



### Description:

- Located at Westheimer & Wesleyan, next to Novel River Oaks Luxury Apartments
- Close proximity to Highland Village and Central Market, Greenway Plaza, River Oaks District and The Galleria
- Easy access to US-59 & Loop 610

### Available Space:

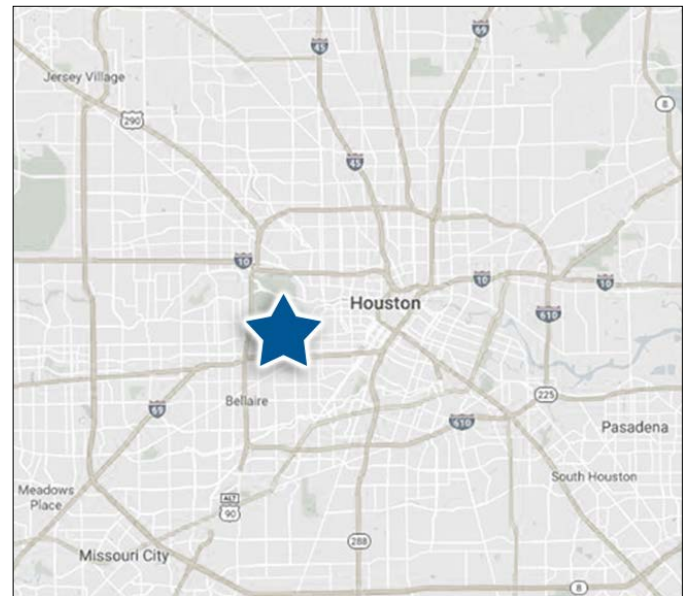
- 6,250 SF End Cap Available (divisible)
- 2nd Gen Restaurant Space

### Traffic Counts:

Westheimer Rd: 28,278 VPD (Kalibrate 2021)

### Demographics:

	1 mile	3 mile	5 mile
2021 Population:	21,803	194,720	527,589
Daytime Pop:	49,305	312,550	881,299
Avg HH Income:	\$153,820	\$163,062	\$133,132



For More Information:

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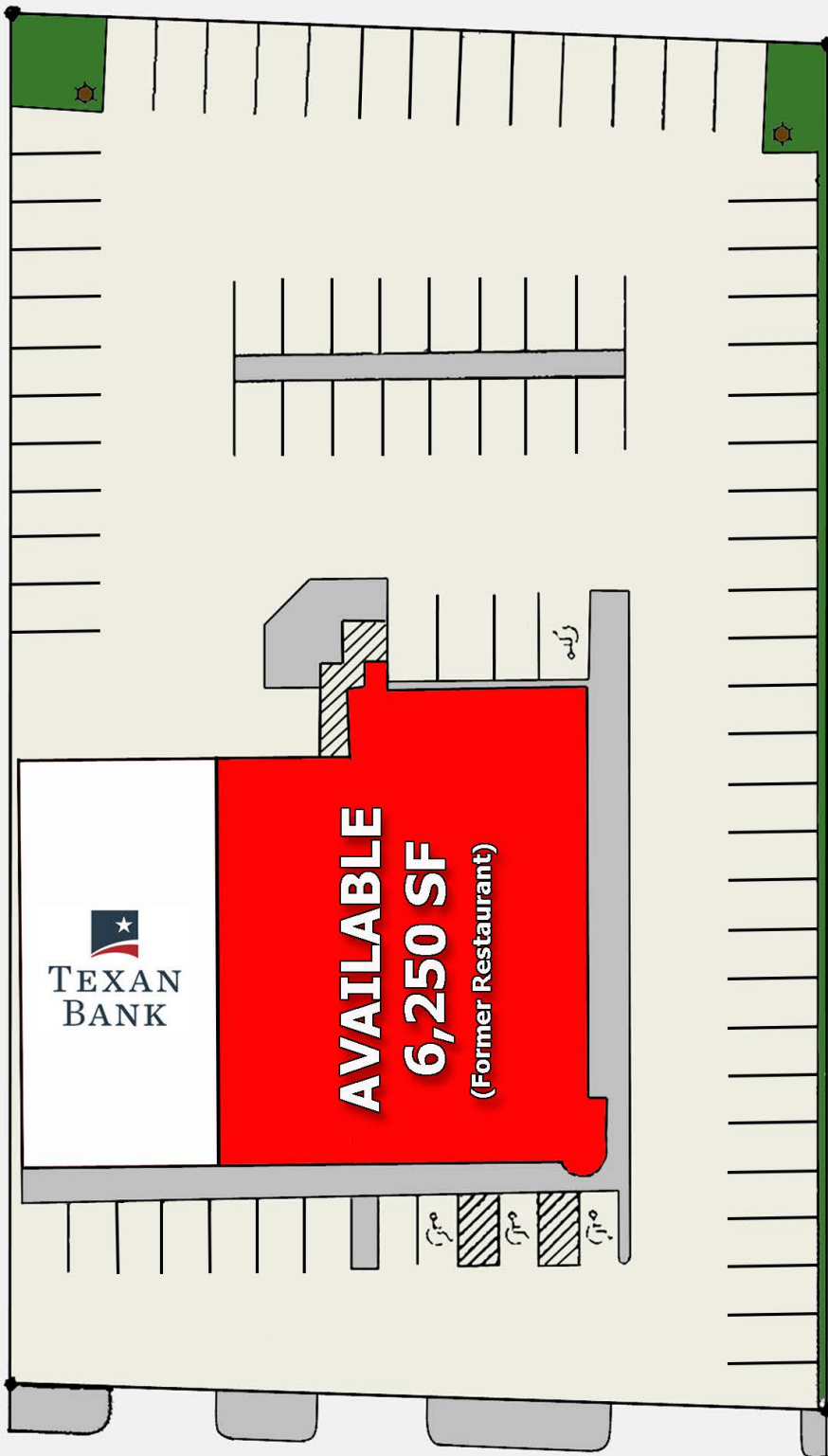
713-627-2711



# The Shops at River Oaks

Retail Space for Lease

3734 Westheimer Rd, Houston, TX 77027



**WESTHEIMER RD.**

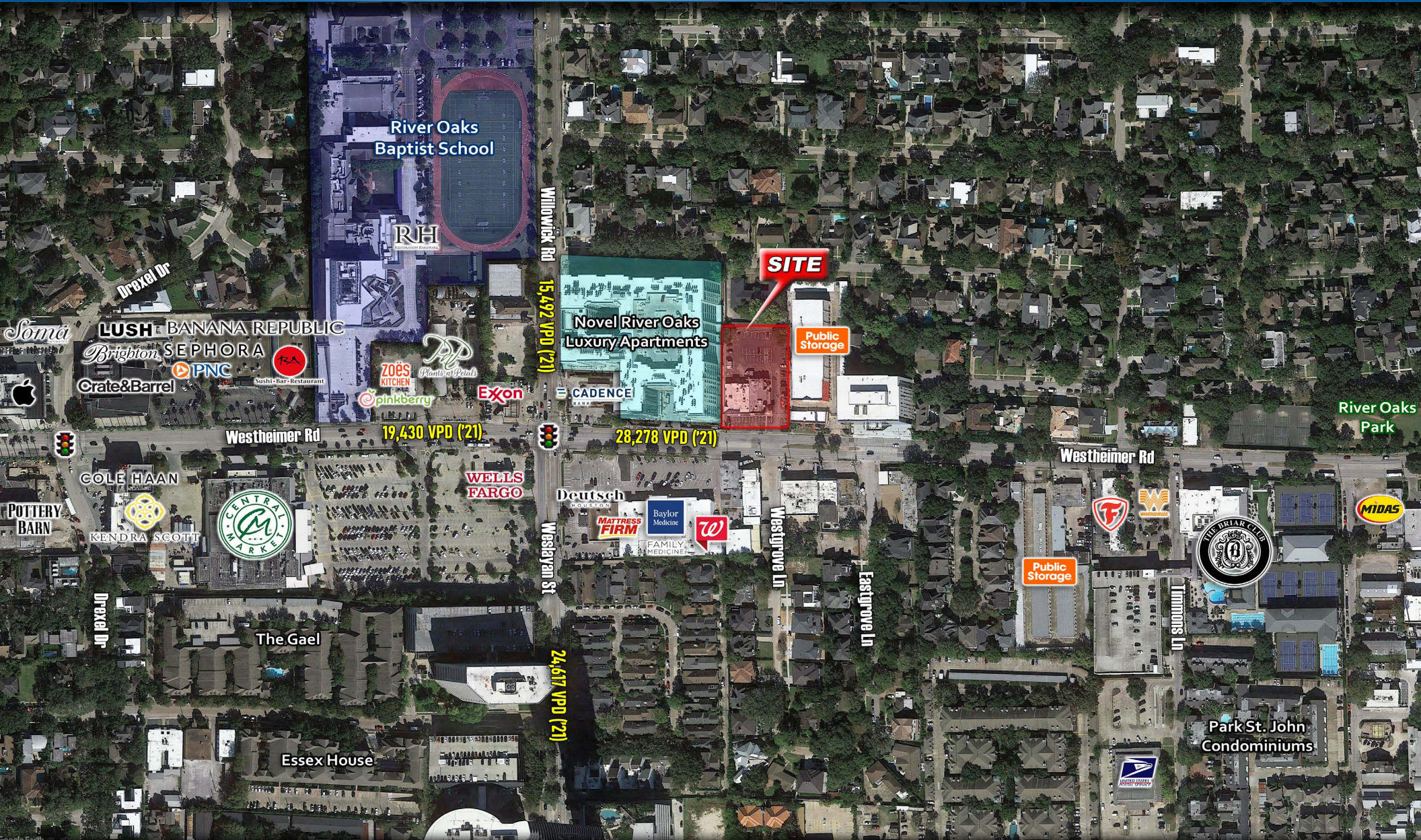




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**2021 Population**  
(3 mi Radius)

**194,720**

**Average HH Income**  
(3 mi Radius)

**\$163,062**

**Households**  
(3 mi Radius)

**99,725**

**2026 Population**  
(3 mi Radius)

**219,298**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population Summary</b>			
2000 Total Population	14,818	138,303	393,808
2010 Total Population	15,944	158,200	433,082
2021 Total Population	21,803	194,720	527,589
2021 Group Quarters	0	3,411	11,246
2026 Total Population	26,980	219,298	585,610
2021-2026 Annual Rate	4.35%	2.41%	2.11%
2021 Total Daytime Population	49,305	312,550	881,299
Workers	41,727	236,957	662,673
Residents	7,578	75,593	218,626
<b>Household Summary</b>			
2000 Households	8,571	71,303	180,525
2000 Average Household Size	1.73	1.90	2.11
2010 Households	9,313	80,739	203,558
2010 Average Household Size	1.71	1.92	2.07
2021 Households	13,046	99,725	250,655
2021 Average Household Size	1.67	1.92	2.06
2026 Households	16,291	113,009	279,862
2026 Average Household Size	1.66	1.91	2.05
2021-2026 Annual Rate	4.54%	2.53%	2.23%
2010 Families	3,508	35,369	94,221
2010 Average Family Size	2.56	2.78	2.95
2021 Families	4,565	42,283	111,188
2021 Average Family Size	2.54	2.80	2.96
2026 Families	5,585	47,235	122,510
2026 Average Family Size	2.52	2.79	2.96
2021-2026 Annual Rate	4.12%	2.24%	1.96%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,366	80,280	201,066
Owner Occupied Housing Units	35.5%	39.0%	34.2%
Renter Occupied Housing Units	56.1%	49.8%	55.6%
Vacant Housing Units	8.5%	11.2%	10.2%
2010 Housing Units	11,046	91,587	233,359
Owner Occupied Housing Units	32.5%	41.2%	35.3%
Renter Occupied Housing Units	51.8%	46.9%	51.9%
Vacant Housing Units	15.7%	11.8%	12.8%
2021 Housing Units	15,283	110,190	282,560
Owner Occupied Housing Units	26.9%	37.4%	32.8%
Renter Occupied Housing Units	58.5%	53.1%	55.9%
Vacant Housing Units	14.6%	9.5%	11.3%
2026 Housing Units	18,442	123,447	312,273
Owner Occupied Housing Units	23.5%	35.9%	32.0%
Renter Occupied Housing Units	64.9%	55.7%	57.6%
Vacant Housing Units	11.7%	8.5%	10.4%
<b>Median Household Income</b>			
2021	\$96,338	\$102,372	\$79,723
2026	\$101,736	\$109,441	\$87,363
<b>Median Home Value</b>			
2021	\$858,801	\$653,599	\$515,666
2026	\$855,769	\$662,585	\$539,581
<b>Median Age</b>			
2010	38.2	37.0	34.2
2021	38.7	39.0	36.2
2026	38.4	39.2	36.2

