

Demographic Summary Report

Centre at 4500 Washington 4500 Washington Ave, Houston, TX 77007

Building Type: **General Retail** Total Available: **3,683 SF**
 Secondary: **Storefront Retail/Office** % Leased: **80.91%**
 GLA: **19,295 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2009**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	33,465	214,275	531,890
2024 Estimate	31,920	204,939	510,741
2020 Census	27,416	178,914	455,033
Growth 2024 - 2029	4.84%	4.56%	4.14%
Growth 2020 - 2024	16.43%	14.55%	12.24%
2024 Population by Hispanic Origin	6,416	47,098	148,411
2024 Population	31,920	204,939	510,741
White	19,779 61.96%	125,381 61.18%	255,183 49.96%
Black	1,665 5.22%	13,920 6.79%	68,095 13.33%
Am. Indian & Alaskan	152 0.48%	1,445 0.71%	4,290 0.84%
Asian	3,714 11.64%	17,471 8.52%	45,097 8.83%
Hawaiian & Pacific Island	16 0.05%	207 0.10%	370 0.07%
Other	6,593 20.65%	46,516 22.70%	137,707 26.96%
U.S. Armed Forces	1	164	257
Households			
2029 Projection	18,491	112,719	248,107
2024 Estimate	17,632	107,777	237,791
2020 Census	15,184	94,382	211,305
Growth 2024 - 2029	4.87%	4.59%	4.34%
Growth 2020 - 2024	16.12%	14.19%	12.53%
Owner Occupied	7,596 43.08%	45,940 42.63%	99,909 42.02%
Renter Occupied	10,037 56.92%	61,838 57.38%	137,882 57.98%
2024 Households by HH Income	17,632	107,775	237,793
Income: <\$25,000	1,311 7.44%	12,290 11.40%	38,379 16.14%
Income: \$25,000 - \$50,000	1,659 9.41%	11,442 10.62%	33,896 14.25%
Income: \$50,000 - \$75,000	2,254 12.78%	13,464 12.49%	31,807 13.38%
Income: \$75,000 - \$100,000	1,663 9.43%	11,568 10.73%	24,158 10.16%
Income: \$100,000 - \$125,000	2,255 12.79%	10,367 9.62%	21,714 9.13%
Income: \$125,000 - \$150,000	1,138 6.45%	7,996 7.42%	15,730 6.61%
Income: \$150,000 - \$200,000	2,052 11.64%	11,520 10.69%	21,296 8.96%
Income: \$200,000+	5,300 30.06%	29,128 27.03%	50,813 21.37%
2024 Avg Household Income	\$157,844	\$146,121	\$125,811
2024 Med Household Income	\$121,385	\$112,355	\$90,330



Demographic Detail Report

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2020 Census	27,416	178,914	455,033
Growth 2024 - 2029	4.84%	4.56%	4.14%
Growth 2020 - 2024	16.43%	14.55%	12.24%
2024 Population by Age			
	31,920	204,939	510,741
Age 0 - 4	2,441 7.65%	14,699 7.17%	33,990 6.66%
Age 5 - 9	1,350 4.23%	9,723 4.74%	26,516 5.19%
Age 10 - 14	720 2.26%	6,473 3.16%	21,113 4.13%
Age 15 - 19	560 1.75%	5,407 2.64%	21,009 4.11%
Age 20 - 24	1,433 4.49%	9,297 4.54%	30,661 6.00%
Age 25 - 29	3,948 12.37%	20,769 10.13%	47,317 9.26%
Age 30 - 34	5,039 15.79%	27,519 13.43%	56,330 11.03%
Age 35 - 39	4,099 12.84%	24,062 11.74%	50,354 9.86%
Age 40 - 44	2,819 8.83%	17,930 8.75%	40,712 7.97%
Age 45 - 49	1,912 5.99%	13,078 6.38%	31,944 6.25%
Age 50 - 54	1,623 5.08%	11,346 5.54%	28,581 5.60%
Age 55 - 59	1,475 4.62%	10,375 5.06%	26,714 5.23%
Age 60 - 64	1,361 4.26%	9,754 4.76%	25,708 5.03%
Age 65 - 69	1,156 3.62%	8,685 4.24%	23,220 4.55%
Age 70 - 74	867 2.72%	6,712 3.28%	18,293 3.58%
Age 75 - 79	559 1.75%	4,522 2.21%	12,970 2.54%
Age 80 - 84	312 0.98%	2,603 1.27%	8,049 1.58%
Age 85+	246 0.77%	1,984 0.97%	7,260 1.42%
Age 65+	3,140 9.84%	24,506 11.96%	69,792 13.66%
Median Age	35.60	36.80	36.80
Average Age	36.90	37.90	38.20

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	31,920	204,939	510,741
White	19,779 61.96%	125,381 61.18%	255,183 49.96%
Black	1,665 5.22%	13,920 6.79%	68,095 13.33%
Am. Indian & Alaskan	152 0.48%	1,445 0.71%	4,290 0.84%
Asian	3,714 11.64%	17,471 8.52%	45,097 8.83%
Hawaiian & Pacific Island	16 0.05%	207 0.10%	370 0.07%
Other	6,593 20.65%	46,516 22.70%	137,707 26.96%
Population by Hispanic Origin	31,920	204,939	510,741
Non-Hispanic Origin	25,505 79.90%	157,841 77.02%	362,329 70.94%
Hispanic Origin	6,415 20.10%	47,098 22.98%	148,412 29.06%
2024 Median Age, Male	36.20	37.30	37.10
2024 Average Age, Male	37.10	38.10	38.00
2024 Median Age, Female	34.90	36.10	36.50
2024 Average Age, Female	36.70	37.70	38.40
2024 Population by Occupation Classification	27,296	172,958	424,908
Civilian Employed	22,386 82.01%	133,760 77.34%	288,244 67.84%
Civilian Unemployed	449 1.64%	2,880 1.67%	9,415 2.22%
Civilian Non-Labor Force	4,460 16.34%	36,155 20.90%	126,995 29.89%
Armed Forces	1 0.00%	163 0.09%	254 0.06%
Households by Marital Status			
Married	5,473	34,686	78,524
Married No Children	3,973	23,768	51,104
Married w/Children	1,500	10,918	27,421
2024 Population by Education	26,115	168,112	397,921
Some High School, No Diploma	567 2.17%	7,126 4.24%	36,073 9.07%
High School Grad (Incl Equivalency)	1,451 5.56%	11,460 6.82%	44,751 11.25%
Some College, No Degree	3,064 11.73%	22,833 13.58%	63,725 16.01%
Associate Degree	698 2.67%	8,772 5.22%	20,468 5.14%
Bachelor Degree	11,455 43.86%	63,850 37.98%	124,667 31.33%
Advanced Degree	8,880 34.00%	54,071 32.16%	108,237 27.20%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	43,125		255,633		545,764	
Real Estate & Finance	3,122	7.24%	15,138	5.92%	29,618	5.43%
Professional & Management	23,099	53.56%	123,877	48.46%	235,857	43.22%
Public Administration	618	1.43%	2,931	1.15%	6,511	1.19%
Education & Health	3,204	7.43%	26,043	10.19%	60,963	11.17%
Services	901	2.09%	9,869	3.86%	28,254	5.18%
Information	396	0.92%	1,744	0.68%	3,966	0.73%
Sales	3,285	7.62%	21,502	8.41%	49,828	9.13%
Transportation	174	0.40%	2,672	1.05%	7,591	1.39%
Retail	963	2.23%	7,234	2.83%	19,432	3.56%
Wholesale	639	1.48%	4,196	1.64%	8,559	1.57%
Manufacturing	1,922	4.46%	12,197	4.77%	22,707	4.16%
Production	470	1.09%	4,288	1.68%	16,267	2.98%
Construction	700	1.62%	3,627	1.42%	14,820	2.72%
Utilities	922	2.14%	5,855	2.29%	13,004	2.38%
Agriculture & Mining	2,241	5.20%	10,184	3.98%	17,201	3.15%
Farming, Fishing, Forestry	0	0.00%	51	0.02%	190	0.03%
Other Services	469	1.09%	4,225	1.65%	10,996	2.01%
2024 Worker Travel Time to Job	18,404		110,905		248,876	
<30 Minutes	12,534	68.10%	75,434	68.02%	166,554	66.92%
30-60 Minutes	5,304	28.82%	31,951	28.81%	71,784	28.84%
60+ Minutes	566	3.08%	3,520	3.17%	10,538	4.23%
2020 Households by HH Size	15,185		94,382		211,306	
1-Person Households	6,884	45.33%	42,729	45.27%	89,073	42.15%
2-Person Households	5,636	37.12%	33,216	35.19%	69,235	32.77%
3-Person Households	1,593	10.49%	9,550	10.12%	24,229	11.47%
4-Person Households	719	4.73%	5,806	6.15%	17,001	8.05%
5-Person Households	216	1.42%	1,909	2.02%	7,008	3.32%
6-Person Households	94	0.62%	763	0.81%	2,949	1.40%
7 or more Person Households	43	0.28%	409	0.43%	1,811	0.86%
2024 Average Household Size	1.80		1.80		2.00	
Households						
2029 Projection	18,491		112,719		248,107	
2024 Estimate	17,632		107,777		237,791	
2020 Census	15,184		94,382		211,305	
Growth 2024 - 2029	4.87%		4.59%		4.34%	
Growth 2020 - 2024	16.12%		14.19%		12.53%	

Demographic Detail Report

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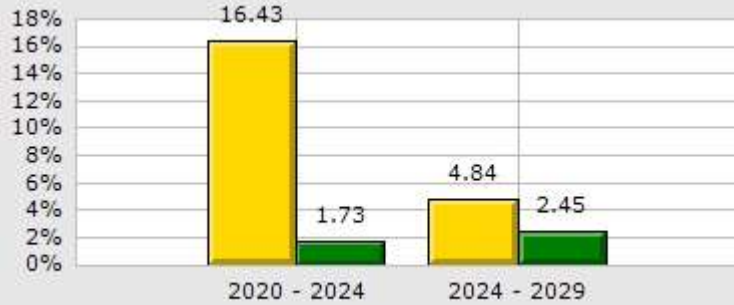
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	17,632		107,775		237,793	
<\$25,000	1,311	7.44%	12,290	11.40%	38,379	16.14%
\$25,000 - \$50,000	1,659	9.41%	11,442	10.62%	33,896	14.25%
\$50,000 - \$75,000	2,254	12.78%	13,464	12.49%	31,807	13.38%
\$75,000 - \$100,000	1,663	9.43%	11,568	10.73%	24,158	10.16%
\$100,000 - \$125,000	2,255	12.79%	10,367	9.62%	21,714	9.13%
\$125,000 - \$150,000	1,138	6.45%	7,996	7.42%	15,730	6.61%
\$150,000 - \$200,000	2,052	11.64%	11,520	10.69%	21,296	8.96%
\$200,000+	5,300	30.06%	29,128	27.03%	50,813	21.37%
2024 Avg Household Income	\$157,844		\$146,121		\$125,811	
2024 Med Household Income	\$121,385		\$112,355		\$90,330	
2024 Occupied Housing	17,633		107,778		237,791	
Owner Occupied	7,596	43.08%	45,940	42.62%	99,909	42.02%
Renter Occupied	10,037	56.92%	61,838	57.38%	137,882	57.98%
2020 Housing Units	20,053		122,717		272,313	
1 Unit	10,154	50.64%	60,039	48.92%	131,191	48.18%
2 - 4 Units	277	1.38%	6,020	4.91%	15,198	5.58%
5 - 19 Units	763	3.80%	9,124	7.43%	25,072	9.21%
20+ Units	8,859	44.18%	47,534	38.73%	100,852	37.04%
2024 Housing Value	7,595		45,940		99,908	
<\$100,000	45	0.59%	449	0.98%	3,430	3.43%
\$100,000 - \$200,000	80	1.05%	1,197	2.61%	6,829	6.84%
\$200,000 - \$300,000	494	6.50%	3,258	7.09%	10,523	10.53%
\$300,000 - \$400,000	2,095	27.58%	8,389	18.26%	16,846	16.86%
\$400,000 - \$500,000	1,951	25.69%	9,625	20.95%	15,562	15.58%
\$500,000 - \$1,000,000	2,296	30.23%	16,504	35.93%	30,518	30.55%
\$1,000,000+	634	8.35%	6,518	14.19%	16,200	16.21%
2024 Median Home Value	\$455,535		\$501,575		\$479,205	
2024 Housing Units by Yr Built	20,074		122,890		273,838	
Built 2010+	9,417	46.91%	47,040	38.28%	86,949	31.75%
Built 2000 - 2010	5,393	26.87%	22,627	18.41%	41,826	15.27%
Built 1990 - 1999	1,912	9.52%	10,576	8.61%	26,181	9.56%
Built 1980 - 1989	1,111	5.53%	6,199	5.04%	16,859	6.16%
Built 1970 - 1979	512	2.55%	5,671	4.61%	19,799	7.23%
Built 1960 - 1969	613	3.05%	7,555	6.15%	22,176	8.10%
Built 1950 - 1959	586	2.92%	5,792	4.71%	19,328	7.06%
Built <1949	530	2.64%	17,430	14.18%	40,720	14.87%
2024 Median Year Built	2009		2003		1996	

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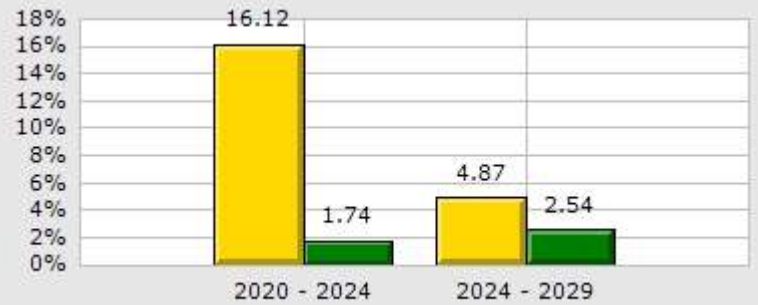
Type: **Retail/Storefront Retail/Office**
County: **Harris**

1 Mile
County

Population Growth



Household Growth



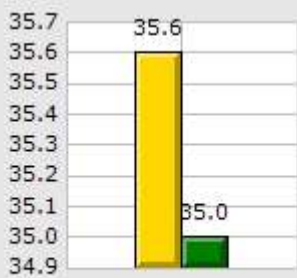
2024 Med Household Inc



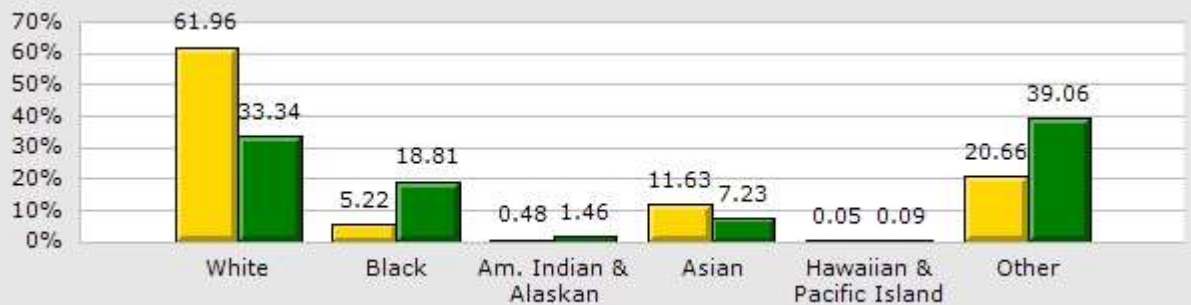
2024 Households by Household Income



2024 Median Age



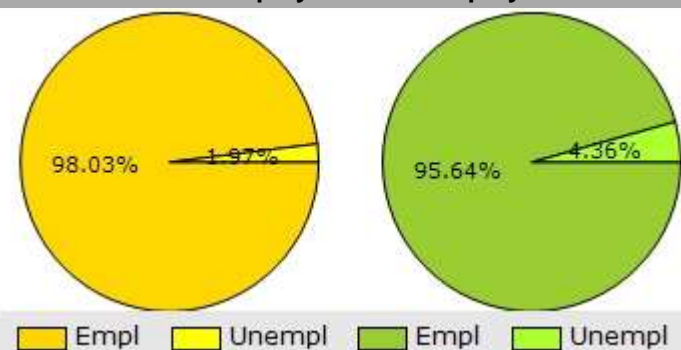
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Centre at 4500 Washington

4500 Washington Ave, Houston, TX 77007

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 County: **Harris**

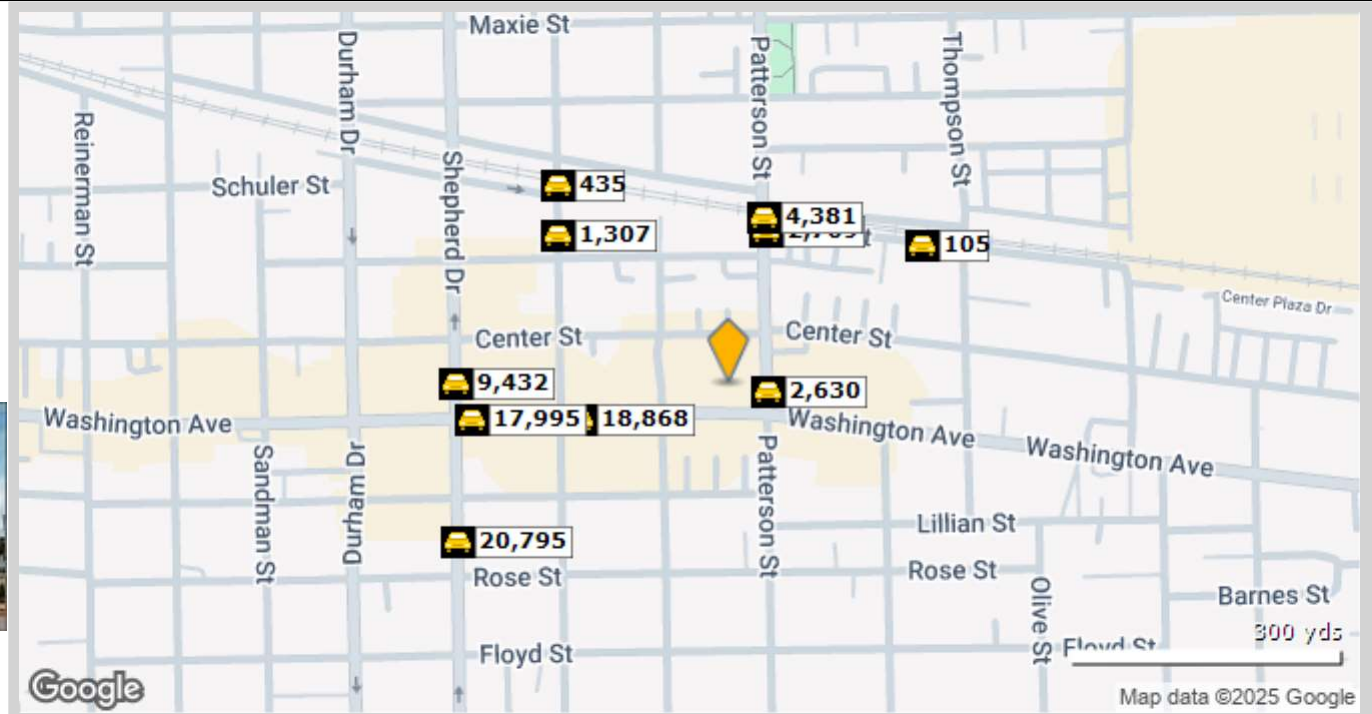
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	16.43%		1.73%	
Growth 2024 - 2029	4.84%		2.45%	
Empl	22,386	98.03%	2,419,249	95.64%
Unempl	449	1.97%	110,294	4.36%
2024 Population by Race	31,922		4,812,824	
White	19,779	61.96%	1,604,724	33.34%
Black	1,666	5.22%	905,523	18.81%
Am. Indian & Alaskan	152	0.48%	70,247	1.46%
Asian	3,714	11.63%	347,891	7.23%
Hawaiian & Pacific Island	17	0.05%	4,383	0.09%
Other	6,594	20.66%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	16.12%		1.74%	
Growth 2024 - 2029	4.87%		2.54%	
Renter Occupied	10,037	56.92%	816,567	47.41%
Owner Occupied	7,596	43.08%	905,644	52.59%
2024 Households by Household Income	17,632		1,722,211	
Income <\$25K	1,311	7.44%	312,581	18.15%
Income \$25K - \$50K	1,659	9.41%	367,847	21.36%
Income \$50K - \$75K	2,254	12.78%	282,660	16.41%
Income \$75K - \$100K	1,663	9.43%	203,891	11.84%
Income \$100K - \$125K	2,255	12.79%	155,568	9.03%
Income \$125K - \$150K	1,138	6.45%	105,376	6.12%
Income \$150K - \$200K	2,052	11.64%	129,368	7.51%
Income \$200K+	5,300	30.06%	164,920	9.58%
2024 Med Household Inc	\$121,385		\$65,383	
2024 Median Age	35.60		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	Patterson St	Washington Ave	0.02 S	2022	2,630	MPSI	.03
2	Washington Ave	Parker St	0.01 W	2022	18,868	MPSI	.10
3	Patterson St	Allen St	0.00 N	2022	2,709	MPSI	.10
4	Patterson St	Allen St	0.00 S	2018	4,381	MPSI	.11
5	Parker St	Nett St	0.02 S	2022	1,307	MPSI	.15
6	Allen St	Thompson St	0.03 E	2022	105	MPSI	.16
7	Washington Avenue	Shepherd Dr	0.01 W	2022	17,995	MPSI	.16
8	Parker St	Allen St	0.01 S	2022	435	MPSI	.17
9	Shepherd Dr	Washington Ave	0.02 S	2022	9,432	MPSI	.17
10	Shepherd Dr	Lillian St	0.03 N	2022	20,795	MPSI	.20



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,297	18,133	8
Retail & Wholesale Trade	242	1,649	7
Hospitality & Food Service	205	2,774	14
Real Estate, Renting, Leasing	142	718	5
Finance & Insurance	165	2,449	15
Information	34	431	13
Scientific & Technology Services	469	3,545	8
Management of Companies	15	50	3
Health Care & Social Assistance	443	1,729	4
Educational Services	18	290	16
Public Administration & Sales	13	421	32
Arts, Entertainment, Recreation	62	412	7
Utilities & Waste Management	82	468	6
Construction	109	937	9
Manufacturing	57	679	12
Agriculture, Mining, Fishing	4	8	2
Other Services	237	1,573	7