



LION SQUARE

10780-10804 BELLAIRE BLVD, HOUSTON, TX 77072



PROPERTY LOCATION

Located in the heart of “Little Saigon,” Lion Square Shopping Center is a community retail hub serving one of the largest Vietnamese and broader Asian diaspora populations in the United States. This center offers an exceptional opportunity for retailers to join a dense cluster of Asian-owned businesses that thrive by attracting both local residents and destination visitors seeking authentic food, cultural products, professional ethnic services, and general healthcare. Lion Square Shopping Center provides direct connectivity to a highly saturated residential trade area, while its proximity to key highways enhances accessibility and visibility, supporting sustained consumer traffic and long-term tenant performance.

PROPERTY HIGHLIGHTS

- 117,839 sf shopping center with a complete facade upgrade for enhanced tenant signage
- Anchored by Lotus Supermarket - a grocer designed to bring high-quality Asian groceries to both Asian households and mainstream consumers
- Nine (9) entrance points that ensure effortless arrivals and smooth circulation throughout

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AVAILABILITY

2,400 SF 2nd Gen Bakery	1,600 SF Retail
2,400 SF Salon/Spa	1,380 SF Retail

Traffic Counts

74,000 VPD via Bellaire Blvd	
25,000 VPD via Wilcrest Drive	*data derived from TxDOT

DEMOGRAPHICS

	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	22,057	194,384	606,141
Median HH Income	\$70,926	\$67,735	\$86,751

*data derived from 2023 ESRI



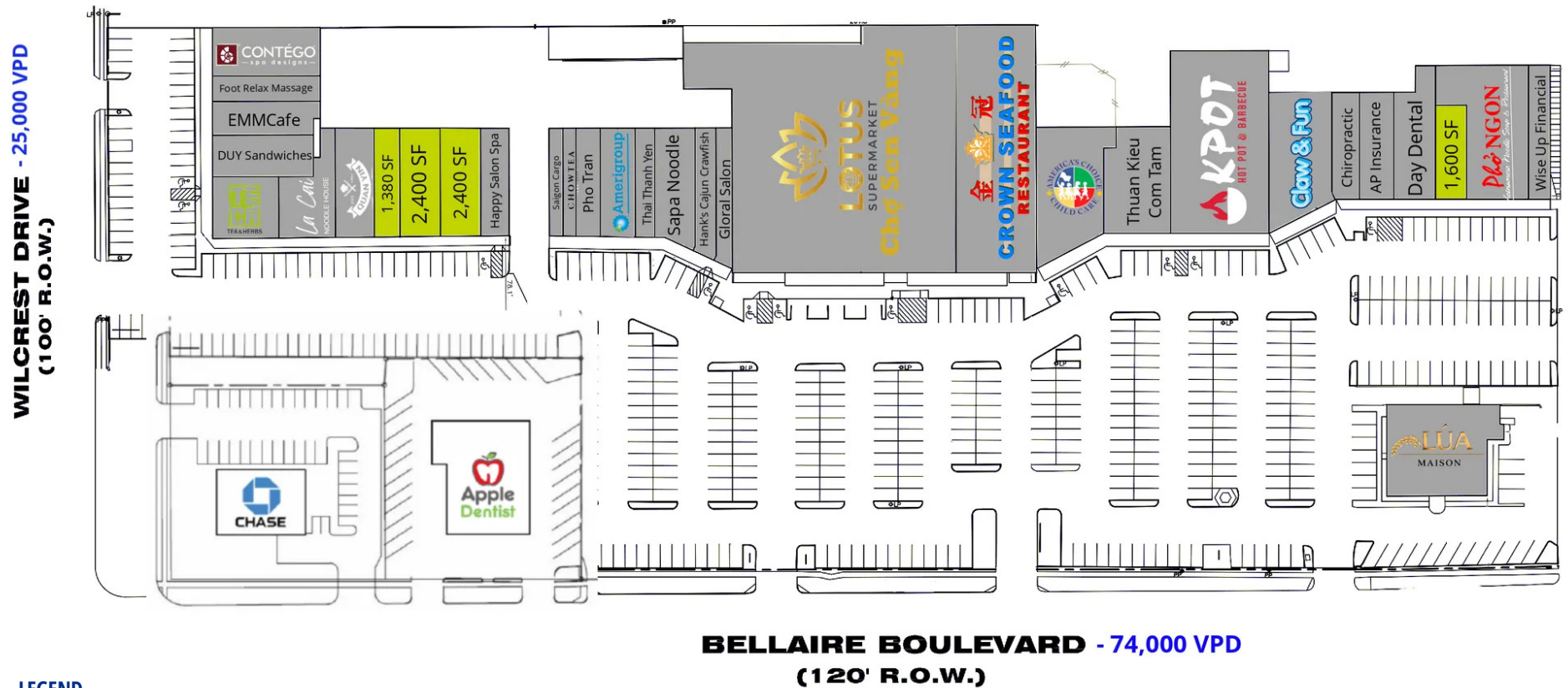
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AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 10780	Lua Maison	5,100 SF
Suite 10782A	Pho Ngon	5,328 SF
Suite 10782B	Available Soon	1,600 SF
Suite 10782C	Wise Up Financial	1,600 SF
Suite 10786A	Day Dental	2,565 SF
Suite 10786B	AP Insurance	2,000 SF
Suite 10786C	Chiropractic	1,510 SF
Suite 10788	Claw + Fun	4,255 SF
Suite 10792A, 10792B	Thuan Kieu Com Tam	3,836 SF
Suite 10792D	America's Choice Children Center	4,700 SF
Suite 10796C, 10796D, 10796MEZ	Crown Seafood Restaurant	10,691 SF
Suite 10800A	Chow Tea	768 SF
Suite 10800B	Pho Tran	1,440 SF
Suite 10800C	Amerigroup Texas, Inc.	1,040 SF
Suite 10800E	Thai Thanh Yen	1,200 SF
Suite 10800F	Bun Bo Sapa	2,550 SF
Suite 10800G	Hank's Cajun Crawfish	1,460 SF
Suite 10800H	Gloral Salon	1,200 SF
Suite 10800J	Tu Do Cargo	800 SF
Suite 10804A	Happy Salon Spa	1,570 SF

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SUITE	TENANT	SIZE
Suite 10804B	Available Soon	2,400 SF
Suite 10804C	Available Soon	2,400 SF
Suite 10804D	Available Soon	1,380 SF
Suite 10804E	Quan Yin Vegetarian	2,400 SF
Suite 10804G	Ten Yen Tea and Herbs	2,205 SF
Suite 6787A	Contengo Spa Design	2,880 SF
Suite 6787B	Foot Relax Massage	1,480 SF
Suite 6791	DUY Sandwiches	2,400 SF
Suite 6795	EMMCafe	2,000 SF
Suite 10790	KPOT Hot Pot and Barbeque	9,865 SF
Suite 10804H	Drunken Lobster	2,395 SF

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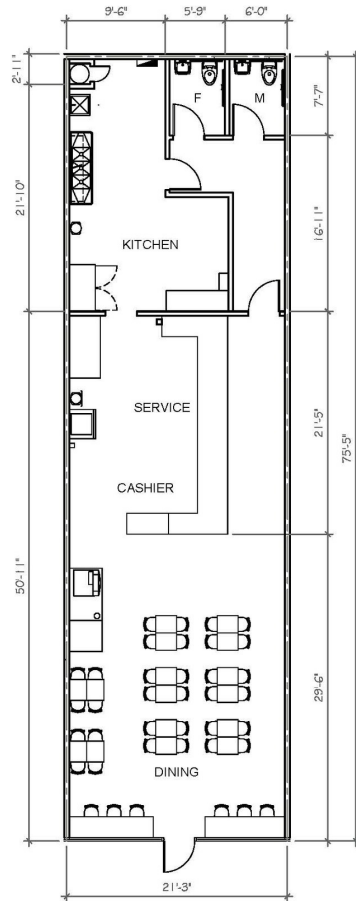
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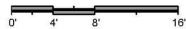
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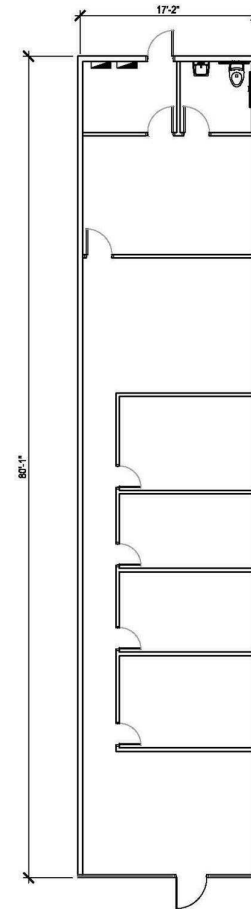


EXISTING FLOOR PLAN

10782B BELLAIRE,
HOUSTON, TEXAS



DATE: 04-22-2026

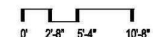


LION SQUARE SUITE 10804D

FLOOR PLAN

2026.04.23

Scale: 3/32" = 1'-0"



The information contained in this GDD file is provided for informational purposes only. Actual field conditions, including but not limited to, but not limited to, the location, depth, and extent of any existing or proposed improvements, shall be verified by the user. The user is responsible for conducting a field verification of the information contained in this GDD file. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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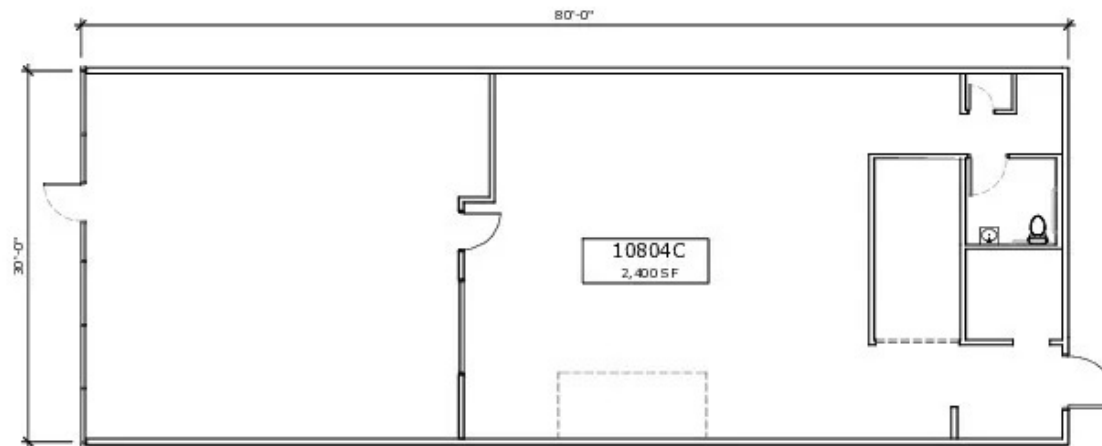
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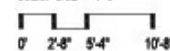


LION SQUARE - SUITE 10804C

FLOOR PLAN

2 026.06.10

Scale: 3/32" = 1'-0"



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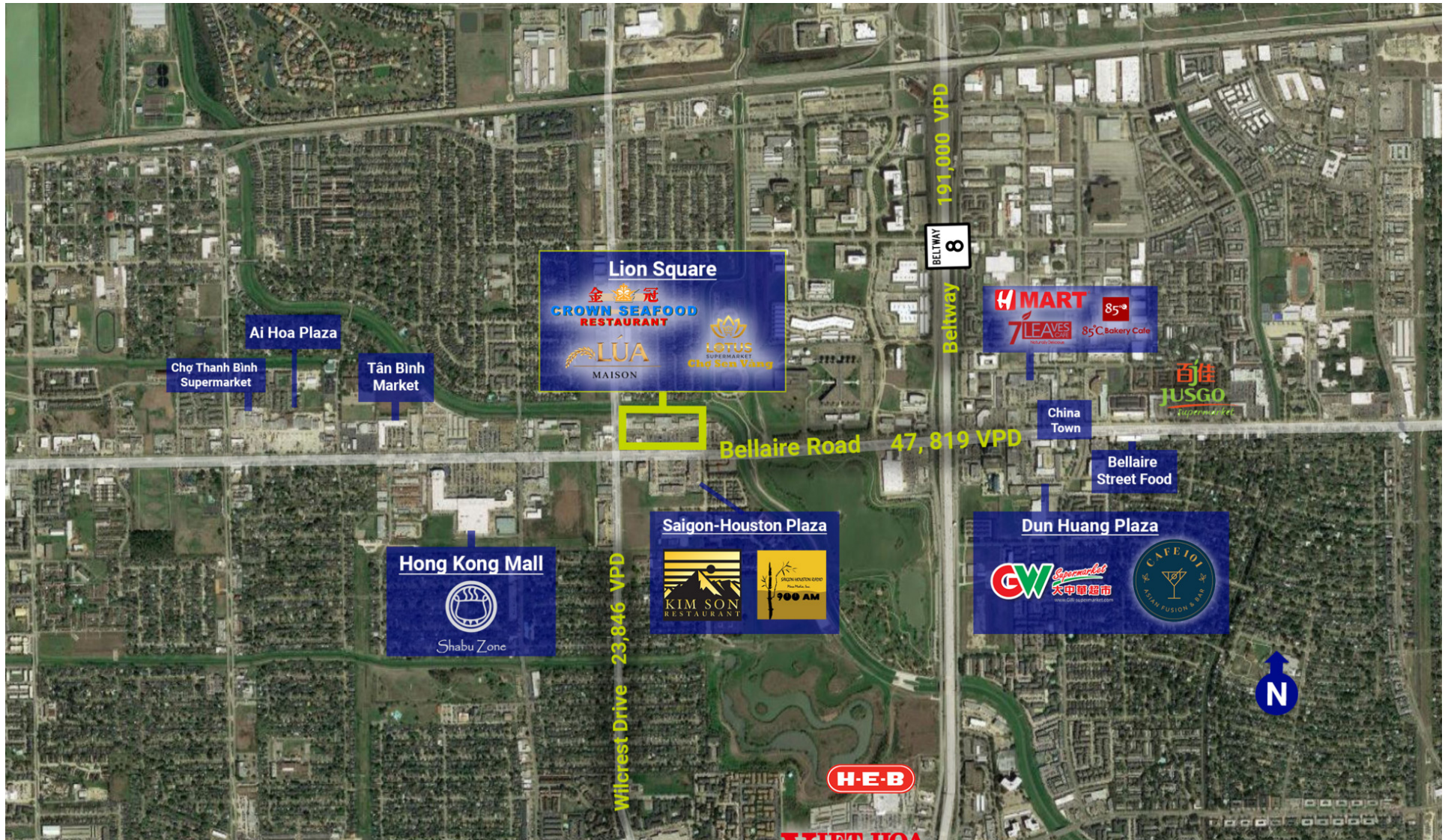
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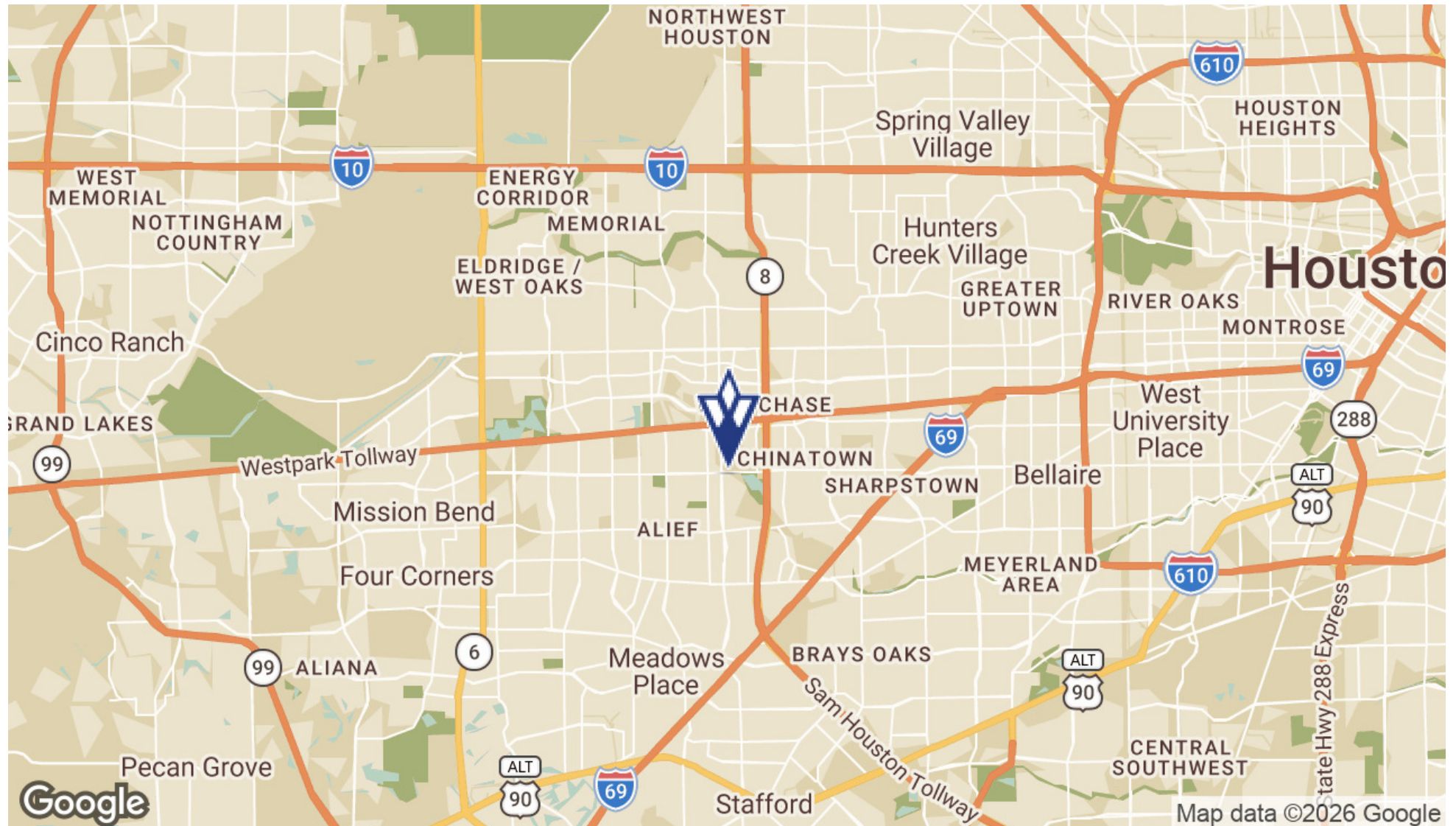
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10780-10804 BELLAIRE & 6787-6796 WILCREST DR., HOUSTON, TX 77072



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.

2-10-2025



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.

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. **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.

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.

Licensed Broker/Broker Name or Primary Assumed Business Name	License No.	Email	Phone
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

Information available at www.trec.texas.gov

IABS 1-1

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