

FOR LEASE
10,000 - 20,012 SF

Northwest Marketplace

13706-13846 Northwest Freeway
Houston, TX 77040



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



954-364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT

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AVAILABILITIES

- » 20,012 SF In-line space available (Divisible from 10,000 SF)

PROPERTY HIGHLIGHTS

- » Well located property situated between Beltway 8 and Loop 610
- » Exposure to more than 219,403 vehicles on Highway 290
- » High daytime population, and strong nearby daily needs users
- » Co-tenants include Ross Dress for Less, Old Navy, PetSmart, Shoe Carnival, dd's Discounts, Five Below, Party City and many more

TRAFFIC COUNTS

- » 219,403 AADT on Highway 290
- » 5,453 AADT on Guhn Rd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	11,434	121,316	319,242
Households	4,717	40,791	106,553
Average HH Income	\$53,253	\$62,456	\$76,283
Daytime Population	20,209	140,139	355,063

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NORTHWEST MARKETPLACE Houston, TX		
Suite	Tenant	SF
13838	Northern Tool + Equipment	
13830	Petsmart	18,838
13802	dd's Discounts	21,532
13794	Ross Dress for Less	30,187
13788	Available (Divisible From 10,000 SF)	20,012
13784	Shoe Carnival	11,995
13762	Five Below	9,438
13754	Comcast xfinity	5,442
13756	The Reserves Network	3,151
13760	La Michoacana Meat Market	11,862

13740	Bath & Body Works	4,160	13704	Panera Bread	4,800
13734	Sara Threading Salon	1,600	13768	Chipotle Mexican Grill	2,500
13732	Affordable Dentures	2,800	13770	Mattress Firm	4,000
13714	Taizzi Sushi	1,600	13774	Visionworks	3,500
13726	Nails Club	1,200	13816A	BreWingZ Sports Bar & Grill	5,000
13724	Sport Clips	1,440	13818	Verizon Wireless	5,000
13722	AT&T	1,440			
13720	OneMain Financial	1,905			
13718	James Avery Jewelers	3,055			
13710	Quick Fixx Phone Repair	1,200			
13708	Ichigo Ramen	2,160			
13706	Marble Slab Creamery	1,440			
13704A	Sally Beauty Supply	1,600			

Not A Part
 Available

NORTH WEST FWY - 219,403 VPD

US 290 HOV



Northwest Marketplace

This aerial map shows the Northwest Marketplace area, centered around the intersection of Northwest Fwy (290) and W Tidwell Rd. The map is overlaid with numerous labels for businesses and locations, many of which are connected to specific buildings by lines. The labels include:

- Northwest Marketplace** (highlighted in red)
- Staples**
- Walmart** (Save money. Live better.)
- Target**
- Marshall's**
- Discount Tire**
- Planet Fitness**
- Rainbow Dollar Tree**
- Red Lobster**
- Chick-fil-A**
- Cinemark**
- Logan's Roadhouse**
- TownePlace Suites Marriott**
- Denny's**
- Twin Peaks**
- Dunkin'**
- Wendy's**
- IHOP**
- Hampton Inn**
- Chili's**
- Extended Stay America**
- Wells Fargo**
- Comfort Suites**
- Jack in the Box**
- LA Fitness**
- Panda Express**
- Burger King**
- McDonald's**
- Public Storage** (multiple locations)
- The Home Depot**
- Dean Middle School**
- Essendant Distribution Center**

Major roads shown include Northwest Fwy (290), W Tidwell Rd, Pinemont Dr, Hempstead Hwy, Fairbanks North Houston Rd, Guhn Rd, Hollister St, and Bingle Rd. Traffic volume labels are present for Northwest Fwy (5,453 AADT) and W Tidwell Rd (219,403 AADT). The map is sourced from Google Earth, as indicated by the logo in the bottom left corner.