

**FOR LEASE**  
2,160 - 20,012 SF

# Northwest Marketplace

13706-13846 Northwest Freeway  
Houston, TX 77040



Juan P. Restrepo



(954) 866-0246



[juan@jblmgmt.com](mailto:juan@jblmgmt.com)

Javier Masferrer



954-364-7585



[javier@jblmgmt.com](mailto:javier@jblmgmt.com)

**JBL**  
ASSET MANAGEMENT



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## AVAILABILITIES

- » 20,012 SF In-line space available (Divisible from 10,000 SF)
- » 2,160 - 4,800 SF In-line space available

## 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
13734	Sara Threading Salon	1,600
13732	Affordable Dentures	2,800
13714	Taizzi Sushi	1,600
13726	Nails Club	1,200
13724	Sport Clips	1,440
13722	AT&T	1,440
13720	OneMain Financial	1,905
13718	James Avery Jewelers	3,055
13710	Quick Fixx Phone Repair	1,200
13708	Available	2,160
13706	Marble Slab Creamery	1,440
13704A	Sally Beauty Supply	1,600

13704	Available	4,800
13768	Chipotle Mexican Grill	2,500
13770	Mattress Firm	4,000
13774	Visionworks	3,500
13816A	BreWingZ Sports Bar & Grill	5,000
13818	Verizon Wireless	5,000

Not A Part Available

NORTH WEST FWY - 219,403 VPD

US 290 HOV





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