

FOR LEASE Diho Plaza Shopping Center



**9258 Bellaire Blvd
Houston, TX 77081**



For Lease 1,400 SF

\$3,500/MTH/NNN

Property Information

- Anchored by Jusgo Supermarket
- In the Heart of China Town
- Heavy Foot Traffic
- Ample Parking

cmi brokerage



For Leasing Inquiries Please Contact:

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Site Plan

9258 Bellaire Blvd.



Bellaire Boulevard

Demographic Summary Report

Diho Plaza

9250-9288 Bellaire Blvd, Houston, TX 77036

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **39,253 SF**

Rent/SF/Yr: **-**

Year Built: **1983**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	34,284		259,495		667,631	
2025 Estimate	32,335		243,592		625,640	
2020 Census	31,460		231,343		592,032	
Growth 2025 - 2030	6.03%		6.53%		6.71%	
Growth 2020 - 2025	2.78%		5.29%		5.68%	
2025 Population by Hispanic Origin	20,310		132,597		279,509	
2025 Population	32,335		243,592		625,640	
White	3,831	11.85%	44,829	18.40%	153,566	24.55%
Black	3,194	9.88%	48,823	20.04%	133,572	21.35%
Am. Indian & Alaskan	523	1.62%	4,098	1.68%	9,184	1.47%
Asian	6,962	21.53%	29,406	12.07%	78,399	12.53%
Hawaiian & Pacific Island	33	0.10%	221	0.09%	488	0.08%
Other	17,793	55.03%	116,216	47.71%	250,430	40.03%
U.S. Armed Forces	0		221		609	
Households						
2030 Projection	12,265		99,930		258,125	
2025 Estimate	11,549		93,653		241,404	
2020 Census	11,269		89,145		228,590	
Growth 2025 - 2030	6.20%		6.70%		6.93%	
Growth 2020 - 2025	2.48%		5.06%		5.61%	
Owner Occupied	1,991	17.24%	21,776	23.25%	79,646	32.99%
Renter Occupied	9,558	82.76%	71,877	76.75%	161,759	67.01%
2025 Households by HH Income	11,548		93,652		241,402	
Income: <\$25,000	2,703	23.41%	21,008	22.43%	48,721	20.18%
Income: \$25,000 - \$50,000	4,201	36.38%	28,123	30.03%	60,860	25.21%
Income: \$50,000 - \$75,000	2,437	21.10%	18,447	19.70%	45,875	19.00%
Income: \$75,000 - \$100,000	1,076	9.32%	10,852	11.59%	26,165	10.84%
Income: \$100,000 - \$125,000	483	4.18%	5,442	5.81%	17,366	7.19%
Income: \$125,000 - \$150,000	208	1.80%	3,596	3.84%	10,860	4.50%
Income: \$150,000 - \$200,000	226	1.96%	2,812	3.00%	11,181	4.63%
Income: \$200,000+	214	1.85%	3,372	3.60%	20,374	8.44%
2025 Avg Household Income	\$54,285		\$64,742		\$81,949	
2025 Med Household Income	\$43,051		\$47,420		\$55,191	

Traffic Count Report

Diho Plaza 9250-9288 Bellaire Blvd, Houston, TX 77036							
Building Type: General Retail Secondary: - GLA: 39,253 SF Year Built: 1983 Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Bellaire Boulevard	Bellaire Boulevard	0.01 W	2026	43,765	MPSI	.07	
2 Bellaire Boulevard	Bellaire Boulevard	0.01 W	2026	43,898	MPSI	.09	
3 Bellaire Boulevard	Bellaire Boulevard	0.03 W	2026	43,765	MPSI	.10	
4 Ranchester Dr	Clarewood Dr	0.03 N	2024	10,850	MPSI	.10	
5 Ranchester Dr	Clarewood Dr	0.03 N	2026	10,727	MPSI	.10	
6 Bellaire Blvd	Ranchester Dr	0.06 W	2025	51,724	MPSI	.15	
7 Bellaire Blvd	Ranchester Dr	0.06 W	2026	50,183	MPSI	.15	
8 Leader St	Pella Dr	0.03 E	2026	762	MPSI	.25	
9 Bellaire Boulevard	Bellaire Boulevard	0.02 E	2026	43,765	MPSI	.25	
10 Corporate Dr	Clarewood Dr	0.05 N	2026	13,020	MPSI	.30	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date