

DAVIS

HOLDINGS

ALMEDA CENTER

10100 Kleckley Dr
Houston, TX 77075
NWC Kleckley Dr & Thermon

LEASING INFORMATION

Kate Davis

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📞 **713.659.3131, ext. 111**

MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

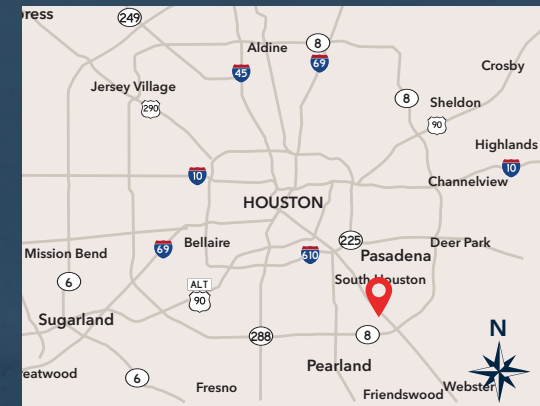
- Easy access to/from Gulf Fwy
- Facing Almeda Mall
- Popular daycare brings traffic to center
- High occupancy with great tenants
- Plentiful parking available
- Established popular shopping center
- Store signage & pylon signage available
- Newly painted, Clean
- Easy Access On/Off I-45

SIZE

- Building A: 10,230 SF
- Building AB: 6,025 SF
- Building E: 4,725 SF
- Building D: 2,990 SF
- Land: 1.84 Acres

AVAILABLE

1,100 SF | 3,025 SF



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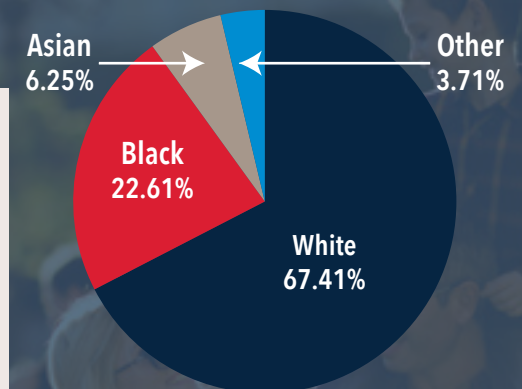
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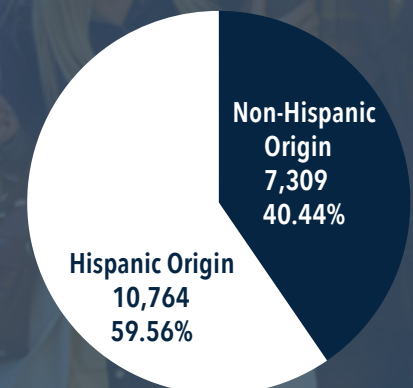
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



2020 POPULATION BY RACE 1 MILE RADIUS



POPULATION BY HISPANIC ORIGIN 1 MILE RADIUS

RADIUS	1 MILE	2 MILE	5 MILE
Population			
2025 Projection	18,787	69,656	289,317
2020 Estimate	18,074	67,769	280,315
2010 Census	15,744	63,705	261,189
Growth 2020 - 2025	3.94%	2.78%	3.21%
Growth 2010 - 2020	14.80%	6.38%	7.32%
2020 Population By Race	18,074	67,769	280,315
White	12,184 67.41%	50,307 74.23%	222,242 79.28%
Black	4,087 22.61%	10,853 16.01%	32,139 1.47%
Asian	1,130 6.25%	4,502 6.64%	18,305 6.53%
Other	355 3.71%	1,148 1.69%	4,432 1.58%
Population by Hispanic Origin	18,074	67,769	280,315
Non-Hispanic Origin	7,309 40.44%	23,658 34.91%	102,506 36.57%
Hispanic Origin	10,764 59.56%	44,112 65.09%	177,809 63.43%
2020 Population by Education	11,682	44,231	185,433
Some High School, No Diploma	2,675 22.90%	11,291 25.53%	48,073 25.92%
High School Grad (Incl Equivalency)	3,081 26.37%	11,959 27.04%	50,192 27.07%
Some College, No Degree	3,435 29.40%	11,556 26.13%	48,042 25.91%
Associate Degree	772 6.61%	3,222 7.28%	12,046 6.50%
Bachelor Degree	1,318 11.28%	4,644 10.50%	19,361 10.44%
Advanced Degree	401 3.43%	1,559 3.52%	7,719 4.16%
2020 Average Household Size	2.70	3.10	3.10
Households			
2025 Projection	6,681	22,367	92,915
2020 Estimate	6,454	21,811	90,068
2020 Households by Income	6,454	21,810	90,068
2020 Avg Household Income	\$56,306	\$63,152	\$68,586
2020 Med Household Income	\$45,531	\$52,248	\$53,036

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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 1,100 SF
- 3,025 SF

TRAFFIC (VPD)

Street/ Cross Street	Proximity to Location (Miles)	Avg Daily Volume
• Algen St @ Kleckley Dr	.06	1,752
• Kleckley Dr @ Algen St	.23	6,120
• Kleckley Dr @ Algen St	.31	14,003
• Kleckley Dr @ Algen St	.44	9,418
• I-45 @ Mace Rd	.19	206,591

TOTAL GLA

- Building A: 10,230 SF
- Building AB: 6,025 SF
- Building E: 4,725 SF
- Building D: 2,990 SF

