

# *THE MARKET at OAK FOREST*

LUXURY RETAIL SPACE AVAILABLE FOR LEASE



An Elevated Development Brought to You By:

 **MALABAR  
HILL CAPITAL**



## LOCATION:

SWQ 34th St & Ella Blvd  
Houston, TX 77018

## TRAFFIC:

Ella Blvd: 31,544 CPD '22  
W 34<sup>TH</sup> St: 14,245 CPD '22

## HIGHLIGHTS:

- Located on the hard corner of 34th St & Oak Forest Dr
- Brand new, high quality construction
- Positioned within highly sought-after Garden Oaks trade area with close proximity to Oak Forest & The Heights
- Easy access to Loop 610
- Across from Waltrip High School

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	16,417	144,510	425,233
Daytime Pop.	16,458	124,747	383,714
Avg HH Income	\$203,970	\$171,897	\$154,591





**1st FLOOR AVAILABILITY:**

BLDG A: 15,570 SF | BLDG B: 10,080 SF

**2nd FLOOR AVAILABILITY:**

BLDG A: 15,570 SF | BLDG B: 10,080 SF

**PRICING:**

Contact Broker for Pricing Information

# *THE HEART of OAK FOREST*

The Oak Forest trade area represents one of Houston's most compelling inner-loop retail growth corridors. Positioned just outside Loop 610, the area combines strong residential density and an increasingly affluent consumer base, making it a prime target for retailers seeking high-growth, neighborhood-driven demand. Oak Forest, along with neighboring Garden Oaks, has transitioned into a high-demand urban infill submarket. The area is now experiencing significant reinvestment, with new construction homes elevating overall home values resulting in a modern, affluent, and locally oriented consumer base that prioritizes convenience, quality, and neighborhood retail experiences.



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Booker T  
Washington  
High School



34th St

Oak Forest Dr

43rd St

Alba Rd



N Shepherd Dr



OFFICE/ BUSINESS  
PARK



Delmar  
Stadium

Hempstead Rd



18th St



Durham Dr



20th St



Heights  
High School



Eilla Blvd

N Shepherd Dr

11th St



Oak Forest Park

Judiway St

Millie's  
KITCHEN & COCKTAILS

GATLIN'S BBQ

PRIVATE MINISTORAGE

# THE MARKET at OAK FOREST

Oak Forest Dr

SHERWIN WILLIAMS

GoldenWok  
Jellyfish  
SUSHI GRILL

Big Tex  
Self Storage

GRAVITY ONE  
SUNBELT

DW  
SUNBELT  
SOB  
PAWN

Couch St

Paws  
Pet Resort

Avenue  
on 34th

Waltrip  
High School

DOAN TEO'S

11,924 CPD ('22)

34th St

14,245 CPD ('22)

CHILDREN'S  
HOSPITAL

K

THE TREE HOUSE  
HOUSTON

Oak Forest  
ACADEMY

NDX | Stern Empire

BUBBLEEGG

jiffy lube

HAND + STONE  
TEX-MEX  
GARAGE  
Local TABLE  
FAS  
CITIZEN PILATES

SAIGON HUSTLE  
Local Poke  
Sp  
SportClips  
HAIRCUTS

31,544 CPD ('22)

ups  
LES-BXGET  
COFFEE ROASTERS  
tropical CAFE

POPEYES

M

BR  
Burger King

Cane's  
CANDY FRUIT

Pollo  
Loco

BURGER KING

THE HALAL GUYS

KFC

213,684 CPD ('24)

INTERSTATE  
610

CVS



HARBOR POINT LAW

HARBOR POINT LAW

THE OAK KITCHEN

THE OAK KITCHEN

YOGA

OAK FOREST

Asian Fusion

Health Spa

CORNERSTONE



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# 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.

## 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.

**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.

**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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

### **Rami Khoury**

### **Jack Savery**

Sales Agent/Associate's Name

**9009549**

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**713.814.4930**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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