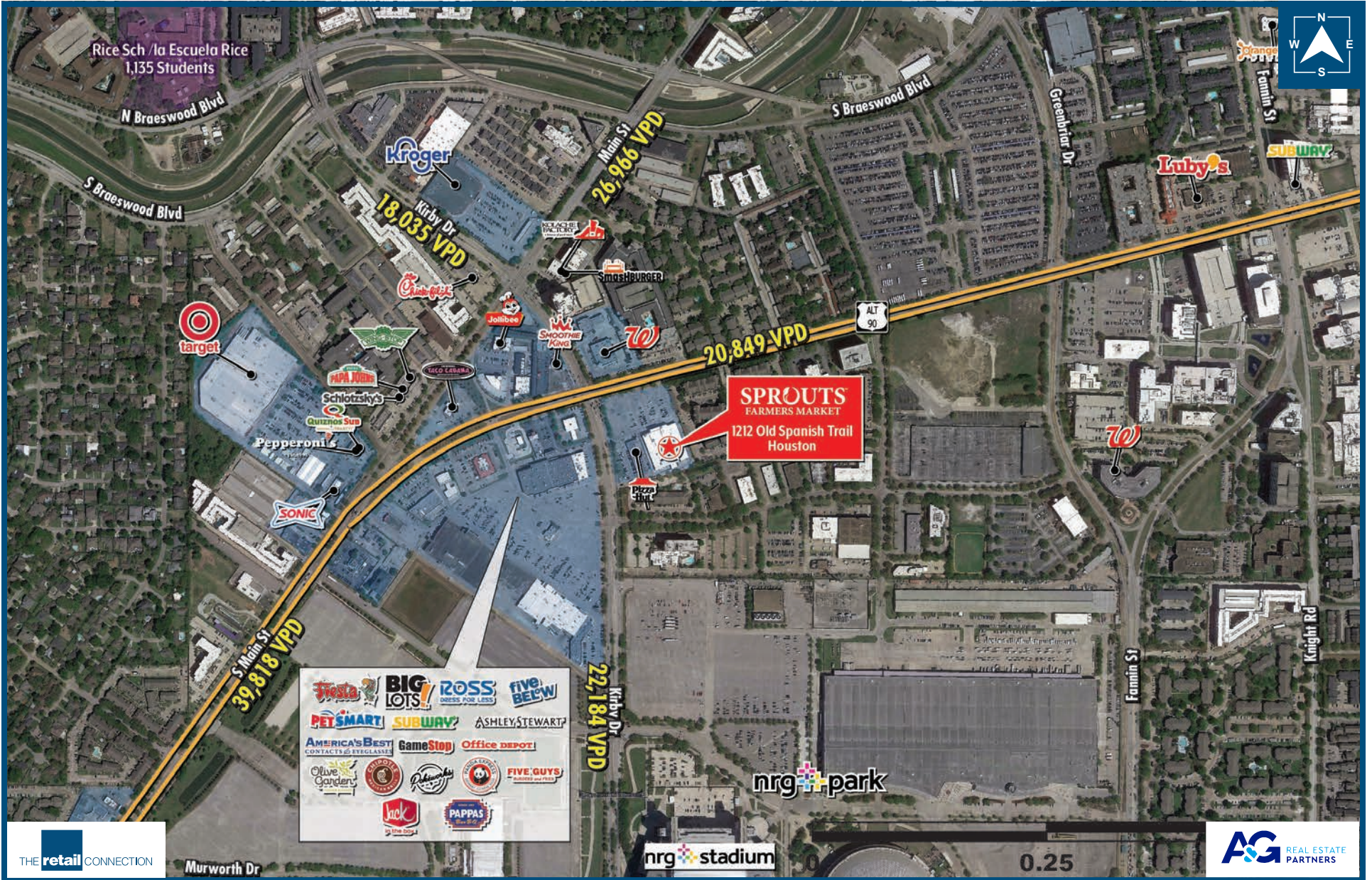


\$74,858
MED HH Income

TRAFFIC COUNTS

Primary: Main St | 39,818 VPD
Secondary: Old Spanish Trl | 20,849 VPD

STORE 156 | HOUSTON | 1212 OLD SPANISH TRL



Leasing Information

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