

RETAIL LEASING OPPORTUNITY

3939 Montrose

Shopping Center

PROPERTY OVERVIEW

3939 Montrose Blvd · Houston, TX 77006



Drone aerial — 3939 Montrose Blvd at Branard Street, Houston skyline visible to north

GLA

26,522 SF

Multi-tenant retail

LAND AREA

1.34 Acres

58,500 SF

SUITES

13 Total

Sizes 1,568–5,903 SF

OCCUPANCY

100% Available

All suites ready to lease

RENOVATION

\$3.09M

Full remodel 2026

ASKING RATES

\$33–\$55/SF

+NNN ~\$15/SF est.

PARKING

Ample On-Site

OWNERSHIP

22-Year Hold

RHS Interests, LLC

THE OPPORTUNITY

- Full \$3.09M renovation underway — new façade, roof, parking, landscaping & tenant improvements
- All 13 suites available — stabilized to 100% leased by end of 2027 per leasing plan
- Same ownership since 2004

RHS Interests, LLC

www.rhsint.com

RENOVATION: BEFORE & AFTER

\$3.09M capital improvement program · Design by Gin Design Group · Completion 2026



CURRENT CONDITION



AFTER RENOVATION — ARCHITECT'S RENDERING

New Façade

Brick + green awnings
with living walls

Roof Replacement

Full replacement
across center

Parking & Landscape

Resurfaced lot
+ new plantings

TI Allowance

\$942K budget
ready-to-build

Signage & Lighting

Monument sign
+ LED package

"That inveterate mix of creativity and virtuosity is still alive and well in modern Montrose — world-class art museums, innovative boutiques, and game-changing restaurants."

— Condé Nast Traveler



3939 MONTROSE — POST-RENOVATION NIGHT RENDERING · GIN DESIGN GROUP

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AVAILABLE SPACES & LEASE RATES

As of April 2026

RESTAURANT SPACE

\$45 – \$55 / SF

2,800 SF & 4,287–5,335 SF

Ideal: Full-service dining, fast casual, café

INTERIOR RETAIL

\$40 – \$45 / SF

1,568 SF suites (± mezz)

Ideal: Boutique retail, beauty, services

FITNESS / OFFICE

\$25 – \$45 / SF

6,423 SF (Lev 1+2)

Ideal: Studio, gym, professional office

2026 EST. NNN

~\$15 / SF

All suites

Triple net; estimate subject to final budget

SUITE AVAILABILITY

Suite	SF (Lev 1)	Mezz SF	Total SF	Type
W	2,596	204	2,800	Restaurant
S	1,944	856	2,800	Restaurant / Retail
A	2,379	1,921	4,300	Restaurant / Fitness
C	4,287	—	4,287	Restaurant / Retail
R	1,048	520	1,568	Interior Retail
Q	1,048	520	1,568	Interior Retail
L	1,048	520	1,568	Interior Retail
K/M/N/P	1,048 ea.	520 ea.	1,568 ea.	Interior Retail

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SITE PLAN & SUITE LAYOUT

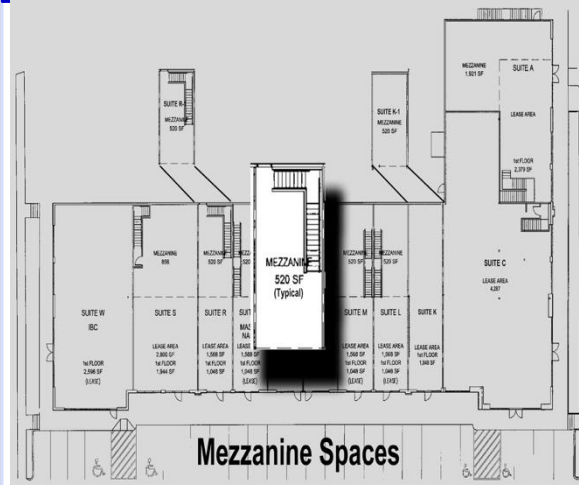
RESTAURANT SPACES



Restaurant Spaces

Suite W: 2,800 SF · Suite C: 4,287 SF
Suite S: 2,800 SF · Patio potential

INTERIOR & MEZZANINE SUITES



Mezzanine Spaces

Suites K, L, M, N, P, Q, R, S
1,568 SF ea. (1,048 SF + 520 SF mezz)

FITNESS / OFFICE — SUITE A



Fitness/Office Lev 1+2

6,423 SF total (2,379 SF Lev 1
+ 4,044 SF Lev 2 mezzanine)

Restaurant:

Suite W (2,800 SF) & Suite C (4,287 SF) — boulevard frontage, patio potential

Interior:

Eight suites at 1,568 SF each (1,048 SF + 520 SF mezz) — Suites K, L, M, N, P, Q, R, S

Fitness/Office:

Suite A — 6,423 SF across two levels; envisioned as flagship fitness or office anchor

PROPERTY GALLERY

3939 Montrose Blvd — existing structure & frontage

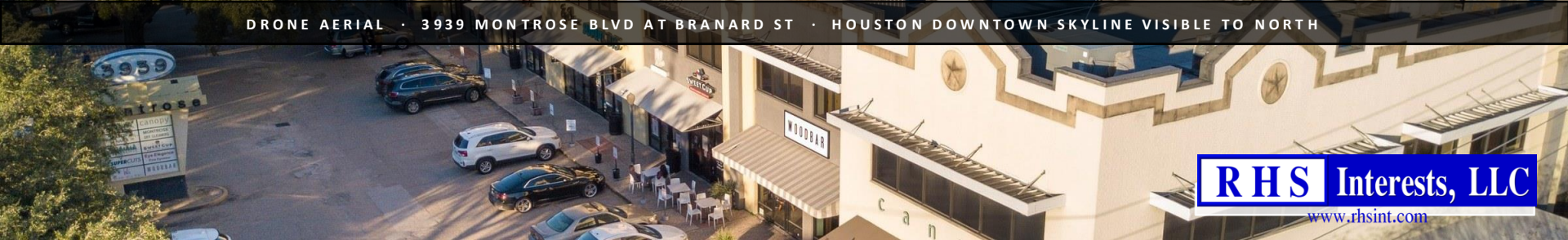


Aerial view from Branard St — IBC Bank corner & full center footprint



Street-level view from Sul Ross St at Montrose Blvd

DRONE AERIAL · 3939 MONTROSE BLVD AT BRANARD ST · HOUSTON DOWNTOWN SKYLINE VISIBLE TO NORTH



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MONTROSE BOULEVARD & THE NEIGHBORHOOD

Montrose Blvd: Houston's Premier Urban Corridor

Montrose Boulevard is one of Houston's signature, tree-lined north/south thoroughfares, running from Allen Parkway south through the Museum District to the Texas Medical Center.

With 25,000+ vehicles per day passing 3939 Montrose, it connects the highest concentration of Houston's best restaurants, art galleries, and boutique retail to the city's largest employment centers.

Montrose was named one of the 10 Great Places in America by the American Planning Association — "Houston's coolest neighborhood — the true birthplace of Texas counterculture." (Texas Monthly)

KEY PROXIMITY

- 0.1 Mi — University of St. Thomas (3,000+ students & faculty)
- 0.4 Mi — Menil Collection & Rothko Chapel (327,000+ visitors/yr)
- 0.8 Mi — Museum of Fine Arts Houston (~1.68M annual visitors)
- 2.8 Mi — Texas Medical Center (~106,000 employees)
- 3.0 Mi — Downtown Houston (~168,600 employees)
- 1.2 Mi — Rice University (~7,500 students)

25,000+

Vehicles/Day
on Montrose Blvd

~\$95K

Avg. Household
Income (77006)

220K+

Population
within 3 Miles

19

Museums in
the Museum District

"The mix of creativity and virtuosity alive in world-class galleries, innovative boutiques, and game-changing restaurants — in the city's foodie bullseye."

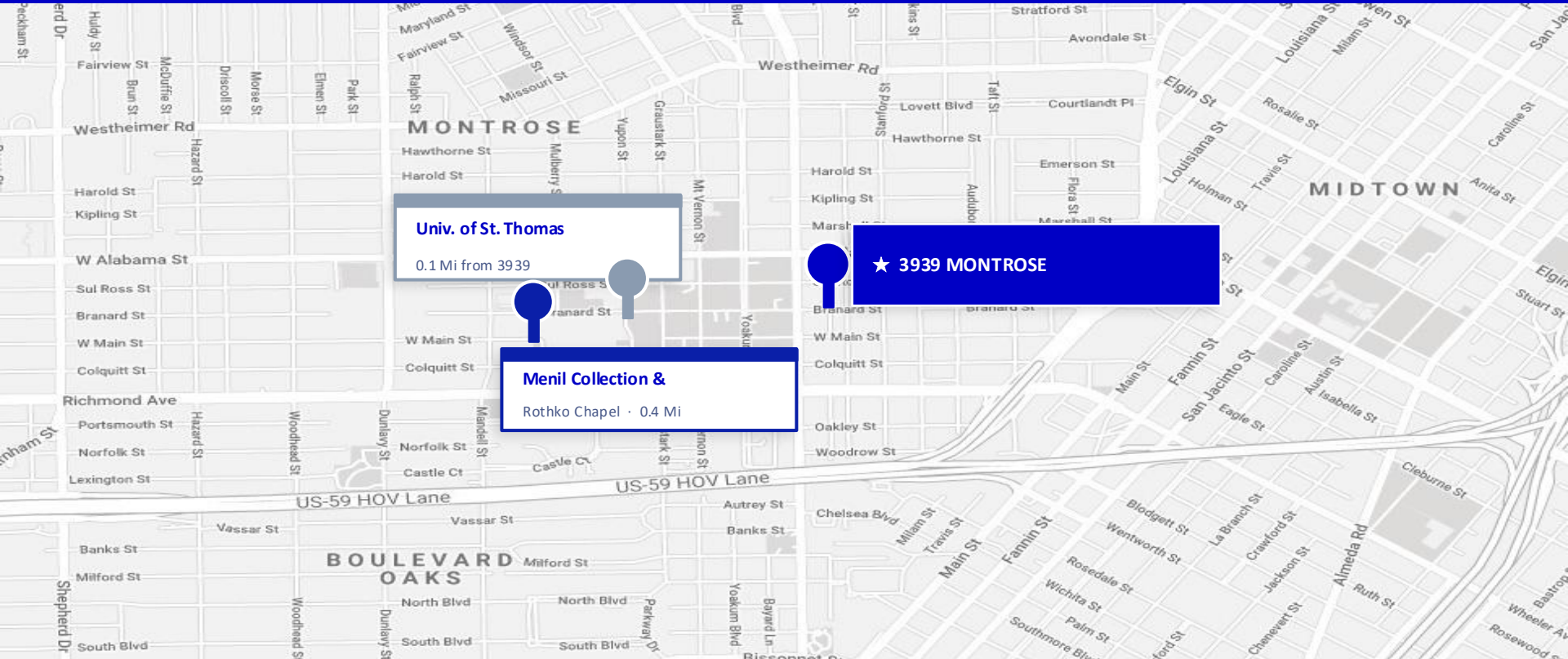
— Condé Nast Traveler

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LOCATION MAP

Montrose, Houston TX — Key Destinations



○ 3939 Montrose Shopping Center

○ University of St. Thomas — 0.1 Mi

○ Menil Collection & Rothko Chapel — 0.4 Mi

IMMEDIATE NEIGHBORHOOD GENERATORS

UNIVERSITY OF ST. THOMAS

0.1 Miles · Directly Adjacent · Walkable

- ~3,000 students + faculty & staff on a 23-acre campus directly across Montrose Blvd
- Founded in 1947 — one of Houston's most established private universities
- UST students are a prime daily customer base for F&B, fitness, and retail at 3939
- Campus at Sul Ross St — students literally cross the street to reach the property
- Growing enrollment; strong millennial & Gen Z demographic

3,000+

Students
& Faculty

0.1 Mi

Distance from
3939 Montrose

23 Ac.

Campus
Size

THE MENIL ARTS CAMPUS

0.4 Miles · 2-Minute Drive

The Menil Collection ~260,000/yr

15,000 works — Paleolithic to present; free admission always

Rothko Chapel 67,000+/yr

14 Mark Rothko paintings; global cultural pilgrimage destination

Cy Twombly Gallery Incl.

Dedicated gallery within the Menil campus

Byzantine Fresco Chapel Incl.

UNESCO-level 13th-century frescoes — unique in the Western hemisphere

Menil Drawing Institute Incl.

First freestanding museum building dedicated solely to drawing

327,000+ combined annual visitors · within a 5-minute walk of 3939 Montrose

IDEAL TENANTS & LEASING OPPORTUNITY

Restaurant / Café

2,800–5,335 SF

Destination dining or fast-casual in one of Houston's top F&B corridors. Patio-ready site with high pedestrian traffic from UST students and Menil visitors.

Fitness / Wellness

1,568–6,423 SF

Yoga, cycling, climbing, or boutique gym concept. The 6,423 SF Suite A was envisioned as a fitness studio — ready-to-build with two-level layout.

Boutique Retail

1,568–4,287 SF

Fashion, home goods, specialty food, or beauty. Serve the affluent 77006 household base with \$95K+ avg income and strong discretionary spending.

Professional Services

1,568–2,800 SF

Law, finance, medical/dental, or design studio. Minutes from Downtown, Texas Medical Center (106K employees), and Rice University.

Gallery / Creative

1,568–4,287 SF

Art gallery, creative studio, or cultural venue aligned with Montrose's identity. The Menil campus draws 327,000+ visitors annually within 0.4 miles.

Health & Medspa

1,568–2,800 SF

Medical aesthetics, spa, or wellness center. Montrose demographic skews young professional with strong health & lifestyle spending.

CONTACT US TO SCHEDULE A TOUR

Join one of Houston's most culturally vibrant corridors during a once-in-a-generation renovation.

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