

# For Sale



## Shops on Navigation

2240 Navigation Blvd.  
Houston, Texas 77003



## Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

[hpiproperties.com](http://hpiproperties.com)





## SHOPS ON NAVIGATION

2240 Navigation Blvd., Houston, Texas 77003

### EXECUTIVE SUMMARY

Sale Price	\$9,818,110.00
CAP Rate	6.00%
NOI	\$589,086.62
Building Size	17,953 SF
Year Built	2017

### PROPERTY HIGHLIGHTS

- Near the Downtown Houston Historic District & EADO
- High growth area
- 9,000+ Apartments/Town-houses under construction or in development

### DEMOGRAPHICS

Population (2018)	1 mi. - 47,055
	3 mi. - 199,129
Average Household Income	1 mi. - \$112,226
	3 mi. - \$86,258
Traffic Count	1 mi. - 67,973
	3 mi. - 388,888

### For More Information

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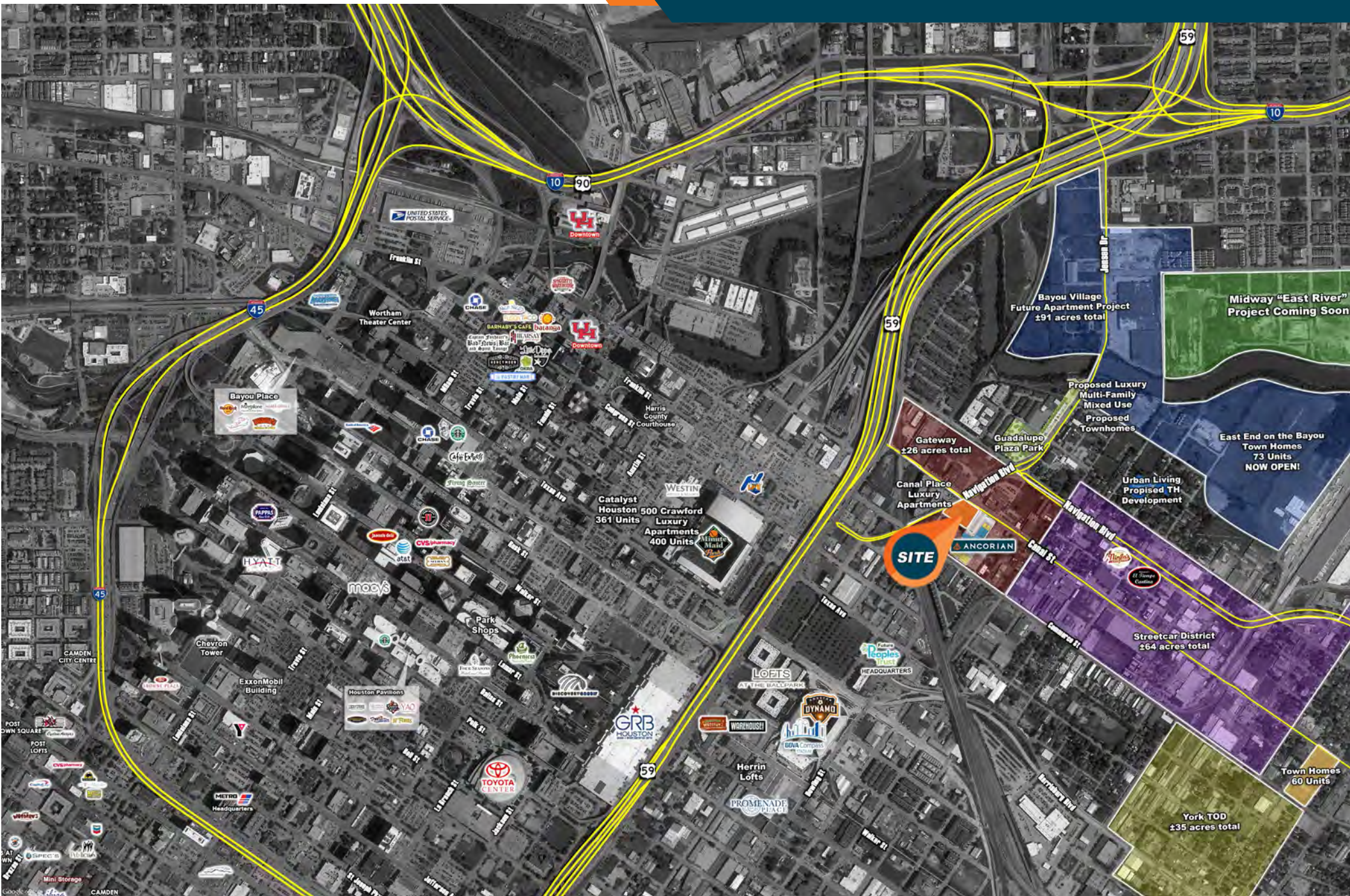








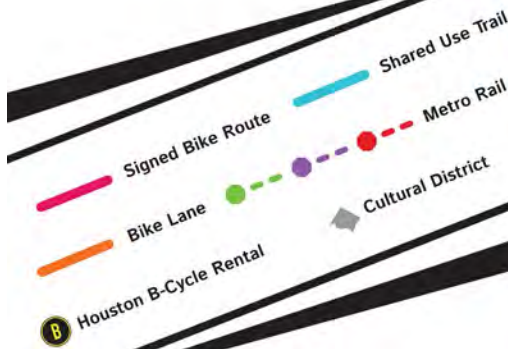






## Explore EASTEND

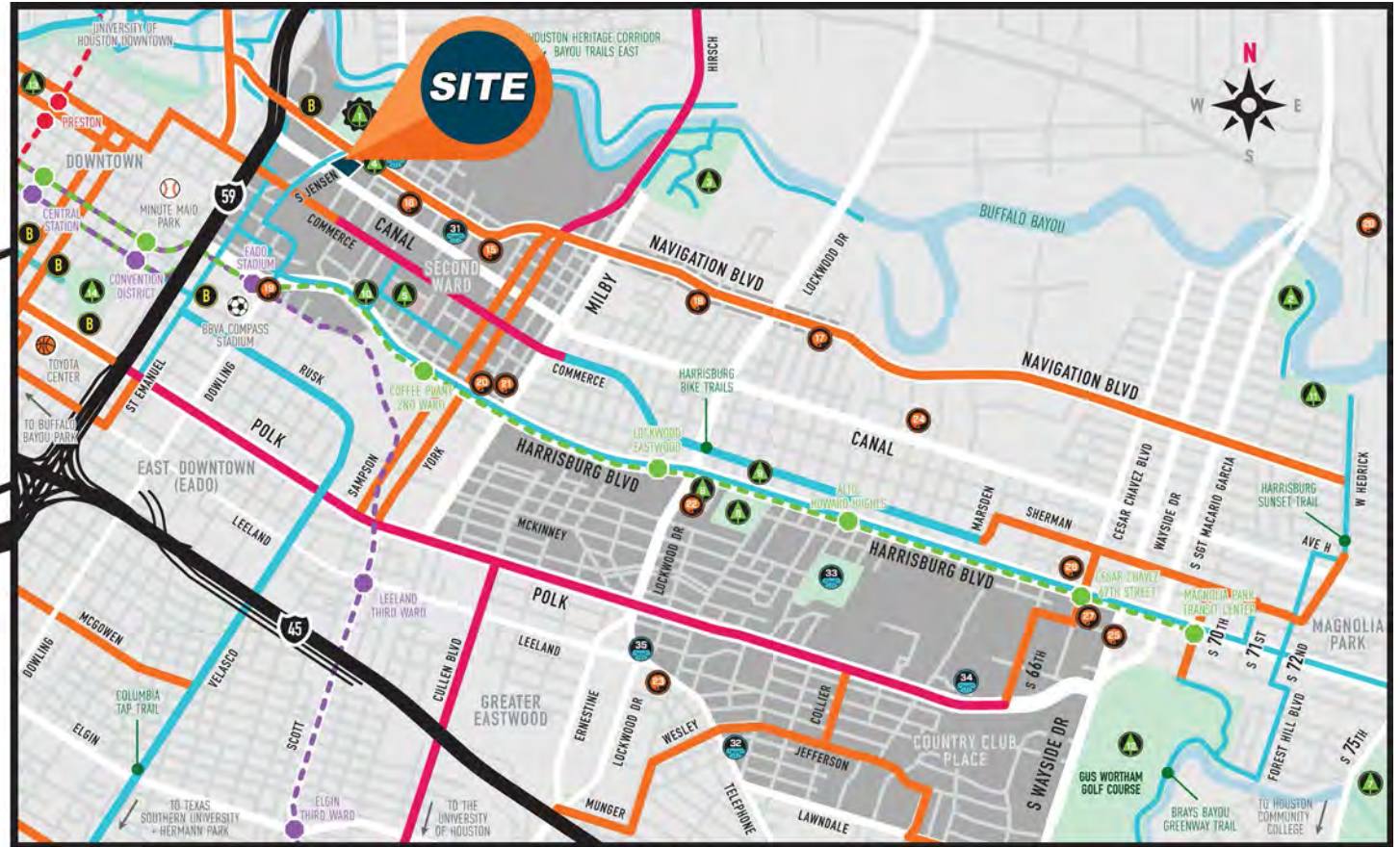
[www.eehou.org/tour](http://www.eehou.org/tour)



### PARKS/OUTDOOR

FOR MORE PARKS VISIT: [www.eehou.org/parks](http://www.eehou.org/parks)

	1	2	(IN MINUTES)
1 Guadalupe Plaza Park	215 S Jensen Dr	0	0
2 Buffalo Bend Nature Park	2300 S Sgt Macario Garcia Dr	77	22
3 Tony Marron Park	808 North York	25	9
4 Navigation Esplanade	2400-2800 Navigation Blvd	5	1
5 Settegast Park	3000 Garrow	15	5
6 Jenkins Garden	Harrisburg Blvd @ Lockwood Dr	35	12
7 Mason Park	541 S. 75th	92	31
8 Eastwood Park	5000 Harrisburg Blvd	40	13
9 Bryan Street Pocket Park	300 Bryan	38	12
10 Brown Foundation Bike Plaza	2800 Harrisburg Blvd @ Paige	15	5
11 Hidalgo Park	7000 JW Peavy Dr	65	20
12 Gus Wortham Golf Course	7000 Capitol	69	23
13 Market Square Park	301 Milam, Houston, TX 77002	26	9
14 Discovery Green	1500 McKinney, Houston, TX 77010	25	9



### PUBLIC ART/MURALS

FOR MORE EAST END HOUSTON CULTURAL ASSETS VISIT: [www.eehou.org/arte](http://www.eehou.org/arte)

	1	2	(SECONDS IN)
15 Navigation	3130 Navigation Blvd	11	4
16 Ventanas de Oportunidad	2704 Navigation Blvd	6	2
17 Frenetic Theater Murals	5102 Navigation Blvd	34	10
18 Nuestra Familia, Nuestra Comunidad	4410 Navigation Blvd	24	8
19 Harrisburg Underpass Gateway to the East End	Dawling @ Texas underpass	15	6
20 East End: Birthplace of Houston	3715 Harrisburg Blvd	26	9
21 Voodoo Queen	322 Milby	26	9
22 Autoflora	Harrisburg Blvd @ Lockwood Dr	35	12
23 Eastside Houston	802 Telephone Rd	51	18
24 Rebirth of Our Nationality	5800 Canal	44	13
25 Harrisburg Plaza	Wayside Dr @ Capitol	64	20
26 Port Houston	7901 Fillmore/1929 Dorset	89	25
27 Tejas (Hue Festival Mural)	6701 Capitol	62	19
28 No Olvides Tus Raices, Regalo de la Madre Tierra, Paz a las Americas	6635 Harrisburg Blvd	59	18

### HISTORIC SITES

FOR MORE HISTORIC SITES VISIT: [www.eehou.org/history](http://www.eehou.org/history)

	1	2	(SECONDS IN)
29 Our Lady of Guadalupe Church	2415 Navigation Blvd	2	2
30 St Vincent's Cemetery	2400 Block of Navigation Blvd	1	1
31 Morales Radio Hall	111 North Ennis	10	3
32 Historic Rufus Cage Elementary	1417 Telephone Rd	57	20
33 Evergreen Cemetery	500 Allic	46	15
34 Dawson Lunnon Cemetery	5737 Kemp @ Polk	64	19
35 Tiaquepaque Market	Telephone Rd @ Lockwood Dr	38	14

### EXPLORE MORE

FOR EXTENDED LISTINGS OF:

- PARKS**  
[www.eehou.org/parks](http://www.eehou.org/parks)
- ART + MURALS**  
[www.eehou.org/arte](http://www.eehou.org/arte)
- HISTORIC SITES**  
[www.eehou.org/history](http://www.eehou.org/history)
- EAT + DRINK**  
[www.eehou.org/eatdrink](http://www.eehou.org/eatdrink)
- METRO SCHEDULE**  
[www.bit.ly/1UTFWzH](http://www.bit.ly/1UTFWzH)



## TOP AREA RESTAURANTS



### NINFA'S

The Original Ninfa's on Navigation was created by "Mama" Ninfa Laurenzo in 1973 after the death of her husband, John. She started by grilling skirt steak and serving it in tortillas from her family's struggling tortilla factory. The resulting dish – "Tacos al Carbon" (which later became known as "Fajitas") was the basis for Mama Ninfa's legend in Houston and in the history of Tex-Mex cuisine. Mama Ninfa passed away in 2001, and in 2005, Legacy Restaurants purchased The Original Ninfa's. In the ensuing years, Legacy and Executive Chef Alex Padilla have restored, updated, and improved The Original Ninfa's. After more than 40 years in business, The Original Ninfa's on Navigation is more popular than ever and still is serving "The Best Mexican Food in Texas Since Texas was in Mexico!™"



### BOHEMEO'S

Located in historic Eastwood, just outside downtown Houston, Bohemio's Cafe offers locally roasted coffee, healthful and tasty food, and beer and wine. They feature live music a few nights a week, but also offer a laid-back and casual atmosphere, great for studying or kicking back with good friends and a cold draught beer or hot latte.



### EL TIEMPO CANTINA

In 1969, Thomas Laurenzo passed away, leaving behind a widowed mother of five children. Ninfa struggled against shrinking profits to keep the company going. As a family, they decided to close shop. This brought to life the dream of a Mexican restaurant. Ninfa introduced fajitas, as we know them and love them, in her restaurants in 1973. She became known to Houstonians as Mama Ninfa. Within ten years, Mama Ninfa's Tex Mex restaurant expanded into a multi-million dollar business before going bankrupt in the late 1990s.

### ANDES CAFÉ

Andes Café is a casual dining concept that gathered roots from South American home cooking inspiring tasters with more than a sense of nourishment, but a sense of culture. Andes Café is a small business dedicated to provide exposure to the culinary beauties of South America. The name "Andes Café" is special in that it is named after a natural wonder that unites Venezuela, Colombia, Ecuador, Peru, Bolivia, Argentina and Chile. In this same way, Andes Café hopes to provide the same sense of unity between these distinct cultures and the dynamic culture of Houston.



## TOP AREA BARS



### 8<sup>TH</sup> WONDER

8th Wonder is a brewery, whose name is inspired by the Houston Astrodome, which was nicknamed the “Eighth Wonder of the World.” In 2013, inspired by the spirit of Houston, 8th Wonder began brewing beer in a dome-like warehouse in East Downtown. Exploring styles from across the beer world, each batch that is brewed undergoes **strict flavor analysis and quality control**. 8th Wonder has a variation of brews that are either available year round, seasonal, or limited releases. Only blocks away from the professional baseball, basketball, and soccer stadiums, 8th Wonder is the perfect pre-game destination.

### MOON TOWER INN

Moon Tower Inn is Houston’s one and only outdoor brew pub. The 66-tap wall housed inside a shipping container, proudly sits Moon Tower among the big boys as one of the premiere craft-beer spots in the city. Moon Tower attracts an extensive crowd with their multiple choices of beer and delicious food, like the gourmet hot dogs and seasonal sides. With weekly events such as **horror movie night, beer dinners, all-you-can-eat crawfish boils and the occasional bonfire**, Moon Tower really gives the customers a welcoming feeling.



### LITTLE WOODROW'S

Little Woodrow’s is a sport bar that offers a massive beer selection and indoor/outdoor seating. Having fifteen locations across Texas, Little Woodrow’s serves up 35 beers on tap, another 75 bottled, wine and your favorite cocktails. Situated across the street from event venue Warehouse Live, this location is the perfect haven for the pre- and post-concert set. With the Little Woodrow’s philosophy of being sport-friendly, there are a number of TVs showing all sports games, and pool tables.



### EAST END HARDWARE

Tucked into Houston’s east end is an old hardware store that has transformed into the city’s newest neighborhood bar, East End Hardware. For a vintage feel, the bar kept the former hardware shop’s name, and is seemingly dressed in lost and found thrift store finds. The place has a relaxing lounge setting with its projector wall and well curated art. Its long, glass-topped bar is made out of a single curving piece of old conveyer belt. The star of the show, a New Orleans SnoWizard machine, is essential for crafting their famous boozy snowball cocktails. The bar also boasts 20 or so beers on tap, mixed drinks and a simple food menu with a handful of paninis, including a club and a pimento grilled cheese that you can add bacon to. East End Hardware once housed hammers, screwdrivers and bolts, but owners Raymond Chan and Laura Jordan took the 1950s building and created a place they hope the community can embrace.



