

# 3939 WASHINGTON | Houston, Texas 77007



3939 Washington is located in a dynamic 18-hour submarket located just west of Downtown Houston with access to major freeways and arterial roads. It is also one block from the mixed-use Buffalo Heights development with a 96,000 SF HEB, an 11,000 SF Google office and 230 luxury apartment units. The corridor also is home to many exclusive dining including El Tiempo, B&B Butchers Steakhouse, Voodoo Doughnuts, and Truth BBQ. There is also a robust nightlife that includes Bottled Blonde, Concrete Cowboy, Kung Fu Saloon, and the newly opened Bayou Heights Biergarten which neighbors 3939 Washington. There are also 13,000 apartment units located within three miles of the property.

## AREA DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2020 TOTAL POPULATION	26,738	206,712	479,055
DAYTIME POPULATION	36,763	309,294	768,166
AVERAGE HOUSEHOLD INCOME	\$144,359	\$132,916	\$123,182



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# 3939 WASHINGTON

Aerial



Site Plan



