

SHOPPING CENTER - FOR LEASE

12315 Bellaire Blvd #400, Houston, TX 77072



PRICE:

- 1st FL BR: \$1.75 SF/MO
- 2nd FL BR: \$1.35 SF/MO

1st FL +/- 1,107 SF

2nd FL +/- 800 SF

Est. NNN: \$0.60 SF/MO

Unit #400

Ideal for learning/after school space, medical, dental, health/wellness center, church, or other business. The first and second floors have individual restrooms. Long time Tenants include Dac Hung BBQ, Bellaire Ginseng and Herb, and Victory Pharmacy.

Approx. 4.4 (Sam Houston Tollway), 18.2 (Houston Medical Center), 16.6 (Downtown Houston) 3.4 (Hwy 6), 8.7 (Hwy 69) and 5.7 (Westpark Tollway)
Located in the International District



Karen Arbelaez

M - (832) 545-3761

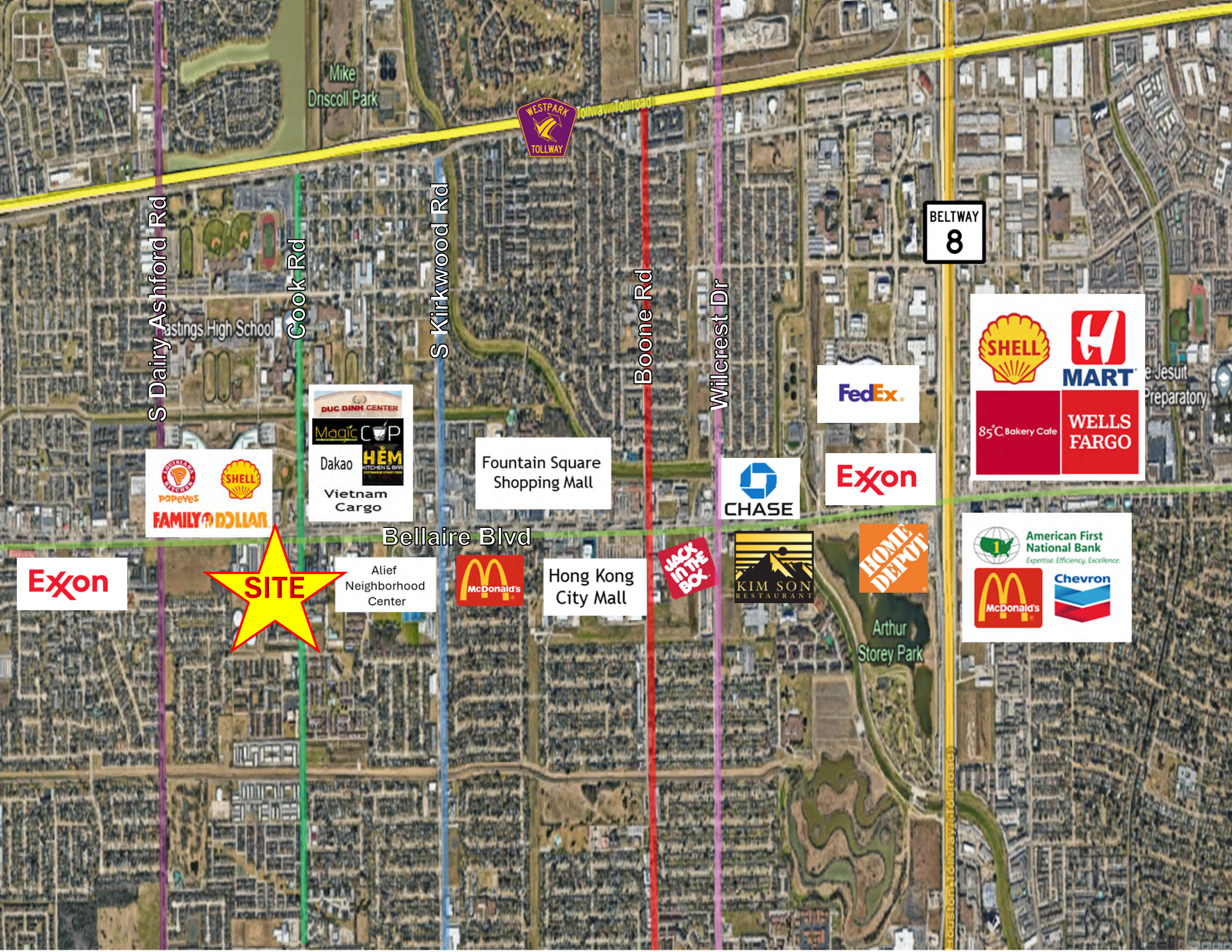
O - (713) 270-5400

karena@dncommercialre.com

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



S Dairy Ashford Rd

Cook Rd

S Kirkwood Rd

Boone Rd

Wilcrest Dr

Washburn High School

Mike Driscoll Park



Tollway (Toll road)



Fountain Square Shopping Mall



Bellaire Blvd



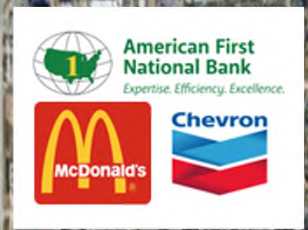
Alief Neighborhood Center

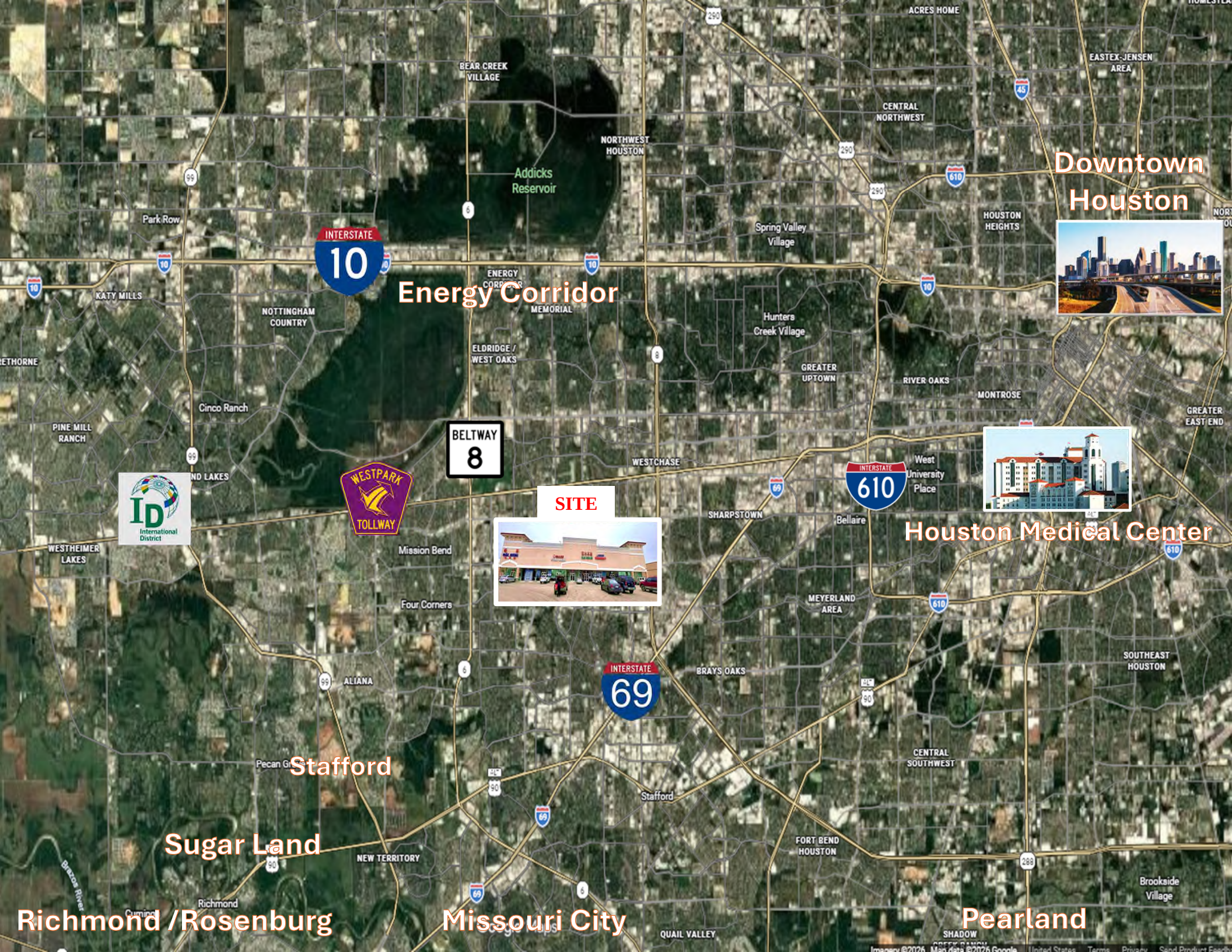


Hong Kong City Mall



Arthur Storey Park





Downtown
Houston



Houston Medical Center

Energy Corridor

SITE



INTERSTATE
10

BELTWAY
8

INTERSTATE
610

INTERSTATE
69

Stafford

Sugar Land

Richmond / Rosenberg

Missouri City

Pearland



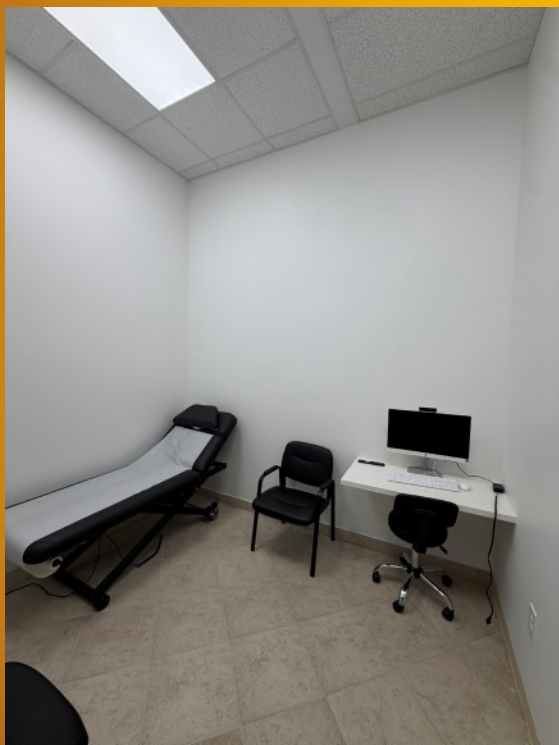


Unit - #400 +/- SF





First Floor

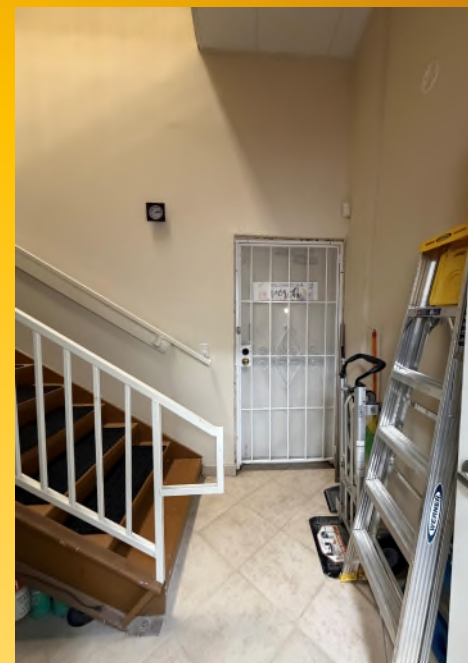




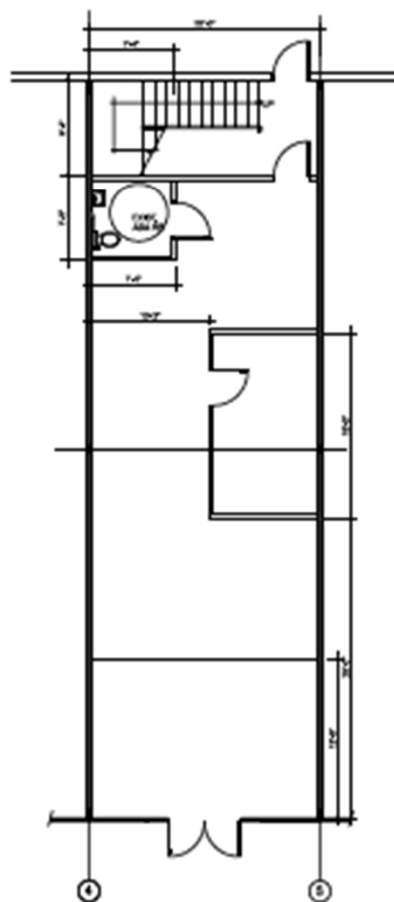
First Floor Cont.



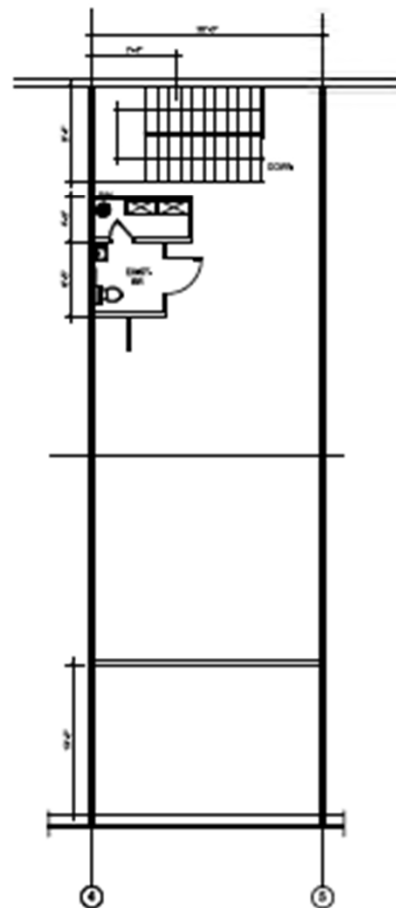
Mezzanine



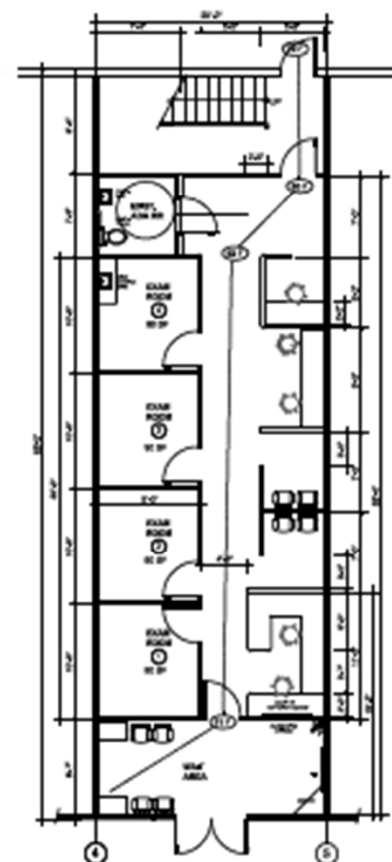
Unit #400 Floor Plan



EXIST. GR FLOOR PLAN
SCALE: 3/8" = 1'-0" FOR SHEET 30" x 30"



EXIST. 2ND FLOOR PLAN
SCALE 1/8" = 1'-0" FOR SHEET 24" x 36"



77 PROP. GR FLOOR PLAN (CONCEPT 7)

[illegible][illegible]

ADDITIONAL INFO REQUIRED FOR IS SECURITY:
DATA IN TABLE 2802 OF ACS SHEET PAGE 670
FOR BUA & WOBNA : 1 ADM BR:
 1 FIBER OPT. CABLEPORT
 1 S/S SERVICE DESK
PROJECT SUPPLIES : 1 ACAP RESPONSE
 1 SUPPLY SHED

$\text{PAC}_{\text{L}} = 0.0001 \text{ mg/L}$
 $\text{PAC}_{\text{L}} = 0.0001 \text{ mg/L}$

TRANSARCH STUDIO
14803 WIGTHAMER • HOUSTON, TEXAS 77077
PHONE: (832) 715-5695 FAX: (832) 319-6367
EMAIL: TransArchStudio@yahoo.com

ESM ENGINEERING
TX 4908 RD 8 F-1000
Houston, Texas
Phone: (800) 610-8043
Email: esmengg@gmail.com

PROJECT NUMBER:
2025-202
DATE: APR 17 2025
REVISION:
JUN 27 2025

BELLARINE INTERNAL MEDICINE
12015 BELLARINE BLVD.
SUITE # 400
HOUSTON, TX 77072

Street Number:

A-1

EXIST. PLAN & PROPOSED PLAN

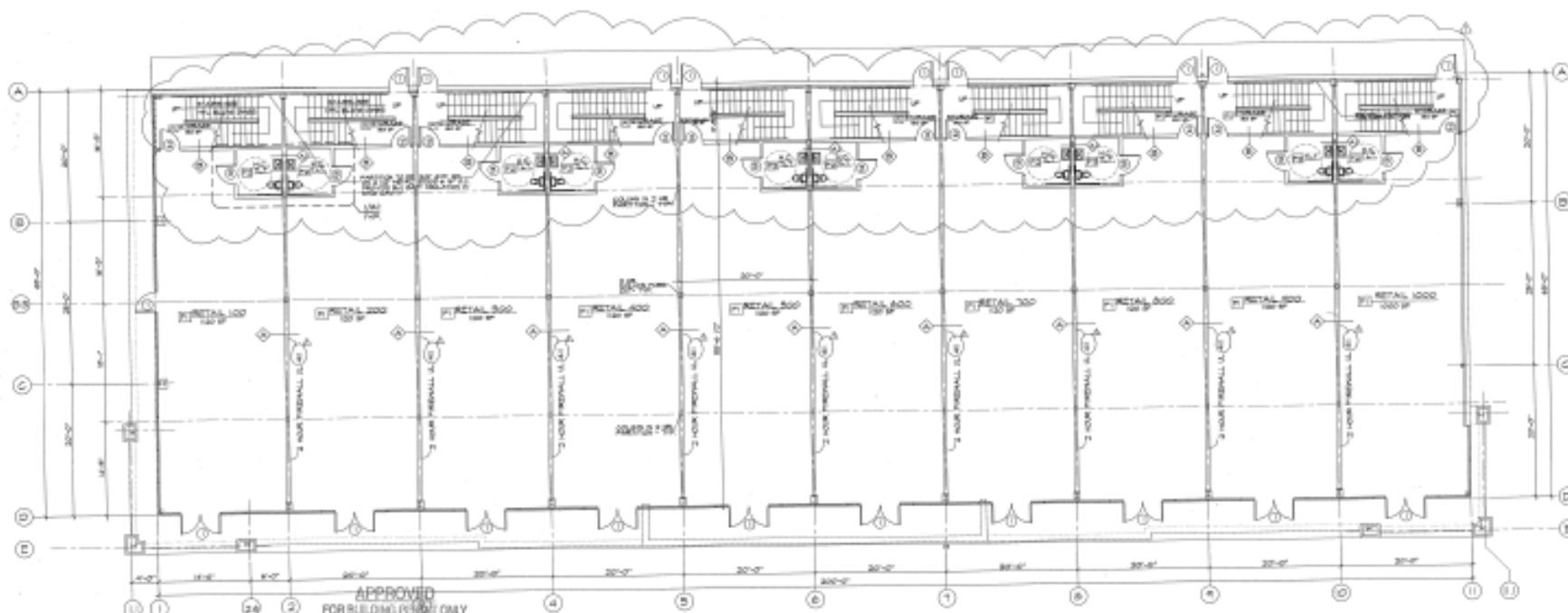
Scale: ENG-SCALE

1000

BELLAIRE RICHWAY PLAZA

12315 BELLAIRE BLVD.

HOUSTON, TEXAS 77072



APPROVED
FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approvals and specifications shall not be changed, modified or altered without submission to the building official, and all work shall be done in accordance with the approved plans.

NO. 386

RETAIL FLOOR PLAN
SCALE: 1/8"=1'-0"



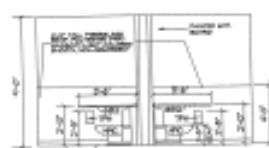
SYNOPSIS:
SUITE 100-1000 9,000 SF

Steeling in Hazardous Locations Shall Comply with Section 4358 of U.L.C. for Class and Type Family Drawings CCR Section 3444 of U.L.C. for Commercial Construction.

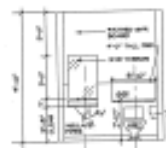
FIRE STOPPING REQUIREMENT
Where floors through rated walls and bases shall be sealed with a material capable of preventing the passage of flames and hot gases when subjected to the requirements of the Test Standard specific for Fire Stops ASTM E-814.

FINISH SCHEDULE				
NO.	FLOOR	BASE	WALLS	CEILING
1	VCT-12"x12"	RUB.	PAINTED BYT. ED.	2-1/2" SUP. ACQST. TLE
2	VCT-12"x12"	RUB.	PAINT SHY EDGY 4" TALL, FRP	2-1/2" SUP. ACQST. TLE
3	CONC-SEALED	NONE	SHY ED. TYPE AND FLOOT	EXPOSED STRUCTURE
REMARKS				
17'-6" RETAIL/STO				
8' TOILETS				
ATTIC				

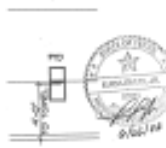
DOOR SCHEDULE				
NO.	TYPE	DOOR	FRAME	FINISH
1	---	SEE SELL DRAWING	SEE SELL DRAWING	---
2	8'-0"x7'-0"	PLATE LAM. FIBER DOOR	SL - PAINT	LOCATED IN UPPER LEVEL, THREE
3	8'-0"x7'-0"	PLATE LAM. FIBER DOOR	SL - PAINT	LOCATED IN LOWER LEVEL, THREE



1 TOILET ELEV.
SCALE: 1/4"=1'-0"



2 TOILET ELEV.
SCALE: 1/4"=1'-0"



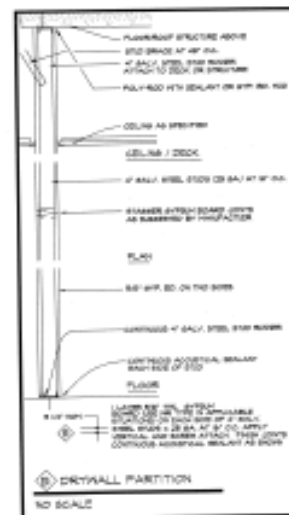
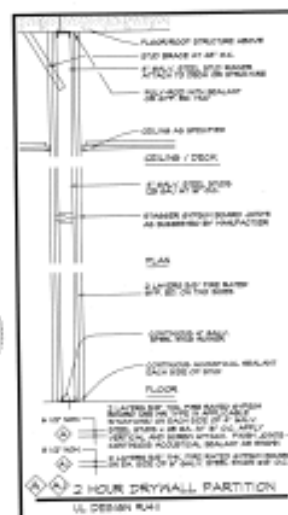
3 TLT ELEV.
SCALE: 1/4"=1'-0"

1 TYP. H.G. TOILET PLAN
SCALE: 1/4"=1'-0"

T.L.T. ACCESSORIES SCHEDULE

M	24"x36" PLATE GLASS MIRROR
SD	36" LONG SS GRAB BAR
SG	42" LONG SS GRAB BAR
TPH	TOILET PAPER HOLDER
PTD	PAPER TOWEL DISPENSER

SEE STATE REGS FOR H.G. STANDARDS



REVISIONS:
REVISION: 04-28-08

FILE NAME: BELLAIRE.DWG
DATE: ISSUED FOR PERMIT: 12-22-08

SHEET:

A1

OF 3

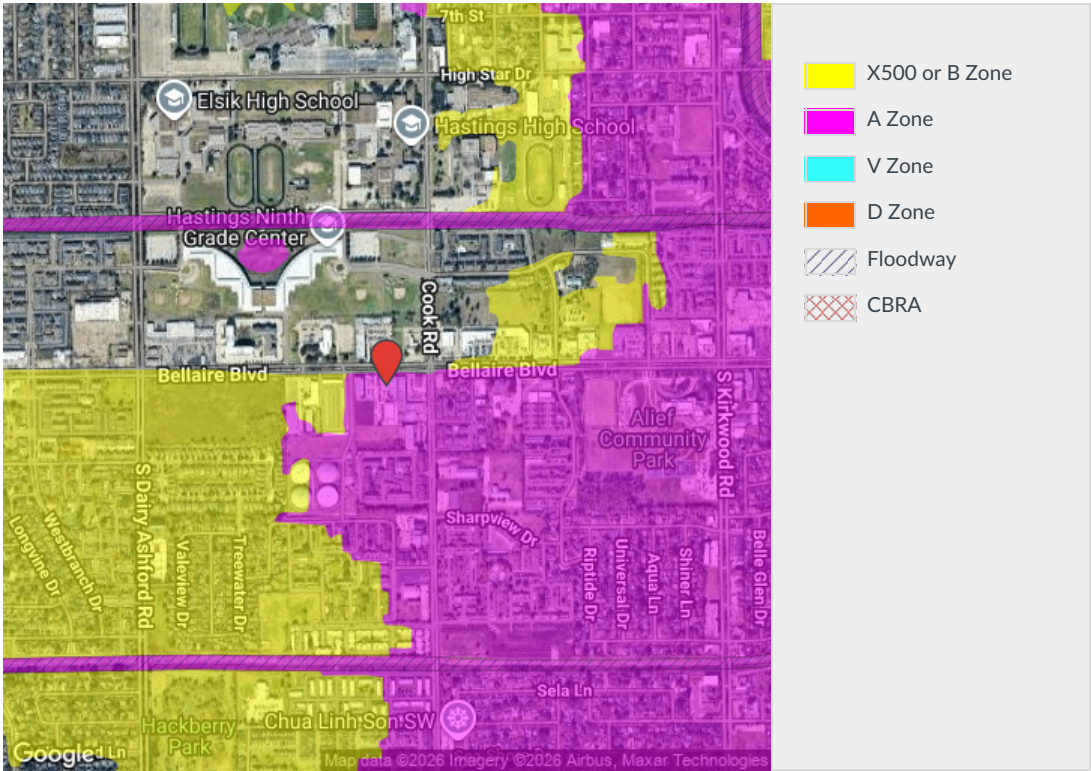
12315 BELLAIRE BLVD HOUSTON, TX 77072-2587

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

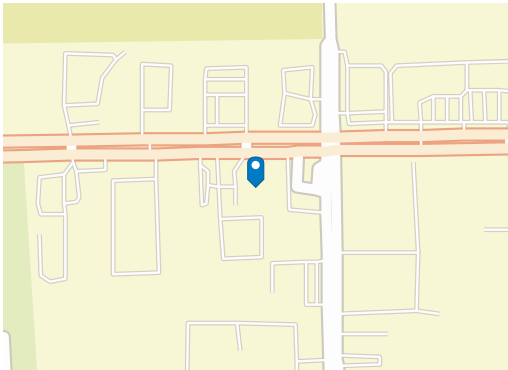
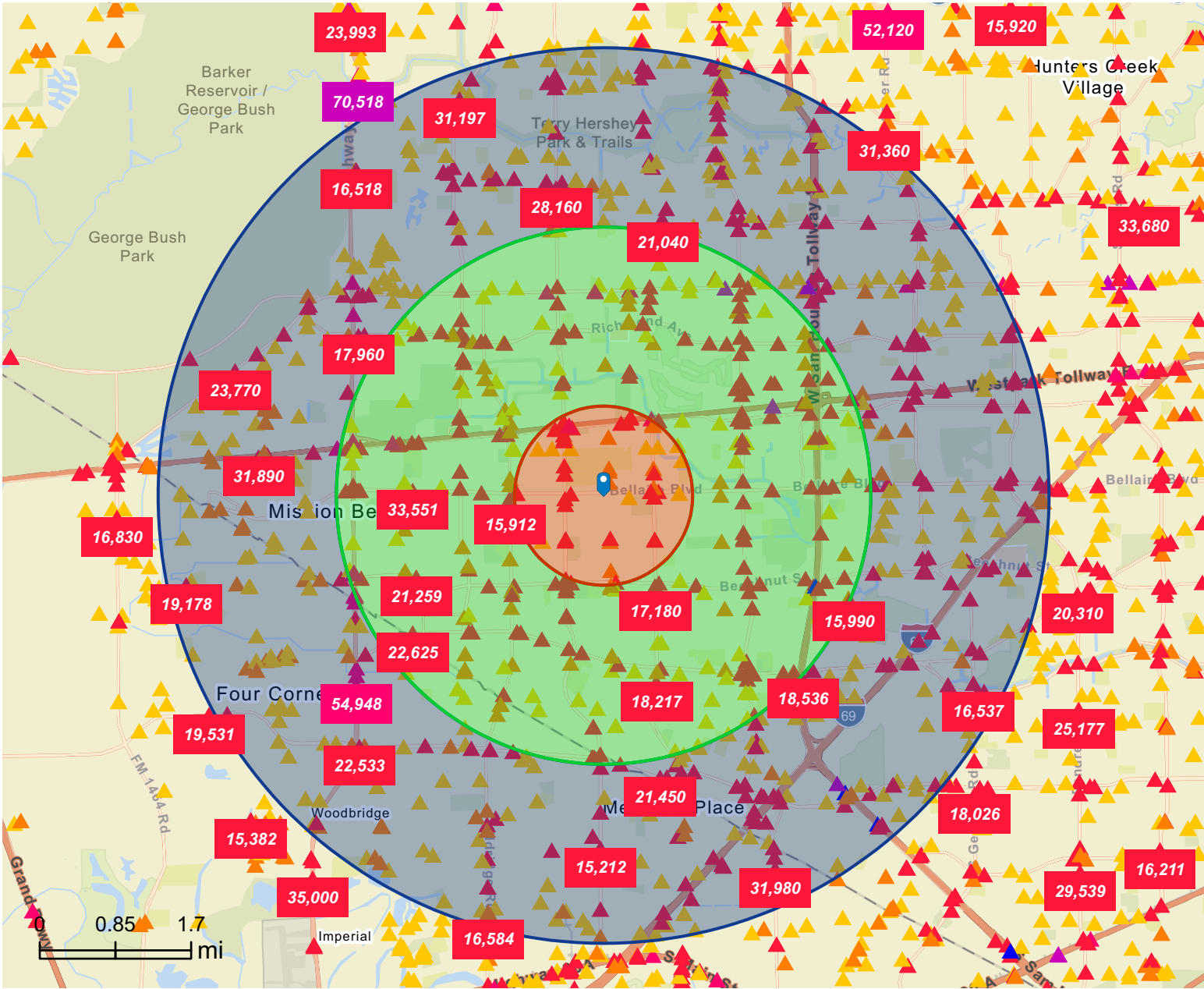
FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Traffic Count Map

12315 Bellaire Blvd, Houston, Texas, 77072

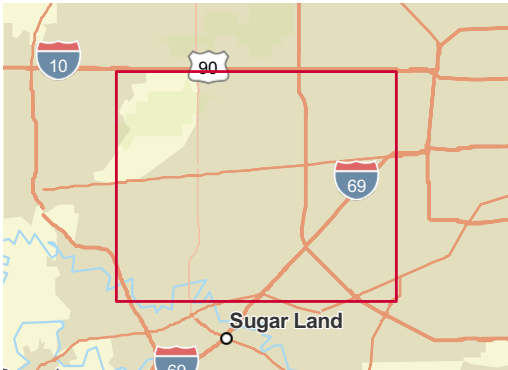


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

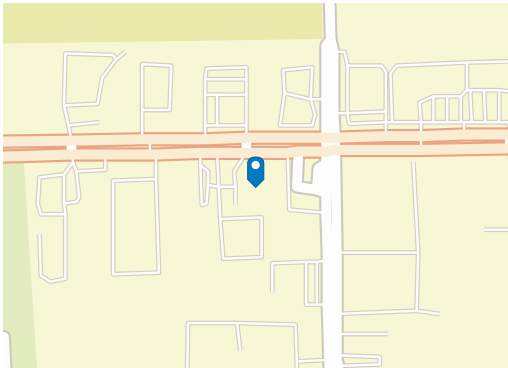


Traffic Count Map - Close Up

12315 Bellaire Blvd, Houston, Texas, 77072

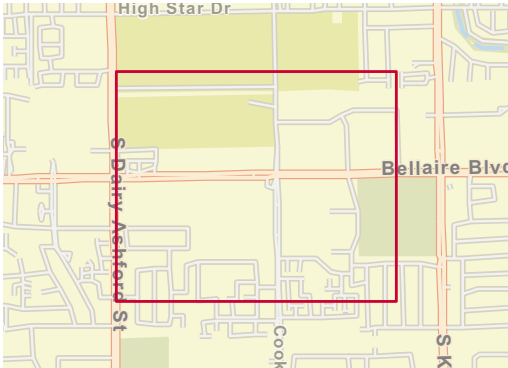


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

12315 Bellaire Blvd, Houston, Texas, 77072



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Cook Rd	Dashwood Dr	2013	13,195
0.30	Cook Road	Dashwood Dr	2019	8,323
0.30	Jetty Ln	Neff St	2011	1,040
0.30	Cook Rd	Dashwood Dr	2001	10,480
0.40	Bellaire Boulevard;i L Sàign	S Dairy Ashford Rd	2022	38,256
0.40	S Dairy Ashford Rd	Bellaire Blvd	2011	18,310
0.40	South Dairy Ashford Road	Leader St	2019	19,140
0.50	Cook Road	Corona Ln	2019	16,021
0.50	South Dairy Ashford Road	Rodeo Square Dr	2019	19,499
0.50	S Dairy Ashford Rd	Rodeo Square Dr	2006	23,950
0.50	Cook Rd	Corona Ln	2013	13,591
0.50	Bellaire Boulevard;i L Sàign	Aqua Ln	2022	30,933
0.50	Bellaire Boulevard	Aqua Ln	2019	40,117
0.60	S Dairy Ashford Rd	Rodeo Square Dr	2015	35,992
0.60	South Kirkwood Road	Bellaire Blvd	2019	17,082
0.60	S Kirkwood Rd	Bellaire Blvd	2001	11,170
0.60	Bellaire Boulevard;i L Sàign	Belle Glen Dr	2022	36,492
0.60	South Kirkwood Road	Dashwood Dr	2019	15,399
0.60	S Kirkwood Rd	Dashwood Dr	2013	14,201
0.60	South Dairy Ashford Road	Braewood Glen Ln	2019	19,945
0.60	High Star Dr	S Dairy Ashford Rd	2011	2,210
0.70	Cook Road	6th St	2022	8,016
0.70	S Dairy Ashford Rd	Braewood Glen Ln	2011	18,120
0.70	High Star Dr	L St	2011	3,750
0.80	S Kirkwood Rd	Carvel Ln	2013	17,607
0.80	South Kirkwood Road	Carvel Ln	2019	19,527
0.80	S Dairy Ashford Rd	High Star Dr	2011	18,620
0.80	South Dairy Ashford Road	Alief Clodine Rd	2019	17,838

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.80	High Star Dr	Weststar Ln	2006	4,630
0.80	S Dairy Ashford Rd	Alief Clodine Rd	2011	22,899
0.80	High Star Dr	S Kirkwood Rd	2006	2,750
0.80	Alief Clodine Rd	S Dairy Ashford Rd	2001	27,530
0.80	Alief Clodine Rd	S Dairy Ashford Rd	2011	25,240
0.80	Cook Road	White Cap Ln	2022	13,844
0.80	Belle Park Dr	Bellaire Blvd	2011	1,920
0.90	Timberway Ln	Knotty Glen Ln	2011	740
0.90	Alief Clodine Rd	S Dairy Ashford Rd	2011	28,990
0.90	Westpark Tollway	S Dairy Ashford St	2020	51,275
0.90	WPT	S Dairy Ashford St	2021	52,075
0.90	WPT	S Dairy Ashford Rd	2022	66,585
0.90	Alief Clodine Road	S Dairy Ashford Rd	2019	24,071
0.90	High Star Dr	Westwick Dr	2011	2,720
0.90	Old Westheimer Rd	Westpark Dr	2011	17,410
0.90	Alief Clodine Rd	S Dairy Ashford Rd	2011	19,890
0.90	West Houston Center Boulevard	Westpark Dr	2019	17,529
0.90	S Dairy Ashford Rd	Brant Rock Dr	2011	24,344
1.00	Belle Park Dr	Moonmist Dr	2006	2,990
1.00	South Kirkwood Road	Alief Rd	2019	11,752
1.00		Synott Rd	2022	30,017
1.00	S Kirkwood Rd	Alief Rd	2011	9,810

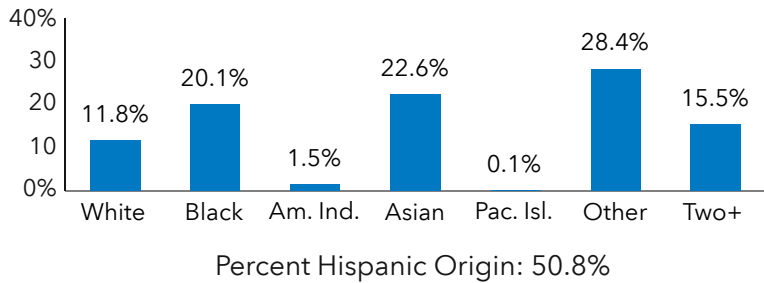
Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072

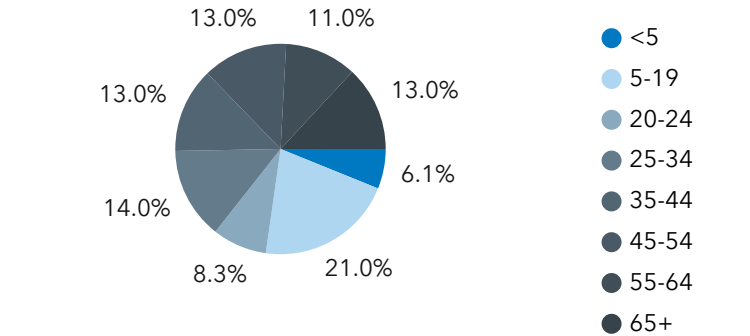


Ring band: 0 - 1 mile radius

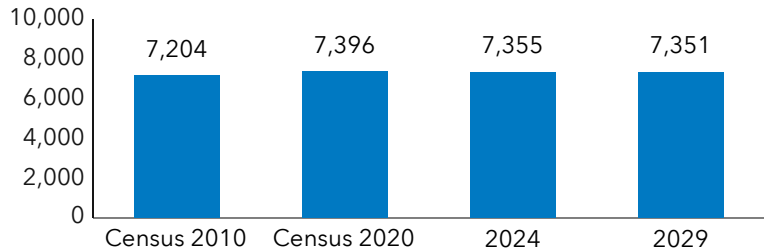
Population by Race



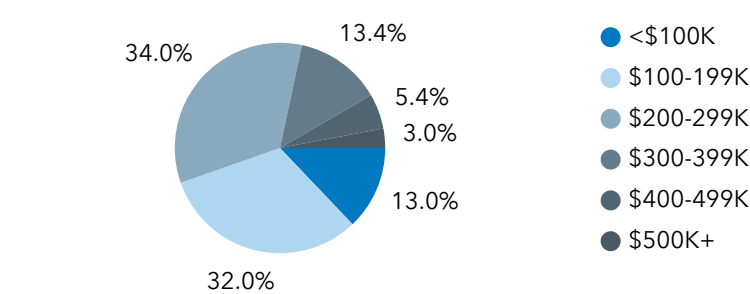
Population by Age



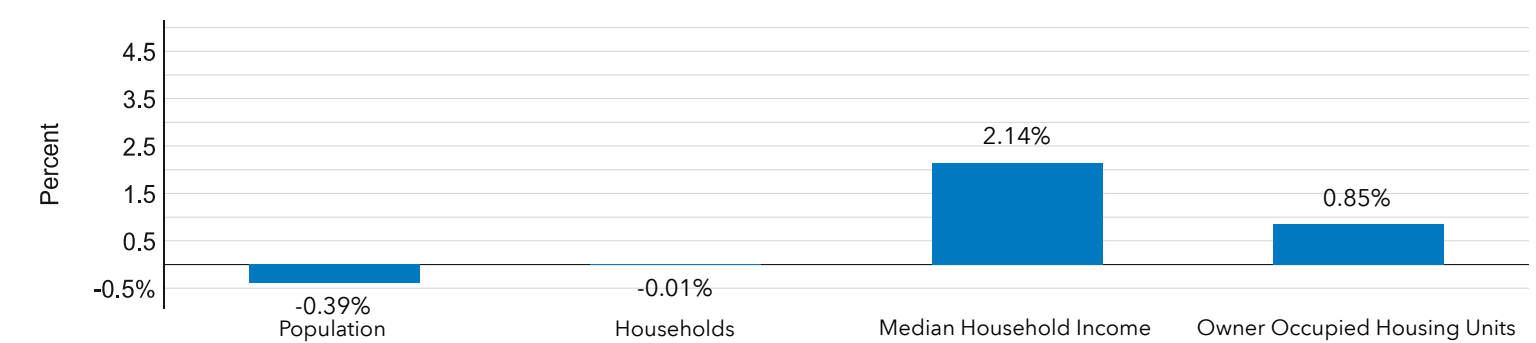
Households



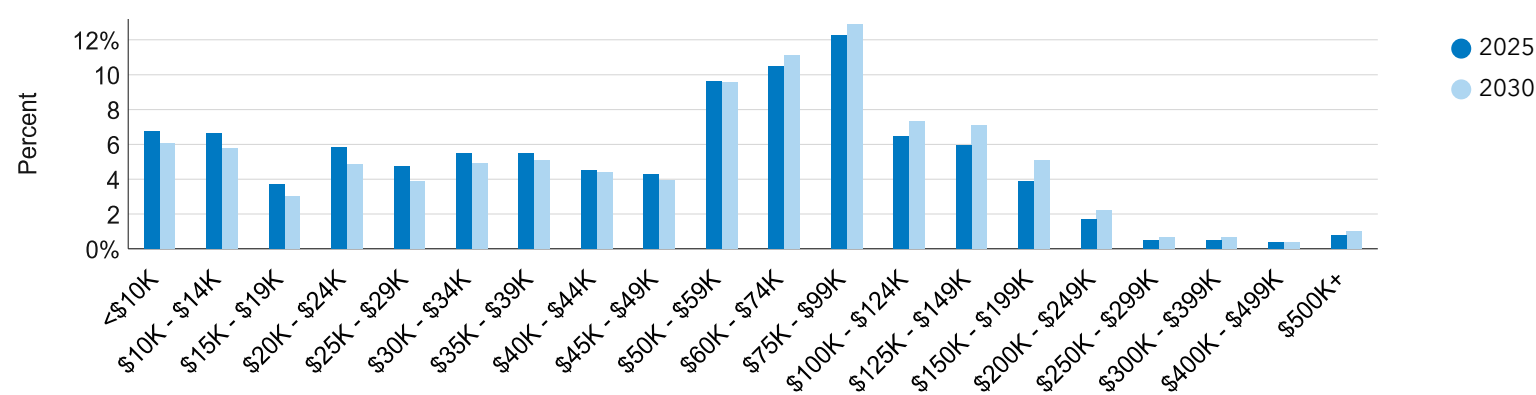
Home Value



2024-2029 Annual Growth Rate



Household Income



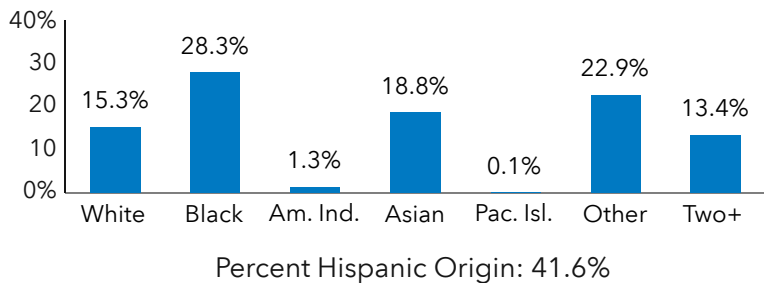
Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072

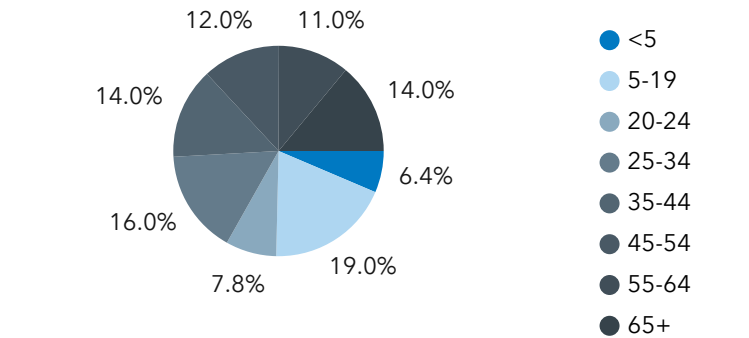


Ring band: 1 - 3 mile radius

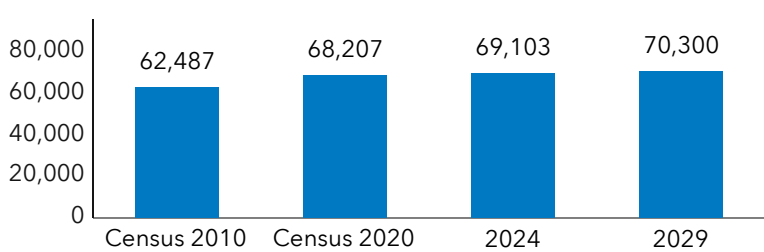
Population by Race



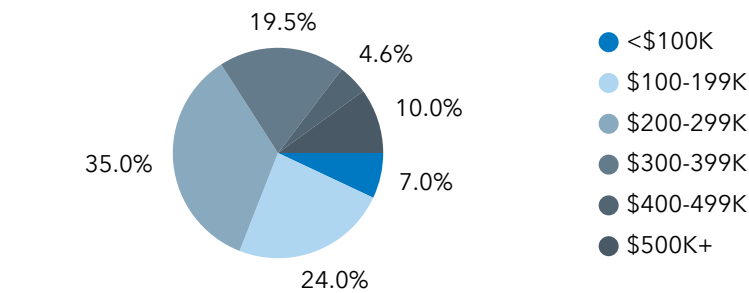
Population by Age



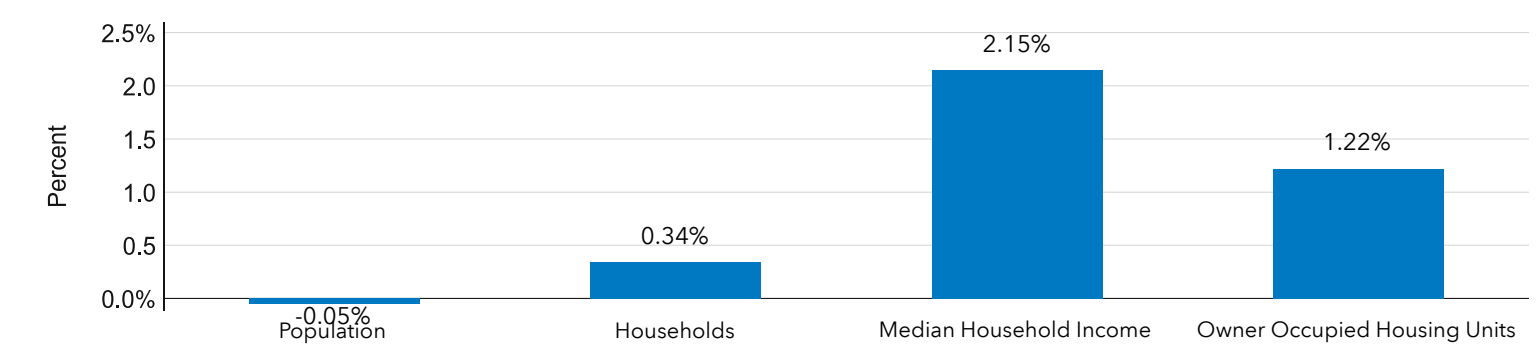
Households



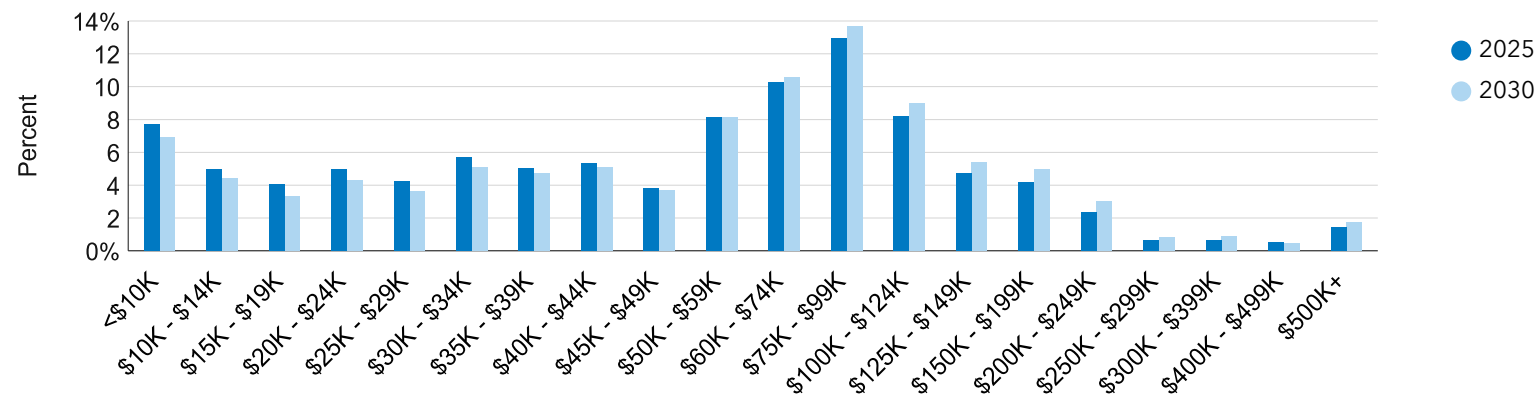
Home Value



2024-2029 Annual Growth Rate



Household Income



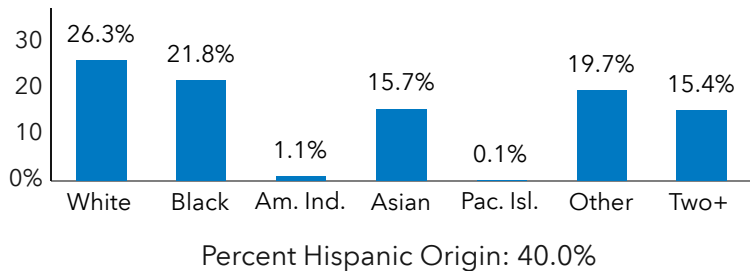
Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072

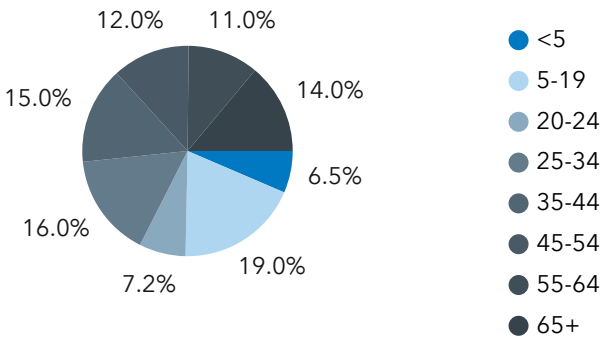


Ring band: 3 - 5 mile radius

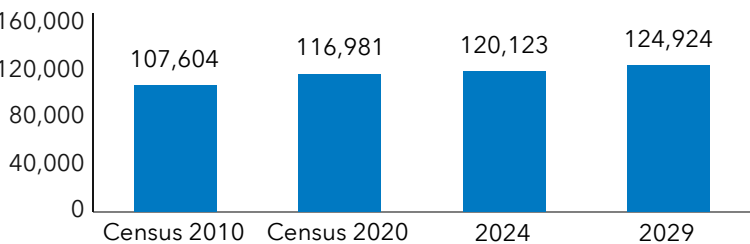
Population by Race



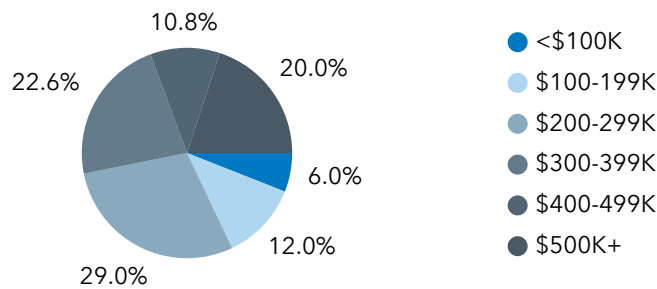
Population by Age



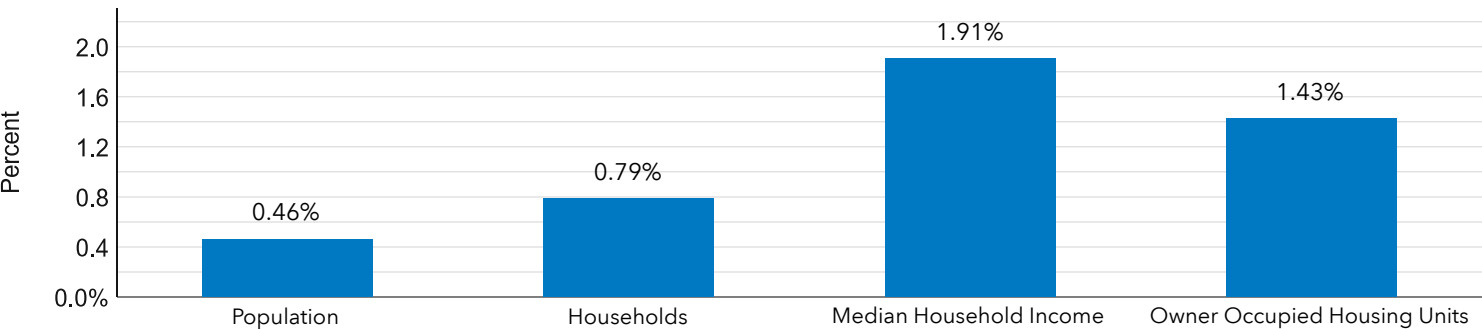
Households



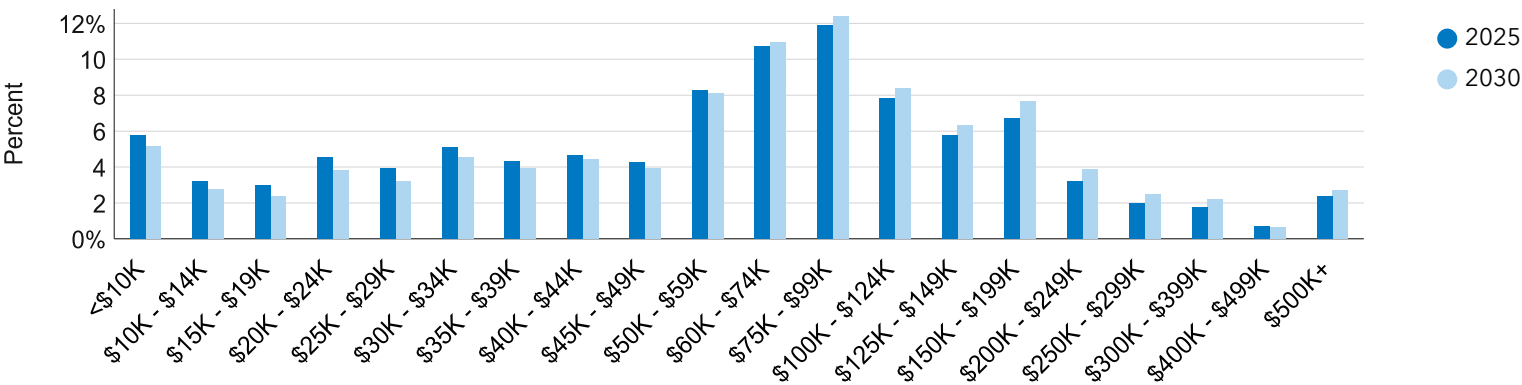
Home Value



2024-2029 Annual Growth Rate



Household Income



Executive Summary

12315 Bellaire Blvd, Houston, Texas, 77072



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	23,911	175,530	287,347
2020 Population	23,753	187,884	308,465
2025 Population	22,976	183,986	306,779
2030 Population	22,526	183,572	313,835
2010-2020 Annual Rate	-0.07%	0.68%	0.71%
2020-2025 Annual Rate	-0.63%	-0.40%	-0.10%
2025-2030 Annual Rate	-0.39%	-0.05%	0.46%

Age			
2025 Median Age	35.3	35.2	36.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	11.8%	15.3%	26.3%
Black Alone	20.1%	28.3%	21.8%
American Indian Alone	1.5%	1.3%	1.1%
Asian Alone	22.6%	18.8%	15.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	28.4%	22.9%	19.7%
Two or More Races	15.5%	13.4%	15.4%
Hispanic Origin	50.8%	41.6%	40.0%
Diversity Index	89.5	89.3	89.4

Households			
2010 Total Households	7,204	62,487	107,604
2020 Total Households	7,396	68,207	116,981
2025 Total Households	7,355	69,103	120,123
2030 Total Households	7,351	70,300	124,924
2010-2020 Annual Rate	0.26%	0.88%	0.84%
2020-2025 Annual Rate	-0.11%	0.25%	0.51%
2025-2030 Annual Rate	-0.01%	0.34%	0.79%
2025 Average Household Size	3.12	2.65	2.53
Wealth Index	46	53	76

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	25.5%	28.5%	31.1%

Median Household Income			
2025 Median Household Income	\$52,331	\$54,601	\$63,495
2030 Median Household Income	\$58,186	\$60,733	\$69,806
2025-2030 Annual Rate	2.14%	2.15%	1.91%

Average Household Income			
2025 Average Household Income	\$69,580	\$77,671	\$97,147
2030 Average Household Income	\$77,582	\$85,895	\$106,634

Per Capita Income			
2025 Per Capita Income	\$22,320	\$29,176	\$38,036
2030 Per Capita Income	\$25,372	\$32,892	\$42,421
2025-2030 Annual Rate	2.60%	2.43%	2.21%

Income Equality			
2025 Gini Index	46.2	48.4	49.7

Socioeconomic Status			
2025 Socioeconomic Status Index	34.2	37.2	40.9

Housing Unit Summary			
Housing Affordability Index	79	71	65
2010 Total Housing Units	7,978	70,584	121,309
2010 Owner Occupied Hus (%)	49.2%	38.6%	46.2%
2010 Renter Occupied Hus (%)	50.8%	61.4%	53.8%
2010 Vacant Housing Units (%)	9.7%	11.5%	11.3%
2020 Housing Units	8,191	73,975	128,404
2020 Owner Occupied HUs (%)	45.7%	35.3%	40.3%
2020 Renter Occupied HUs (%)	54.3%	64.7%	59.7%
Vacant Housing Units	9.3%	7.8%	8.9%
2025 Housing Units	8,079	74,443	130,871
Owner Occupied Housing Units	46.6%	36.2%	40.7%
Renter Occupied Housing Units	53.4%	63.8%	59.3%
Vacant Housing Units	9.0%	7.2%	8.2%
2030 Total Housing Units	8,130	76,086	136,504
2030 Owner Occupied Housing Units	3,578	26,607	52,468
2030 Renter Occupied Housing Units	3,773	43,693	72,456
2030 Vacant Housing Units	779	5,786	11,580



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com