

FOR LEASE
3,907 SF

Market at Westchase

11103-11199 Westheimer Rd
Houston, TX 77042



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ASSET MANAGEMENT

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AVAILABILITIES

- » 3,907 SF space available (Currently Kura Sushi Bar)

PROPERTY HIGHLIGHTS

- » Adjacent to Whole Foods and Target anchored Center located in the dynamic Westchase neighborhood with an immense daytime population
- » Large corporate clientele base with 18.3 million SF of office space in Westchase, the 4th largest office submarket in Houston
- » Incomparable exposure and visibility on the heavily trafficked and desirable Westheimer Road
- » Neighborhood with a high daytime population and high number of nearby offices
- » Located less than 1 Mile from Sam Houston Tollway
- » Close proximity to the Energy Corridor, CITYCENTRE and Chinatown, plus desirable residential areas such as Briargrove Park, Spring Branch and west Memorial



TRAFFIC COUNTS

- » 66,091 AADT on Westheimer Rd
- » 22,840 AADT on Wilcrest Rd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	27,682	200,962	530,702
Households	11,093	75,628	175,610
Average HH Income	\$76,164	\$86,223	\$84,921
Daytime Population	39,089	210,501	578,000

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MARKET AT WESTCHASE I Houston, Texas		
Suite	Tenant	SF
11103	Signature Care Emergency	7,500
11105	Trek	4,800
11105-F	Wells Fargo	2,088
11129	Desi District	5,950
16742	Salons by JC	8,056
11145	Hyper Kidz	17,661
11151	Daiso	9,675
11159	True Vision Center	2,075
11161-B	Available (Current Kura Sushi Bar)	3,907
11165 - 11167	Avesta Persian Grill	1,255
11169	Houston Cat Hospital	2,803
11173	Casablanca Barbershop	1,614
11175	Lux Nails	1,495
11181	Ramen Jin Noodle House	1,690
11185	Elite Chiropractic	1,842
11189	Jade Jewelry	1,125
11191-B	Jessica Hair Studio	987
11191	Bogodak Chicken	1,203
11195	Cafetales Specialty Coffee	1,355
11197-99	Crepeccino Breakfast Cafe	4,804
Available		

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Map Labels and Business Logos:

- Top Left:** KIRKWOOD MARKET PLACE, Sprouts Farmers Market, Kumon, Lowe's, Pizza Hut, Jack in the Box, Wells Fargo, FedEx, Wal-Mart Supercenter.
- Top Center:** Verizon, Potbelly, Five Guys, Subway, Baskin Robbins, Chase, CVS, Walgreens, UPS, Sonic Drive-In, Bank of America, Waffle House, Best Western Plus, Candlewood Suites, McDonald's.
- Top Right:** Sam Houston Tollway, Fairfield Inn, HomeWood Suites, Zoë's Kitchen, Panera, Mod Pizza, FedEx, Smoothie King, Discount Tire, Wendy's, Taco Bell.
- Center:** Westheimer Rd (66,091 AADT), HCC (Houston Community College), Market at Westchase (highlighted in red), HEB, European Wax Center, Chipotle, GNC, Starbucks, AT&T, GameStop, Supercuts, Royal Oaks Village, Royal Oaks Village 2, Trader Joe's, Kohl's, American Freight Furniture - Mattress, Capital One.
- Bottom Left:** HCA Houston Healthcare West, Royal Oaks Country Club.
- Bottom Center:** Westchase Shopping Center, Whole Foods Market, Ross Dress for Less, Target, Five Below, Petco, Golf Galaxy, Regions, Torchy's, Jason's Deli, Home2 Suites by Hilton.
- Bottom Right:** McDonald's, Avis, Budget, Dunkin', 24 Fitness, Public Storage, Baymont Inn & Suites, IHOP, Red Roof Inn, Burger King, Red Robin.

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