

**FOR LEASE**  
4,100 SF

# Market at Westchase

11129 Westheimer Rd  
Houston, TX 77042



Juan P. Restrepo

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**JBL**  
ASSET MANAGEMENT



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## AVAILABILITIES

- » 4,100 SF End Cap Space - Second Generation Restaurant Space

## 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 ! Houston, Texas		
Suite	Tenant	SF
11103	Signature Care Emergency	7,500
11105	Bike Barn	4,800
11105-F	Wells Fargo	2,088
11129	Cantina Laredo	5,950
16742	Salons by JC	8,056
11145	Blink Fitness	15,000
11151	Daiso	9,675
11159	True Vision Center	2,075
11161-B	Kura Sushi Bar	3,907
11165 - 11167	Avesta Persian Grill	1,255
11169	Houston Cat Hospital	2,803
11173	Home Care Assistance	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	Hoodadak Korean Chicken	1,203
11195	Local Poke	1,355
11197	Southside Skateshop	704
11199	Available	4,100

Not A Part
  Available

WESTHEIME R RD



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