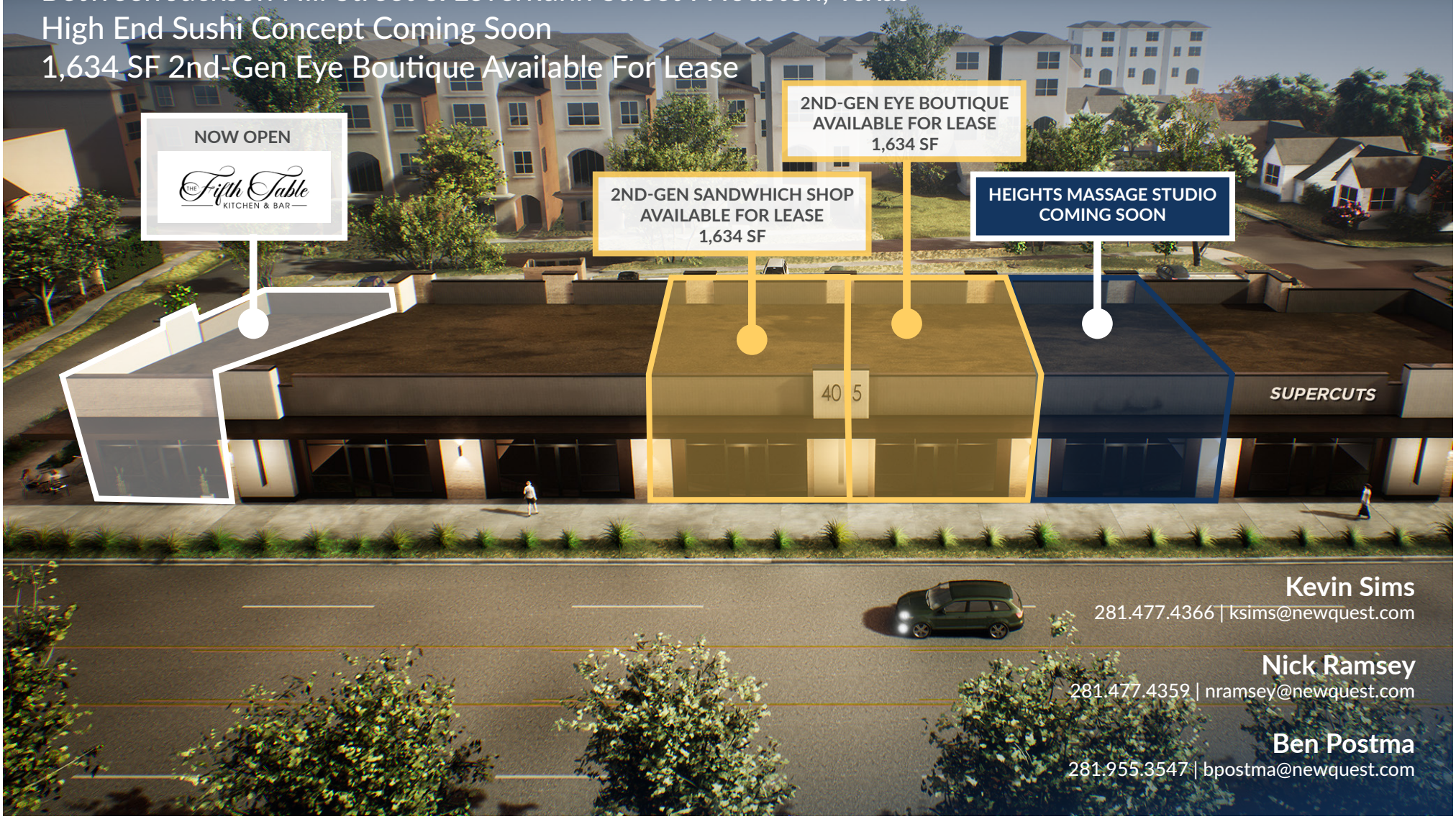
NewQuest

WASHINGTON CENTRAL

AT 4015 WASHINGTON AVENUE

FOR LEASE

Between Jackson Hill Street & Leverkuhn Street I Houston, Texas
High End Sushi Concept Coming Soon
1,634 SF 2nd-Gen Eye Boutique Available For Lease



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Project Highlights

- **Prime Location:** On Washington Avenue, 5 minutes from Downtown and 2 miles from River Oaks
- **Lifestyle Hub:** Surrounded by retail, restaurants, fitness, medical, and entertainment
- **Walkable Convenience:** Adjacent to 96,000-SF H-E-B Buffalo Heights and 232-unit apartment complex
- **Strong Housing Market:** Serving Rice Military, Washington Heights, and Buffalo Heights
- **Dense Demographics:** 255,000+ households within 5 miles, $173,794 average income
- **Attractive Resident Profile:** Majority are 1–2 person households, median age of 35, highly educated with strong disposable incomes
- **Growing Market:** Young professionals and urban residents with the resources to shop, dine, and enjoy nearby attractions
- **Sustainability:** H-E-B Buffalo Heights awarded EPA GreenChill Gold-level certification

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15%
POPULATION GROWTH
WITHIN 2 MILES
FROM 2020 TO 2026

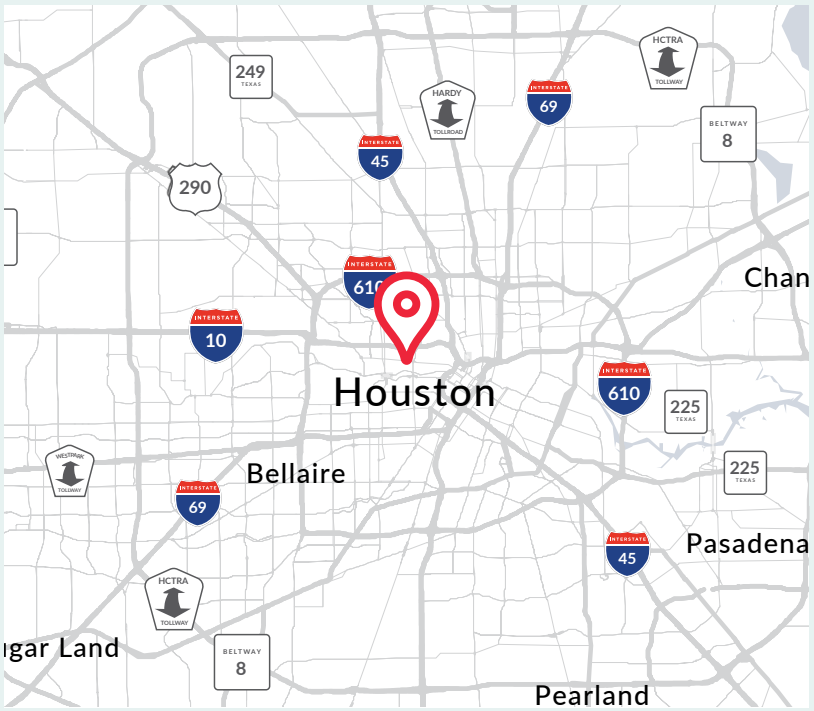
$219K
AVERAGE HOUSEHOLD INCOME
WITHIN 2 MILES

493K
CURRENT POPULATION
WITHIN 5 MILES

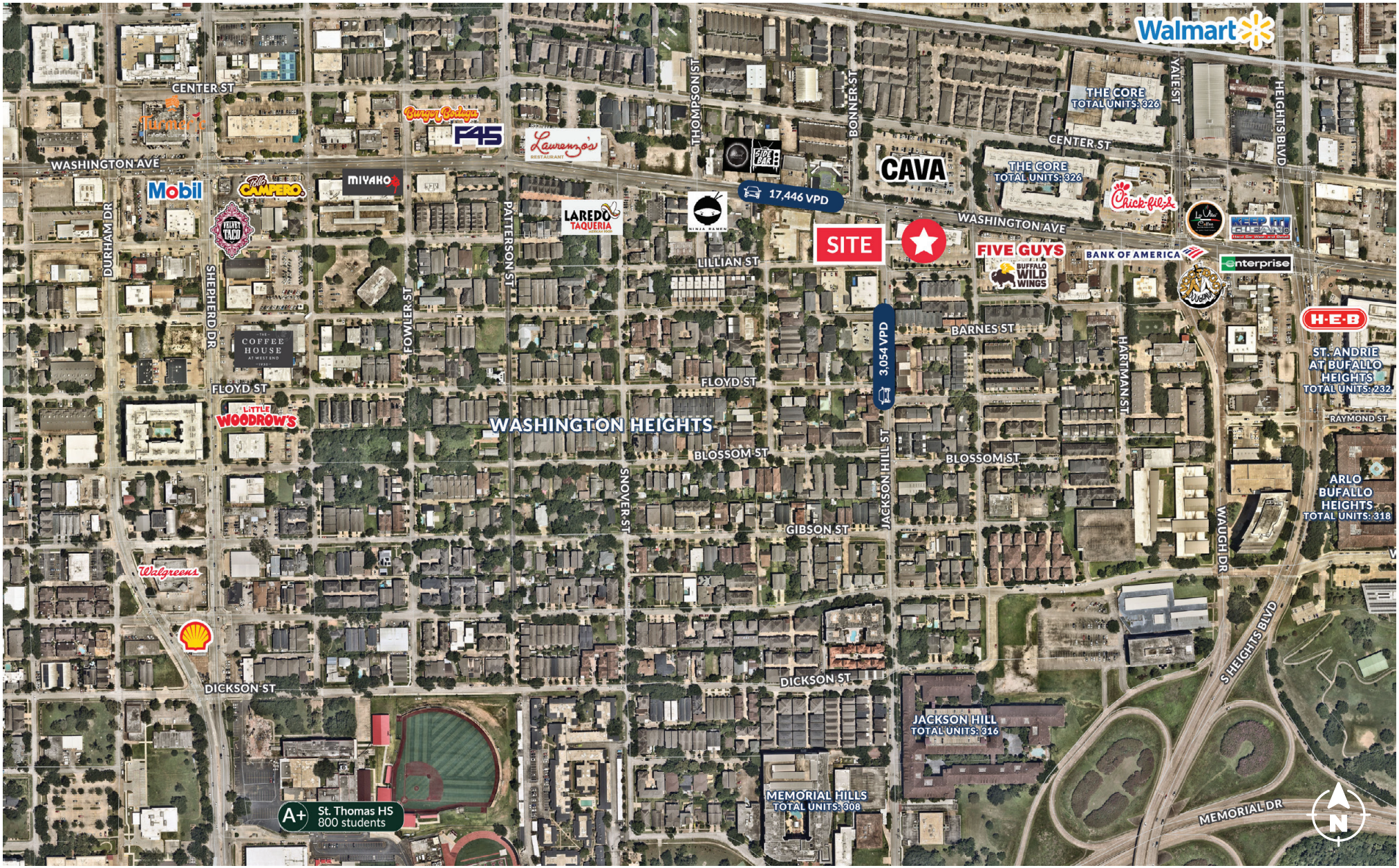
2020 Census, ESRI 2026

MAJOR TENANTS

SUPERCUTS
NaturalPawz
OLD FASHIONED STYLE PrimoHoagies ITALIAN SPECIALTY SANDWICHES



Aerial



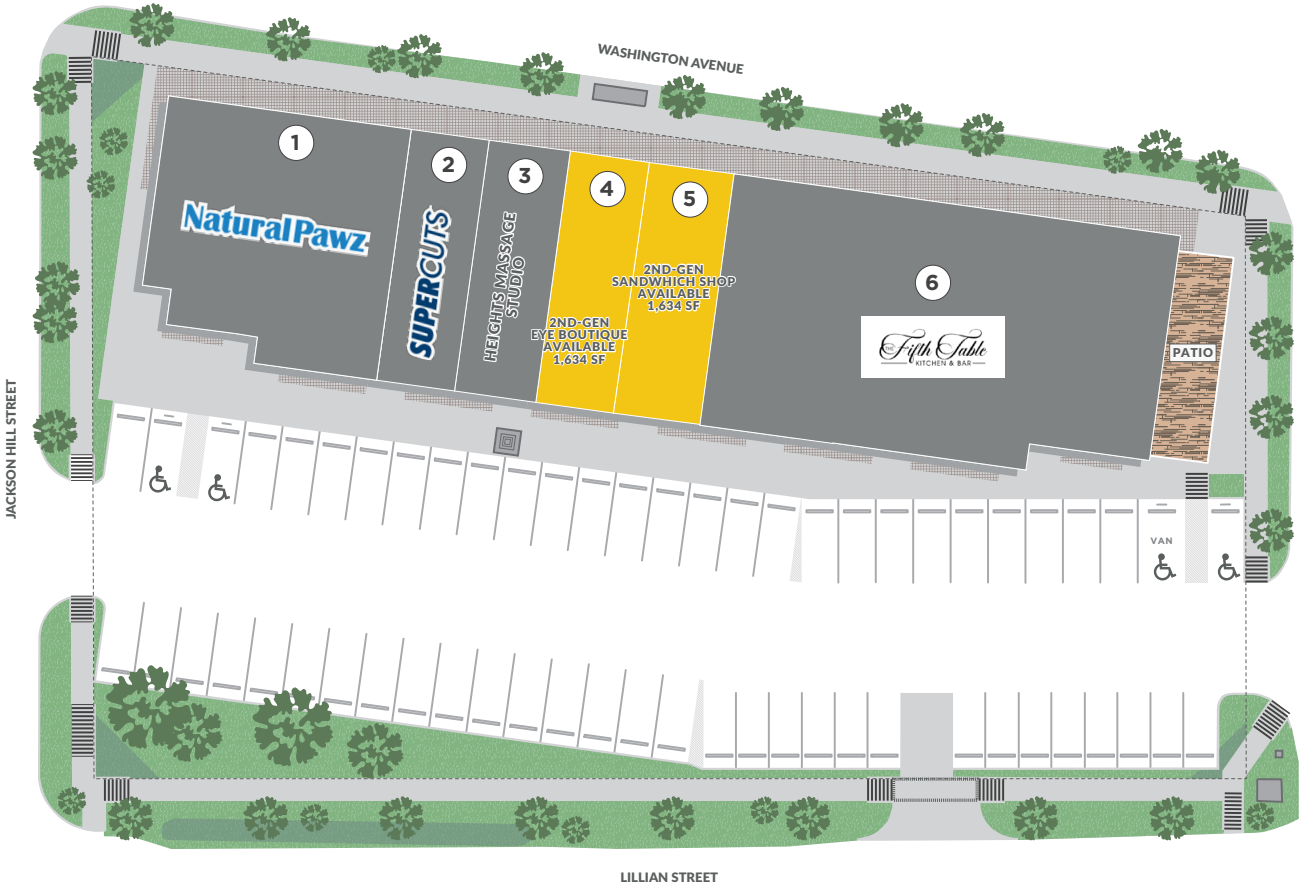
TxDOT Traffic Counts as of 2026

10.26 | 07.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan

KEY	BUSINESS	LEASE AREAS
1	Natural Paws	4,008 SF
2	SuperCuts	1,044 SF
3	Heights Massage Studio	1,208 SF
4	**2nd-Gen Eye Boutique Available For Lease**	**1,634 SF**
5	**2nd-Gen Sandwhich Shop Available For Lease**	**1,634 SF**
6	The Fifth Table Kitchen & Bar	3,431 SF

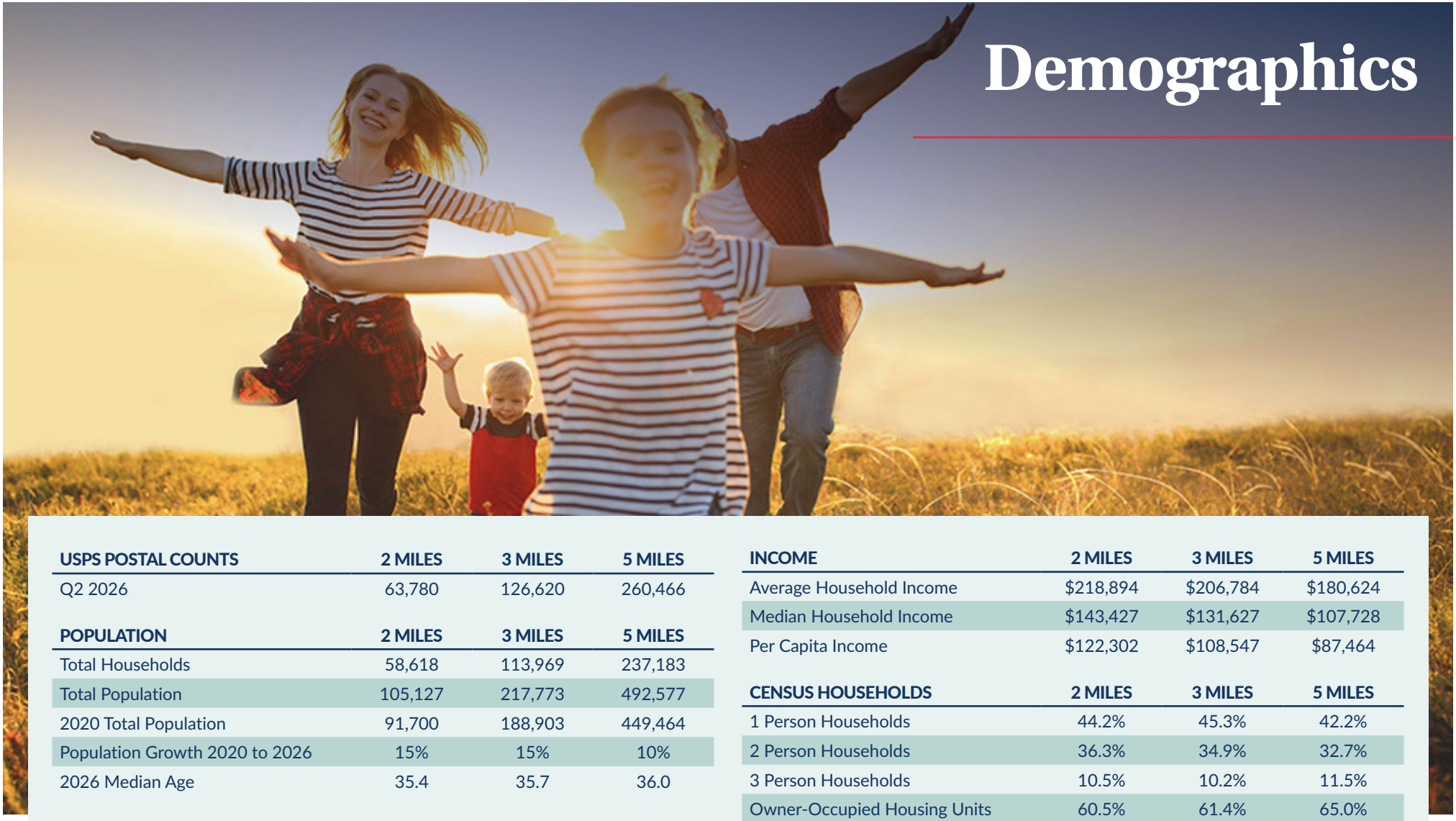


SP.A111 | 10.26 | 02.20

Photos


2ND-GEN EYE BOUTIQUE
AVAILABLE FOR LEASE
1,634 SF
HEIGHTS MASSAGE STUDIO
COMING SOON
SUPERCUTS
NATURAL PAWZ
2ND-GEN SANDWHICH SHOP
AVAILABLE FOR LEASE
1,634 SF


NATURAL
PAWZ
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HEIGHTS MASSAGE STUDIO
COMING SOON
2ND-GEN EYE BOUTIQUE
AVAILABLE FOR LEASE
1,634 SF
2ND-GEN SANDWHICH SHOP
AVAILABLE FOR LEASE
1,634 SF



Demographics

USPS POSTAL COUNTS	2 MILES	3 MILES	5 MILES
Q2 2026	63,780	126,620	260,466

POPULATION	2 MILES	3 MILES	5 MILES
Total Households	58,618	113,969	237,183
Total Population	105,127	217,773	492,577
2020 Total Population	91,700	188,903	449,464
Population Growth 2020 to 2026	15%	15%	10%
2026 Median Age	35.4	35.7	36.0

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	61.1%	58.1%	48.9%
Black/African American	6.8%	9.8%	14.3%
Asian	10.0%	8.6%	9.5%
Hispanic	22.3%	26.0%	30.5%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$218,894	$206,784	$180,624
Median Household Income	$143,427	$131,627	$107,728
Per Capita Income	$122,302	$108,547	$87,464

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	44.2%	45.3%	42.2%
2 Person Households	36.3%	34.9%	32.7%
3 Person Households	10.5%	10.2%	11.5%
Owner-Occupied Housing Units	60.5%	61.4%	65.0%
Renter-Occupied Housing Units	26.2%	27.3%	34.0%

2020 Census, ESRI 2026

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Nick Ramsey	**683176**	**nramsey@newquest.com**	**281.477.4359**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____

Buyer/Tenant/Seller/Landlord Initials Date

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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