

# FOR LEASE: 3,100 SF FREESTANDING RESTAURANT IN RICE VILLAGE

2325 UNIVERSITY BLVD | HOUSTON, TEXAS 77005



Galleria

Greenway Plaza



THE VILLAGE

HANOVER SOUTHAMPTON

HANOVER RICE VILLAGE

COPPA

Kirby Drive

Times Blvd

Rice Blvd 8,300 VPD (22)

32,642 VPD (22)

west elm

University Blvd

TEGOVAS

BLU

MORNING SIDES

Hungry's

Morningside Drive

University Blvd



SITE

19,485 VPD (22)

Do Not Disturb Tenant or Employees

SAJAD AND GO



Do Not Disturb Tenant or Employees



**PROPERTY FEATURES:**

- Existing Restaurant Building Located in Rice Village
- Improvements: +/- 3,100 SF 2-Story Building
- Strong Demographics and Daytime Population
- Close Proximity to The Texas Medical Center, Rice University, Greenway Plaza
- Convenient Access to All Major Freeways
- Call Broker for Pricing

**DEMOGRAPHIC SUMMARY:**

Radius	1 Mile	3 Mile	5 Mile
2023 Population	19,459	189,807	490,223
Households	8,582	94,724	225,212
Average HH Income	\$183,802	\$127,632	\$115,928



S&P INTERESTS

JOSHUA SEBESTA  
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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# PROPERTY OVERVIEW

**ADDRESS**  
2325 University Blvd | Houston, TX 77005

**BUILDING SIZE**  
+/- 3,100 SF

**TRAFFIC COUNT**  
37,387 cars per day

**HOUSEHOLDS**  
94,724 within 3 miles

**POPULATION**  
189,807 within 3 miles

**AVERAGE HH INCOME**  
\$183,802 within 1 mile



Texas Medical Center

University Blvd

Greenbriar Dr

RICE UNIVERSITY

**SITE**

SAJAD AND GO

Greenbriar Dr 17,902 VPD (22)

University Blvd

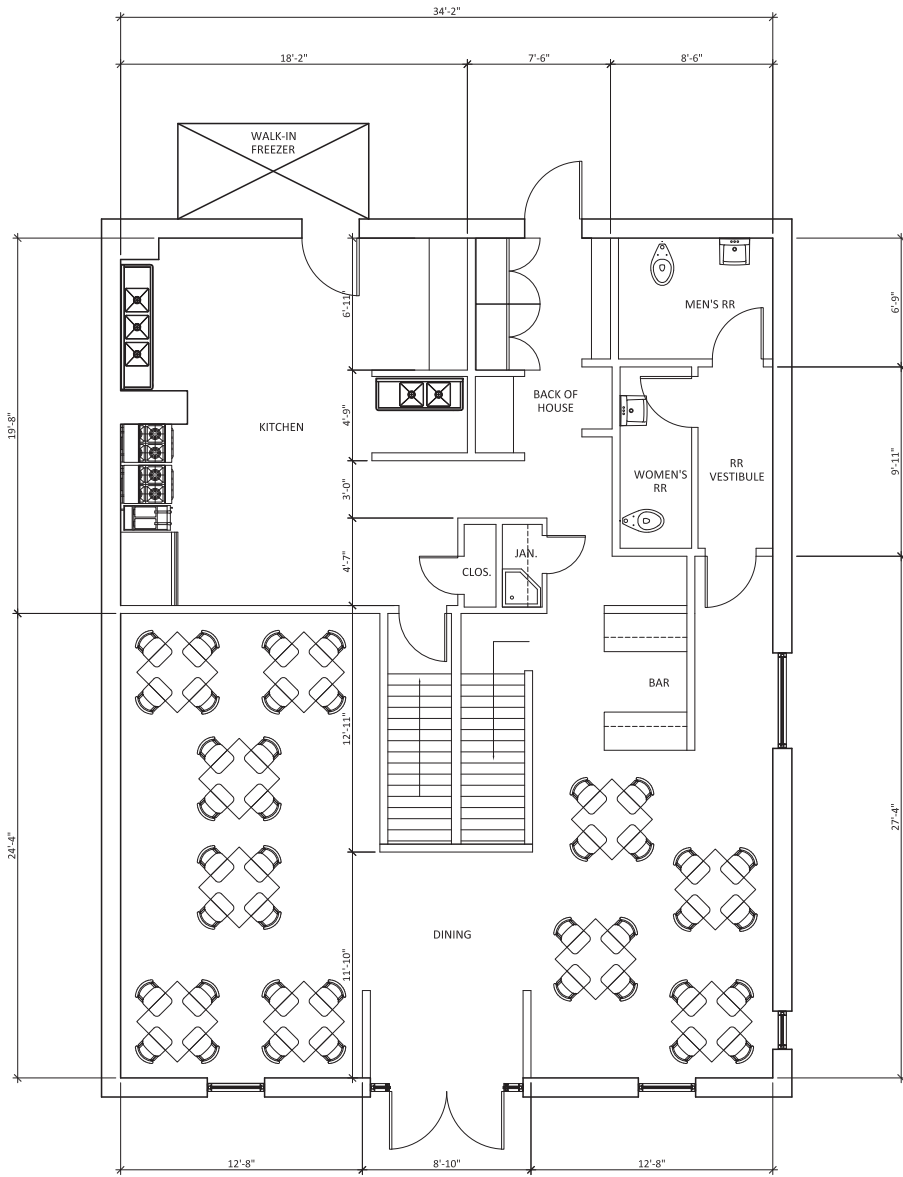
19,185 VPD (22)

**S&P** INTERESTS

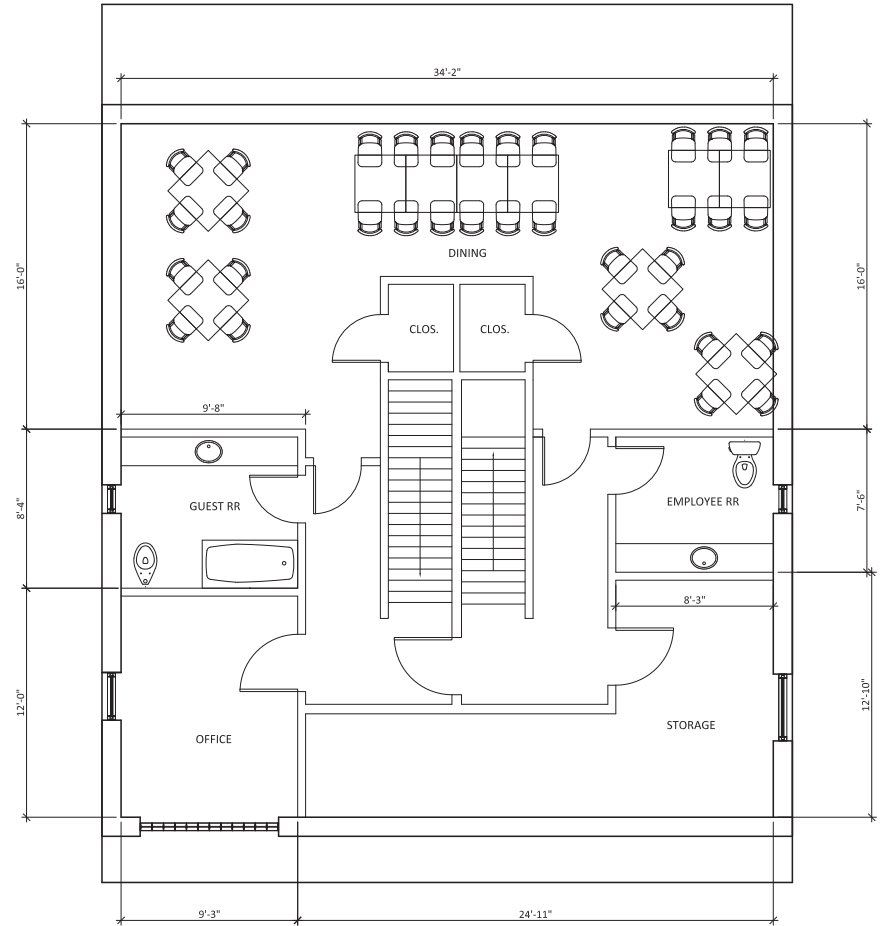
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**01 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**01 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	19,665	192,160	499,380
2023 Estimate	19,459	189,807	490,223
2010 Census	16,743	161,537	398,986
Growth 2023 - 2028	1.06%	1.24%	1.87%
Growth 2010 - 2023	16.22%	17.50%	22.87%

2023 Population by Age	19,459	189,807	490,223
Age 0 - 4	1,149 5.90%	13,107 6.91%	33,593 6.85%
Age 5 - 9	1,231 6.33%	12,914 6.80%	33,573 6.85%
Age 10 - 14	1,280 6.58%	11,412 6.01%	30,533 6.23%
Age 15 - 19	1,175 6.04%	9,134 4.81%	25,348 5.17%
Age 20 - 24	1,038 5.33%	8,243 4.34%	23,356 4.76%
Age 25 - 29	1,093 5.62%	10,917 5.75%	30,117 6.14%
Age 30 - 34	1,222 6.28%	15,247 8.03%	40,457 8.25%
Age 35 - 39	1,304 6.70%	17,262 9.09%	44,888 9.16%
Age 40 - 44	1,327 6.82%	16,276 8.58%	41,939 8.56%
Age 45 - 49	1,297 6.67%	13,934 7.34%	35,806 7.30%
Age 50 - 54	1,270 6.53%	12,143 6.40%	31,068 6.34%
Age 55 - 59	1,250 6.42%	11,022 5.81%	27,829 5.68%
Age 60 - 64	1,251 6.43%	10,493 5.53%	25,869 5.28%
Age 65 - 69	1,169 6.01%	9,402 4.95%	22,546 4.60%
Age 70 - 74	977 5.02%	7,558 3.98%	17,789 3.63%
Age 75 - 79	667 3.43%	5,038 2.65%	11,842 2.42%
Age 80 - 84	389 2.00%	2,930 1.54%	7,001 1.43%
Age 85+	371 1.91%	2,773 1.46%	6,671 1.36%
Age 65+	3,573 18.36%	27,701 14.59%	65,849 13.43%
<b>Median Age</b>	<b>40.90</b>	<b>39.00</b>	<b>38.10</b>
<b>Average Age</b>	<b>40.20</b>	<b>38.50</b>	<b>37.80</b>

2023 Population By Race	19,459	189,807	490,223
White	15,178 78.00%	121,974 64.26%	312,404 63.73%
Black	537 2.76%	32,027 16.87%	108,913 22.22%
Am. Indian & Alaskan	68 0.35%	849 0.45%	3,963 0.81%
Asian	3,068 15.77%	30,072 15.84%	53,605 10.93%
Hawaiian & Pacific Island	0 0.00%	101 0.05%	338 0.07%
Other	607 3.12%	4,784 2.52%	11,001 2.24%

Population by Hispanic Origin	19,459	189,807	490,223
Non-Hispanic Origin	17,452 89.69%	159,337 83.95%	348,708 71.13%
Hispanic Origin	2,007 10.31%	30,470 16.05%	141,515 28.87%

<b>2023 Median Age, Male</b>	<b>40.10</b>	<b>39.10</b>	<b>38.40</b>
<b>2023 Average Age, Male</b>	<b>39.50</b>	<b>38.20</b>	<b>37.70</b>

<b>2023 Median Age, Female</b>	<b>41.70</b>	<b>39.00</b>	<b>37.80</b>
<b>2023 Average Age, Female</b>	<b>40.90</b>	<b>38.90</b>	<b>37.90</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>15,565</b>	<b>150,542</b>	<b>387,459</b>
Civilian Employed	9,688 62.24%	101,556 67.46%	261,565 67.51%
Civilian Unemployed	374 2.40%	3,471 2.31%	10,607 2.74%
Civilian Non-Labor Force	5,476 35.18%	45,420 30.17%	115,128 29.71%
Armed Forces	27 0.17%	95 0.06%	159 0.04%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	4,259	30,254	69,370
Married No Children	2,277	18,257	41,804
Married w/Children	1,982	11,997	27,565

2023 Population by Education	13,913	141,370	366,093
Some High School, No Diploma	106 0.76%	4,501 3.18%	32,636 8.91%
High School Grad (Incl Equivalency)	400 2.88%	9,114 6.45%	42,688 11.66%
Some College, No Degree	1,240 8.91%	22,049 15.60%	62,834 17.16%
Associate Degree	329 2.36%	6,373 4.51%	22,272 6.08%
Bachelor Degree	4,940 35.51%	46,382 32.81%	108,116 29.53%
Advanced Degree	6,898 49.58%	52,951 37.46%	97,547 26.65%

2023 Population by Occupation	19,014	198,331	498,079
Real Estate & Finance	817 4.30%	9,038 4.56%	21,985 4.41%
Professional & Management	9,794 51.51%	91,386 46.08%	202,054 40.57%
Public Administration	125 0.66%	2,231 1.12%	5,653 1.13%
Education & Health	3,882 20.42%	33,981 17.13%	64,359 12.92%
Services	427 2.25%	8,152 4.11%	34,369 6.90%
Information	90 0.47%	1,423 0.72%	3,762 0.76%
Sales	1,099 5.78%	15,549 7.84%	42,905 8.61%
Transportation	241 1.27%	4,521 2.28%	12,193 2.45%
Retail	373 1.96%	6,017 3.03%	18,290 3.67%
Wholesale	328 1.73%	2,435 1.23%	7,209 1.45%
Manufacturing	420 2.21%	5,684 2.87%	17,143 3.44%
Production	169 0.89%	4,012 2.02%	17,650 3.54%
Construction	77 0.40%	1,620 0.82%	13,181 2.65%
Utilities	237 1.25%	3,930 1.98%	12,889 2.59%
Agriculture & Mining	564 2.97%	4,915 2.48%	13,662 2.74%
Farming, Fishing, Forestry	0 0.00%	4 0.00%	180 0.04%
Other Services	371 1.95%	3,433 1.73%	10,595 2.13%

2023 Worker Travel Time to Job	9,084	94,916	246,021
<30 Minutes	7,075 77.88%	70,065 73.82%	166,663 67.74%
30-60 Minutes	1,732 19.07%	22,060 23.24%	67,624 27.49%
60+ Minutes	277 3.05%	2,791 2.94%	11,734 4.77%

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>7,334</b>	<b>80,157</b>	<b>181,476</b>
1-Person Households	2,430 33.13%	36,377 45.38%	77,083 42.48%
2-Person Households	2,524 34.42%	25,983 32.42%	56,487 31.13%
3-Person Households	1,015 13.84%	8,538 10.65%	21,435 11.81%
4-Person Households	962 13.12%	6,210 7.75%	15,127 8.34%
5-Person Households	311 4.24%	2,129 2.66%	6,636 3.66%
6-Person Households	68 0.93%	626 0.78%	2,707 1.49%
7 or more Person Households	24 0.33%	294 0.37%	2,001 1.10%

<b>2023 Average Household Size</b>	<b>2.20</b>	<b>1.90</b>	<b>2.10</b>
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Households			
2028 Projection	8,677	95,903	229,542
2023 Estimate	8,582	94,724	225,212
2010 Census	7,335	80,157	181,476
Growth 2023 - 2028	1.11%	1.24%	1.92%
Growth 2010 - 2023	17.00%	18.17%	24.10%

2023 Households by HH Income	8,583	94,725	225,212
<\$25,000	827 9.64%	13,762 14.53%	40,237 17.87%
\$25,000 - \$50,000	598 6.97%	13,108 13.84%	35,895 15.94%
\$50,000 - \$75,000	790 9.20%	15,419 16.28%	34,084 15.13%
\$75,000 - \$100,000	678 7.90%	10,267 10.84%	23,068 10.24%
\$100,000 - \$125,000	690 8.04%	7,345 7.75%	18,228 8.09%
\$125,000 - \$150,000	376 4.38%	5,839 6.16%	12,800 5.68%
\$150,000 - \$200,000	920 10.72%	7,527 7.95%	18,924 8.40%
\$200,000+	3,704 43.16%	21,458 22.65%	41,976 18.64%

<b>2023 Avg Household Income</b>	<b>\$183,802</b>	<b>\$127,632</b>	<b>\$115,928</b>
<b>2023 Med Household Income</b>	<b>\$168,070</b>	<b>\$87,353</b>	<b>\$77,590</b>

2023 Occupied Housing	8,582	94,725	225,212
Owner Occupied	5,316 61.94%	38,477 40.62%	87,796 38.98%
Renter Occupied	3,266 38.06%	56,248 59.38%	137,416 61.02%
<b>2010 Housing Units</b>	<b>9,523</b>	<b>108,047</b>	<b>256,518</b>
1 Unit	6,267 65.81%	41,476 38.39%	101,319 39.50%
2 - 4 Units	410 4.31%	7,336 6.79%	14,219 5.54%
5 - 19 Units	559 5.87%	15,774 14.60%	35,255 13.74%
20+ Units	2,287 24.02%	43,461 40.22%	105,725 41.22%

2023 Housing Value	5,316	38,476	87,796
<\$100,000	58 1.09%	1,129 2.93%	5,161 5.88%
\$100,000 - \$200,000	104 1.96%	3,257 8.47%	9,032 10.29%
\$200,000 - \$300,000	150 2.82%	3,929 10.21%	10,420 11.87%
\$300,000 - \$400,000	288 5.42%	3,666 9.53%	14,015 15.96%
\$400,000 - \$500,000	292 5.49%	4,025 10.46%	10,833 12.34%
\$500,000 - \$1,000,000	1,680 31.60%	12,404 32.24%	23,175 26.40%
\$1,000,000+	2,744 51.62%	10,066 26.16%	15,160 17.27%
<b>2023 Median Home Value</b>	<b>\$1,009,402</b>	<b>\$630,280</b>	<b>\$448,647</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>9,531</b>	<b>108,347</b>	<b>257,276</b>
Built 2010+	1,432 15.02%	15,856 14.63%	47,752 18.56%
Built 2000 - 2010	342 3.59%	14,773 13.63%	38,832 15.09%
Built 1990 - 1999	1,648 17.29%	15,701 14.49%	27,231 10.58%
Built 1980 - 1989	708 7.43%	11,583 10.69%	21,533 8.37%
Built 1970 - 1979	613 6.43%	10,534 9.72%	31,209 12.13%
Built 1960 - 1969	523 5.49%	10,031 9.26%	29,263 11.37%
Built 1950 - 1959	803 8.43%	11,923 11.00%	29,071 11.30%
Built <1949	3,462 36.32%	17,946 16.56%	32,385 12.59%
<b>2023 Median Year Built</b>	<b>1969</b>	<b>1982</b>	<b>1982</b>

## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>16,743</b>	<b>19,459</b>	<b>19,665</b>
Age 0 - 4	1,167 6.97%	1,149 5.90%	1,096 5.57%
Age 5 - 9	1,146 6.84%	1,231 6.33%	1,160 5.90%
Age 10 - 14	902 5.39%	1,280 6.58%	1,227 6.24%
Age 15 - 19	759 4.53%	1,175 6.04%	1,238 6.30%
Age 20 - 24	968 5.78%	1,038 5.33%	1,155 5.87%
Age 25 - 29	1,159 6.92%	1,093 5.62%	1,097 5.58%
Age 30 - 34	1,117 6.67%	1,222 6.28%	1,129 5.74%
Age 35 - 39	1,321 7.89%	1,304 6.70%	1,211 6.16%
Age 40 - 44	1,205 7.20%	1,327 6.82%	1,283 6.52%
Age 45 - 49	1,151 6.87%	1,297 6.67%	1,298 6.60%
Age 50 - 54	1,335 7.97%	1,270 6.53%	1,276 6.49%
Age 55 - 59	1,299 7.76%	1,250 6.42%	1,240 6.31%
Age 60 - 64	1,113 6.65%	1,251 6.43%	1,207 6.14%
Age 65 - 69	804 4.80%	1,169 6.01%	1,154 5.87%
Age 70 - 74	407 2.43%	977 5.02%	1,032 5.25%
Age 75 - 79	308 1.84%	667 3.43%	813 4.13%
Age 80 - 84	251 1.50%	389 2.00%	538 2.74%
Age 85+	332 1.98%	371 1.91%	512 2.60%
<b>Age 15+</b>	<b>13,529 80.80%</b>	<b>15,800 81.20%</b>	<b>16,183 82.29%</b>
<b>Age 20+</b>	<b>12,770 76.27%</b>	<b>14,625 75.16%</b>	<b>14,945 76.00%</b>
<b>Age 65+</b>	<b>2,102 12.55%</b>	<b>3,573 18.36%</b>	<b>4,049 20.59%</b>
<b>Median Age</b>	<b>39</b>	<b>41</b>	<b>42</b>
<b>Average Age</b>	<b>38.60</b>	<b>40.20</b>	<b>41.30</b>

Population By Race	2010	2023	2028
White	14,224 84.95%	15,178 78.00%	15,300 77.80%
Black	333 1.99%	537 2.76%	550 2.80%
Am. Indian & Alaskan	46 0.27%	68 0.35%	72 0.37%
Asian	1,786 10.67%	3,068 15.77%	3,127 15.90%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	333 1.99%	607 3.12%	616 3.13%



# Information About Brokerage Services

11-2-2015

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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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)  
IABS 1-0