

Demographic Summary Report

3939 Washington ave.

3939 Washington Ave, Houston, TX 77007

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **31,472 SF**
 Year Built: **2010**

Total Available: **2,172 SF**
 % Leased: **93.1%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	32,694		227,530		527,469	
2024 Estimate	31,220		218,033		506,275	
2020 Census	27,013		191,552		449,820	
Growth 2024 - 2029	4.72%		4.36%		4.19%	
Growth 2020 - 2024	15.57%		13.82%		12.55%	
2024 Population by Hispanic Origin	6,328		54,290		149,071	
2024 Population	31,220		218,033		506,275	
White	19,307	61.84%	128,589	58.98%	247,528	48.89%
Black	1,726	5.53%	19,686	9.03%	71,913	14.20%
Am. Indian & Alaskan	134	0.43%	1,577	0.72%	4,281	0.85%
Asian	3,532	11.31%	17,395	7.98%	44,500	8.79%
Hawaiian & Pacific Island	13	0.04%	211	0.10%	368	0.07%
Other	6,508	20.85%	50,576	23.20%	137,686	27.20%
U.S. Armed Forces	0		168		260	
Households						
2029 Projection	18,817		114,169		244,723	
2024 Estimate	17,968		109,173		234,428	
2020 Census	15,604		95,655		207,659	
Growth 2024 - 2029	4.73%		4.58%		4.39%	
Growth 2020 - 2024	15.15%		14.13%		12.89%	
Owner Occupied	5,924	32.97%	45,927	42.07%	97,582	41.63%
Renter Occupied	12,044	67.03%	63,246	57.93%	136,846	58.37%
2024 Households by HH Income	17,967		109,175		234,430	
Income: <\$25,000	1,718	9.56%	13,481	12.35%	38,650	16.49%
Income: \$25,000 - \$50,000	1,746	9.72%	11,749	10.76%	33,752	14.40%
Income: \$50,000 - \$75,000	2,084	11.60%	13,826	12.66%	31,124	13.28%
Income: \$75,000 - \$100,000	2,073	11.54%	11,594	10.62%	24,050	10.26%
Income: \$100,000 - \$125,000	2,401	13.36%	10,711	9.81%	21,230	9.06%
Income: \$125,000 - \$150,000	1,311	7.30%	7,573	6.94%	15,554	6.63%
Income: \$150,000 - \$200,000	1,903	10.59%	11,487	10.52%	20,502	8.75%
Income: \$200,000+	4,731	26.33%	28,754	26.34%	49,568	21.14%
2024 Avg Household Income	\$147,697		\$143,411		\$124,799	
2024 Med Household Income	\$114,186		\$109,190		\$89,229	

Demographic Detail Report

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Population			
2029 Projection	32,694	227,530	527,469
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2020 Census	27,013	191,552	449,820
Growth 2024 - 2029	4.72%	4.36%	4.19%
Growth 2020 - 2024	15.57%	13.82%	12.55%
2024 Population by Age			
	31,220	218,033	506,275
Age 0 - 4	2,448 7.84%	15,002 6.88%	33,757 6.67%
Age 5 - 9	1,256 4.02%	9,931 4.55%	26,125 5.16%
Age 10 - 14	638 2.04%	6,694 3.07%	20,853 4.12%
Age 15 - 19	492 1.58%	5,979 2.74%	21,142 4.18%
Age 20 - 24	1,504 4.82%	10,495 4.81%	31,422 6.21%
Age 25 - 29	4,279 13.71%	22,454 10.30%	47,779 9.44%
Age 30 - 34	5,268 16.87%	29,351 13.46%	56,049 11.07%
Age 35 - 39	4,105 13.15%	25,731 11.80%	49,668 9.81%
Age 40 - 44	2,729 8.74%	19,416 8.91%	39,978 7.90%
Age 45 - 49	1,772 5.68%	14,268 6.54%	31,395 6.20%
Age 50 - 54	1,451 4.65%	12,309 5.65%	28,115 5.55%
Age 55 - 59	1,301 4.17%	11,156 5.12%	26,327 5.20%
Age 60 - 64	1,213 3.89%	10,344 4.74%	25,307 5.00%
Age 65 - 69	1,018 3.26%	9,034 4.14%	22,831 4.51%
Age 70 - 74	756 2.42%	6,833 3.13%	17,919 3.54%
Age 75 - 79	486 1.56%	4,516 2.07%	12,681 2.50%
Age 80 - 84	274 0.88%	2,570 1.18%	7,874 1.56%
Age 85+	229 0.73%	1,952 0.90%	7,052 1.39%
Age 65+	2,763 8.85%	24,905 11.42%	68,357 13.50%
Median Age	34.70	36.80	36.60
Average Age	36.10	37.90	38.00

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2024 Population By Race	31,220		218,033		506,275	
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Black	1,726	5.53%	19,686	9.03%	71,913	14.20%
Am. Indian & Alaskan	134	0.43%	1,577	0.72%	4,281	0.85%
Asian	3,532	11.31%	17,395	7.98%	44,500	8.79%
Hawaiian & Pacific Island	13	0.04%	211	0.10%	368	0.07%
Other	6,508	20.85%	50,576	23.20%	137,686	27.20%
Population by Hispanic Origin	31,220		218,033		506,275	
Non-Hispanic Origin	24,893	79.73%	163,744	75.10%	357,204	70.56%
Hispanic Origin	6,327	20.27%	54,289	24.90%	149,071	29.44%
2024 Median Age, Male	35.40		37.30		37.00	
2024 Average Age, Male	36.30		38.10		37.90	
2024 Median Age, Female	34.10		36.00		36.20	
2024 Average Age, Female	35.80		37.60		38.20	
2024 Population by Occupation Classification	26,779		185,205		421,298	
Civilian Employed	21,781	81.34%	135,972	73.42%	283,975	67.40%
Civilian Unemployed	464	1.73%	3,191	1.72%	9,444	2.24%
Civilian Non-Labor Force	4,534	16.93%	45,875	24.77%	127,622	30.29%
Armed Forces	0	0.00%	167	0.09%	257	0.06%
Households by Marital Status						
Married	4,935		34,638		76,616	
Married No Children	3,623		23,771		50,057	
Married w/Children	1,311		10,866		26,559	
2024 Population by Education	25,624		178,853		393,168	
Some High School, No Diploma	700	2.73%	11,234	6.28%	36,732	9.34%
High School Grad (Incl Equivalency)	1,478	5.77%	16,368	9.15%	45,238	11.51%
Some College, No Degree	3,359	13.11%	25,025	13.99%	63,299	16.10%
Associate Degree	744	2.90%	8,921	4.99%	20,193	5.14%
Bachelor Degree	11,042	43.09%	63,478	35.49%	121,763	30.97%
Advanced Degree	8,301	32.40%	53,827	30.10%	105,943	26.95%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	42,018		259,785		538,032	
Real Estate & Finance	2,865	6.82%	14,747	5.68%	28,641	5.32%
Professional & Management	21,758	51.78%	124,422	47.89%	231,044	42.94%
Public Administration	519	1.24%	2,859	1.10%	6,760	1.26%
Education & Health	3,261	7.76%	26,437	10.18%	61,160	11.37%
Services	1,053	2.51%	10,584	4.07%	28,710	5.34%
Information	340	0.81%	1,698	0.65%	3,871	0.72%
Sales	3,412	8.12%	22,077	8.50%	48,940	9.10%
Transportation	225	0.54%	3,089	1.19%	7,872	1.46%
Retail	1,116	2.66%	7,647	2.94%	19,162	3.56%
Wholesale	727	1.73%	4,314	1.66%	8,302	1.54%
Manufacturing	1,938	4.61%	12,220	4.70%	22,448	4.17%
Production	447	1.06%	4,767	1.83%	16,252	3.02%
Construction	662	1.58%	4,308	1.66%	14,637	2.72%
Utilities	1,020	2.43%	5,931	2.28%	12,836	2.39%
Agriculture & Mining	2,173	5.17%	10,186	3.92%	16,718	3.11%
Farming, Fishing, Forestry	0	0.00%	64	0.02%	186	0.03%
Other Services	502	1.19%	4,435	1.71%	10,493	1.95%
2024 Worker Travel Time to Job	17,854		113,132		245,548	
<30 Minutes	11,879	66.53%	76,731	67.82%	164,742	67.09%
30-60 Minutes	5,290	29.63%	32,524	28.75%	70,431	28.68%
60+ Minutes	685	3.84%	3,877	3.43%	10,375	4.23%
2020 Households by HH Size	15,604		95,654		207,659	
1-Person Households	7,560	48.45%	43,236	45.20%	87,579	42.17%
2-Person Households	5,646	36.18%	33,368	34.88%	67,906	32.70%
3-Person Households	1,421	9.11%	9,795	10.24%	23,785	11.45%
4-Person Households	647	4.15%	5,928	6.20%	16,653	8.02%
5-Person Households	193	1.24%	2,012	2.10%	6,912	3.33%
6-Person Households	98	0.63%	847	0.89%	2,949	1.42%
7 or more Person Households	39	0.25%	468	0.49%	1,875	0.90%
2024 Average Household Size	1.70		1.90		2.00	
Households						
2029 Projection	18,817		114,169		244,723	
2024 Estimate	17,968		109,173		234,428	
2020 Census	15,604		95,655		207,659	
Growth 2024 - 2029	4.73%		4.58%		4.39%	
Growth 2020 - 2024	15.15%		14.13%		12.89%	

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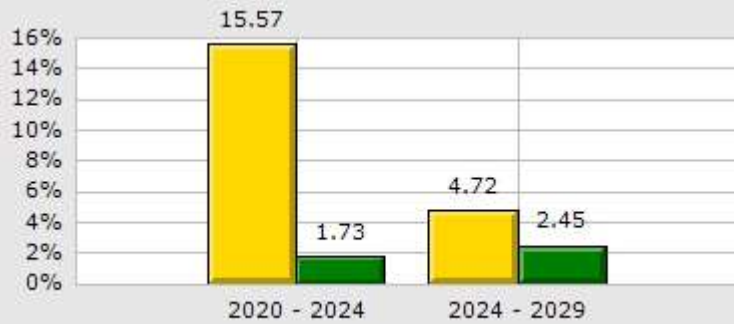
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	17,967	109,175	234,430
<\$25,000	1,718 9.56%	13,481 12.35%	38,650 16.49%
\$25,000 - \$50,000	1,746 9.72%	11,749 10.76%	33,752 14.40%
\$50,000 - \$75,000	2,084 11.60%	13,826 12.66%	31,124 13.28%
\$75,000 - \$100,000	2,073 11.54%	11,594 10.62%	24,050 10.26%
\$100,000 - \$125,000	2,401 13.36%	10,711 9.81%	21,230 9.06%
\$125,000 - \$150,000	1,311 7.30%	7,573 6.94%	15,554 6.63%
\$150,000 - \$200,000	1,903 10.59%	11,487 10.52%	20,502 8.75%
\$200,000+	4,731 26.33%	28,754 26.34%	49,568 21.14%
2024 Avg Household Income	\$147,697	\$143,411	\$124,799
2024 Med Household Income	\$114,186	\$109,190	\$89,229
2024 Occupied Housing	17,968	109,173	234,428
Owner Occupied	5,924 32.97%	45,927 42.07%	97,582 41.63%
Renter Occupied	12,044 67.03%	63,246 57.93%	136,846 58.37%
2020 Housing Units	20,227	124,345	268,595
1 Unit	8,423 41.64%	61,239 49.25%	131,108 48.81%
2 - 4 Units	356 1.76%	6,461 5.20%	15,229 5.67%
5 - 19 Units	943 4.66%	9,293 7.47%	23,737 8.84%
20+ Units	10,505 51.94%	47,352 38.08%	98,521 36.68%
2024 Housing Value	5,923	45,927	97,583
<\$100,000	13 0.22%	556 1.21%	3,921 4.02%
\$100,000 - \$200,000	81 1.37%	1,420 3.09%	6,908 7.08%
\$200,000 - \$300,000	515 8.69%	3,537 7.70%	10,374 10.63%
\$300,000 - \$400,000	1,602 27.05%	8,531 18.58%	16,356 16.76%
\$400,000 - \$500,000	1,309 22.10%	9,596 20.89%	15,215 15.59%
\$500,000 - \$1,000,000	2,035 34.36%	16,167 35.20%	29,125 29.85%
\$1,000,000+	368 6.21%	6,120 13.33%	15,684 16.07%
2024 Median Home Value	\$457,333	\$492,949	\$473,824
2024 Housing Units by Yr Built	20,294	124,534	270,082
Built 2010+	8,866 43.69%	47,193 37.90%	86,818 32.15%
Built 2000 - 2010	5,720 28.19%	22,997 18.47%	41,507 15.37%
Built 1990 - 1999	2,324 11.45%	10,280 8.25%	25,791 9.55%
Built 1980 - 1989	1,197 5.90%	6,101 4.90%	15,838 5.86%
Built 1970 - 1979	691 3.40%	5,523 4.43%	16,993 6.29%
Built 1960 - 1969	382 1.88%	7,185 5.77%	21,095 7.81%
Built 1950 - 1959	394 1.94%	5,632 4.52%	19,043 7.05%
Built <1949	720 3.55%	19,623 15.76%	42,997 15.92%
2024 Median Year Built	2008	2003	1996

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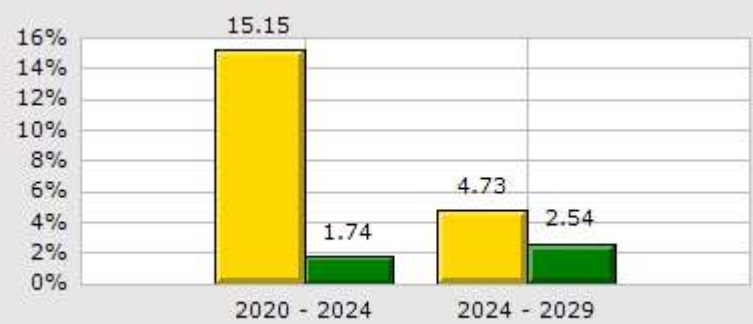
Type: **Retail/Storefront Retail/Office**
County: **Harris**

1 Mile
County

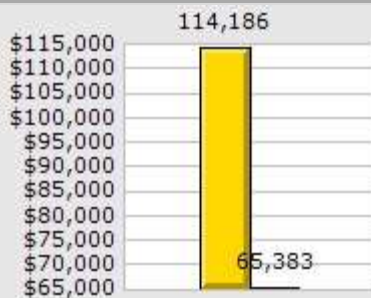
Population Growth



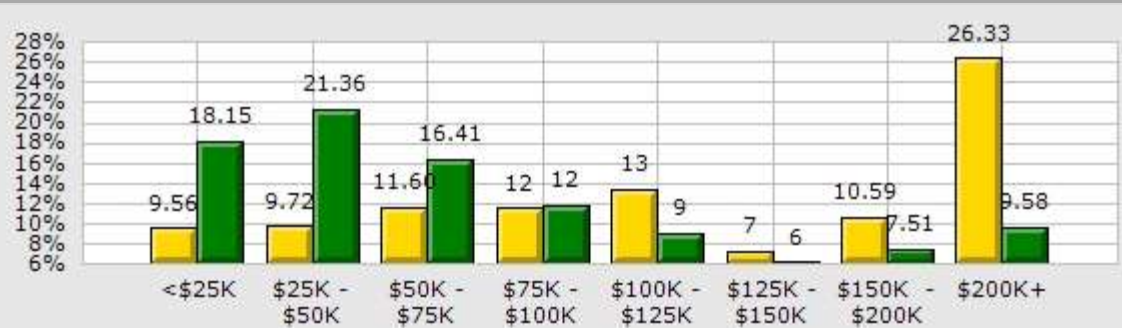
Household Growth



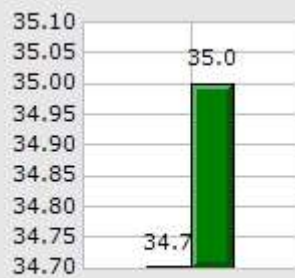
2024 Med Household Inc



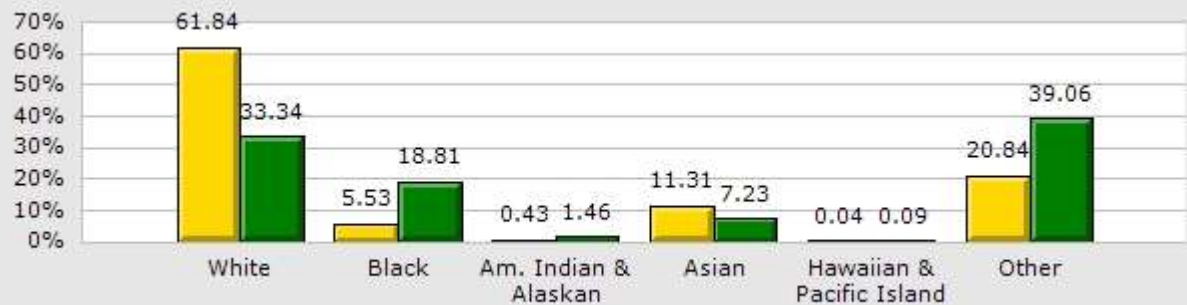
2024 Households by Household Income



2024 Median Age



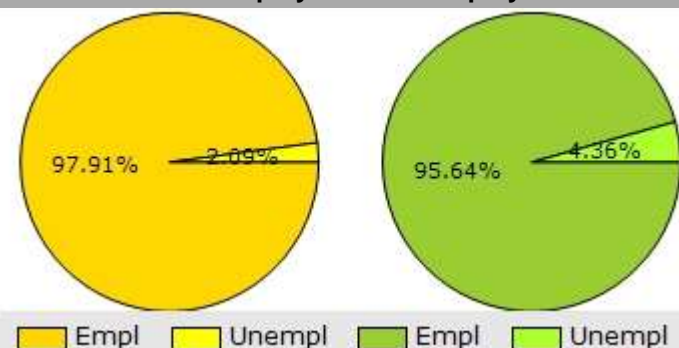
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

3939 Washington ave.

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Type: **Retail/Storefront Retail/Office**
 County: **Harris**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	15.57%		1.73%	
Growth 2024 - 2029	4.72%		2.45%	
Empl	21,781	97.91%	2,419,249	95.64%
Unempl	464	2.09%	110,294	4.36%
2024 Population by Race				
	31,220		4,812,824	
White	19,307	61.84%	1,604,724	33.34%
Black	1,726	5.53%	905,523	18.81%
Am. Indian & Alaskan	135	0.43%	70,247	1.46%
Asian	3,532	11.31%	347,891	7.23%
Hawaiian & Pacific Island	13	0.04%	4,383	0.09%
Other	6,507	20.84%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	15.15%		1.74%	
Growth 2024 - 2029	4.73%		2.54%	
Renter Occupied	12,044	67.03%	816,567	47.41%
Owner Occupied	5,924	32.97%	905,644	52.59%
2024 Households by Household Income				
	17,967		1,722,211	
Income <\$25K	1,718	9.56%	312,581	18.15%
Income \$25K - \$50K	1,746	9.72%	367,847	21.36%
Income \$50K - \$75K	2,084	11.60%	282,660	16.41%
Income \$75K - \$100K	2,073	11.54%	203,891	11.84%
Income \$100K - \$125K	2,401	13.36%	155,568	9.03%
Income \$125K - \$150K	1,311	7.30%	105,376	6.12%
Income \$150K - \$200K	1,903	10.59%	129,368	7.51%
Income \$200K+	4,731	26.33%	164,920	9.58%
2024 Med Household Inc	\$114,186		\$65,383	
2024 Median Age	34.70		35.00	

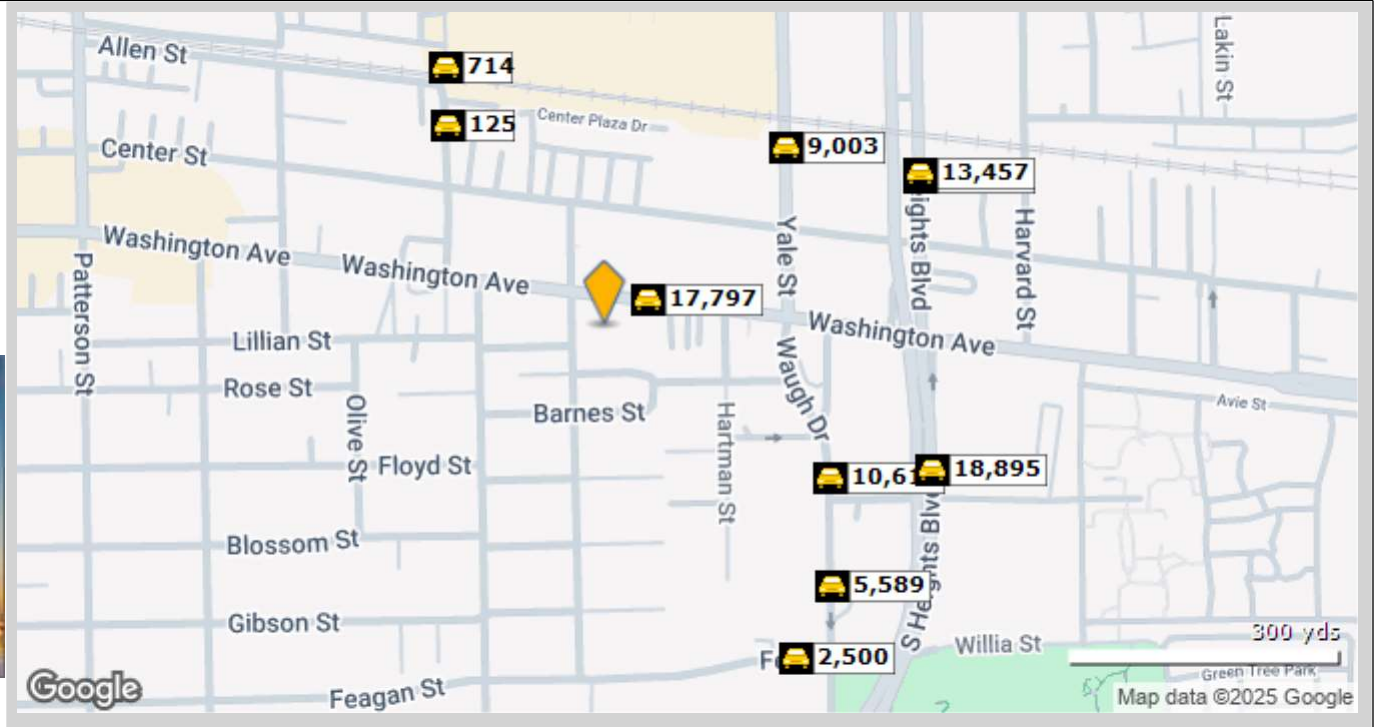


Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Washington Ave	Leverkuhn St	0.05 W	2022	17,797	MPSI	.04
2	Bonner St	Allen St	0.02 N	2022	125	MPSI	.16
3	Yale St	Center St	0.05 S	2022	9,003	MPSI	.17
4	Waugh Dr	Raymond St	0.01 S	2022	10,612	MPSI	.17
5	Bonner St	Allen St	0.01 S	2022	714	MPSI	.20
6	Waugh Dr	Willia St	0.05 S	2022	5,589	MPSI	.22
7	Heights Boulevard	Center St	0.04 S	2019	17,335	AADT	.23
8	Heights Blvd	Center St	0.04 S	2022	13,457	MPSI	.23
9	S Heights Blvd	Raymond St	0.02 S	2022	18,895	MPSI	.23
10	Feagan St	Leverkuhn St	0.14 W	2022	2,500	MPSI	.25



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,145	20,740	10
Retail & Wholesale Trade	244	2,023	8
Hospitality & Food Service	205	2,725	13
Real Estate, Renting, Leasing	142	734	5
Finance & Insurance	146	5,287	36
Information	24	301	13
Scientific & Technology Services	419	3,373	8
Management of Companies	15	50	3
Health Care & Social Assistance	433	1,643	4
Educational Services	22	301	14
Public Administration & Sales	12	406	34
Arts, Entertainment, Recreation	53	352	7
Utilities & Waste Management	73	362	5
Construction	91	794	9
Manufacturing	47	666	14
Agriculture, Mining, Fishing	5	11	2
Other Services	214	1,712	8