



ARGALI
COMMERCIAL REAL ESTATE SERVICES

COLONNADE AT WEST LAKE

18455 W Lake Houston Pky, Humble Texas 77346



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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TENANTS

AVAILABLE SITES

TRAFFIC COUNTS

RATE

El Jimador Grill
 MD 99 Corp
 Tropical Rays
 West Lake Body Sculpting, LLC
 Taco Nail
 Kam Dental

UT Physicians
 Rising Sun Karate
 People, Pets, and Vets
 Jason C. Miller My Gym
 Thai Select, Inc
 Kingwood Arts, LLC
 Café Petra

Suite J - 1,200 SF
 Suite K - 1,200 SF

Aerobic Drive
 3,153 VPD
 Lake Houston Pkwy
 26,374 VPD

PLEASE CALL FOR PRICING

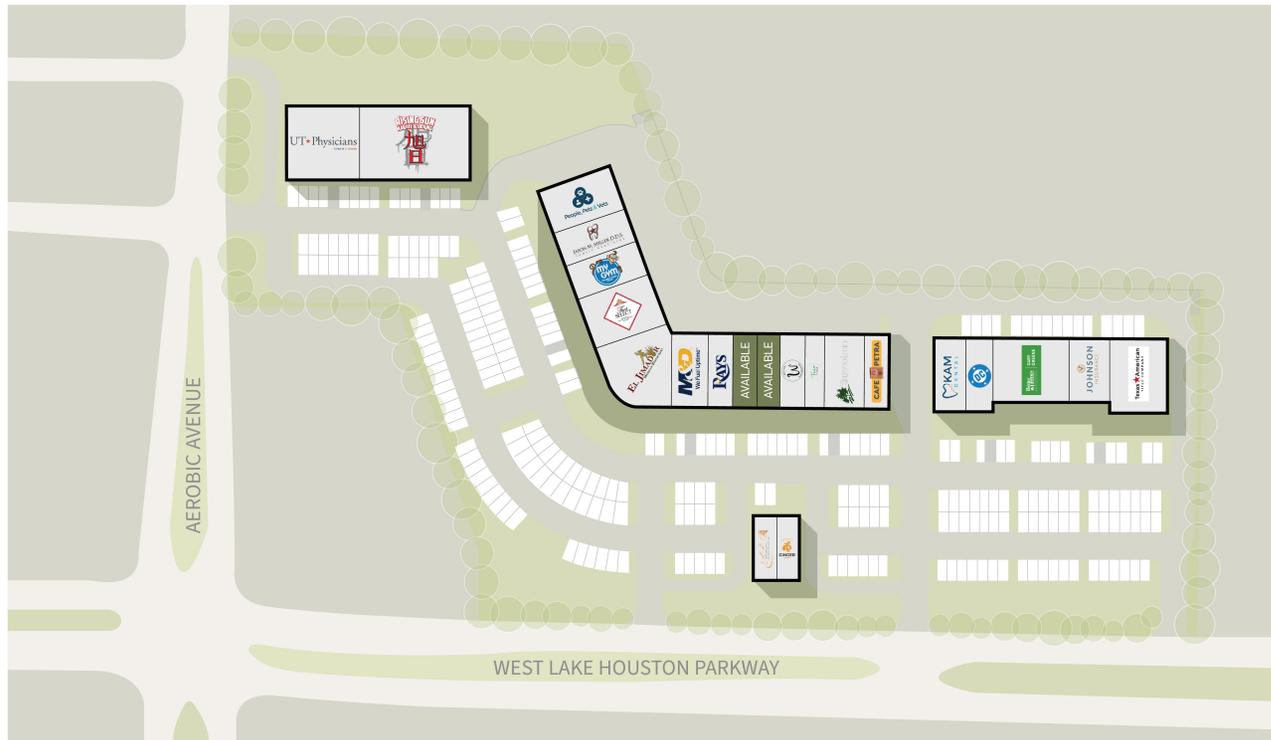
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PROJECT SCOPE

The Colonnade is a high-quality, multi-tenant retail and medical center located at 18455 West Lake Houston Parkway in Humble, Texas—a rapidly growing and affluent suburb of Houston. Positioned at a signalized, hard corner with excellent visibility, the center serves a dense trade area with an average household income of over \$121,000 and population of over 82,000 in a three-mile radius.

PROPERTY DETAILS

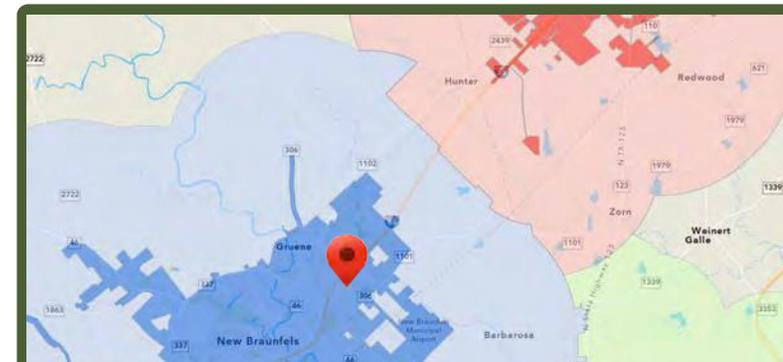
AVAILABILITY 1,200 SF

GROSS LEASABLE AREA 54,472 SF

TRIPLE NETS \$9.83

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DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	11,372	82,067	151,602
AVG. HH INCOME	\$ 114,494	\$ 121,797	\$ 111,682
TOTAL HOUSING UNITS	3,716	26,948	50,003
MEDIAN HOME VALUE	\$ 328,629	\$ 355,373	\$ 369,279



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