

# RETAIL SPACE

FOR SUBLEASE— 19,916 SF

12520-12586 WESTHEIMER RD,  
Houston, TX 77077

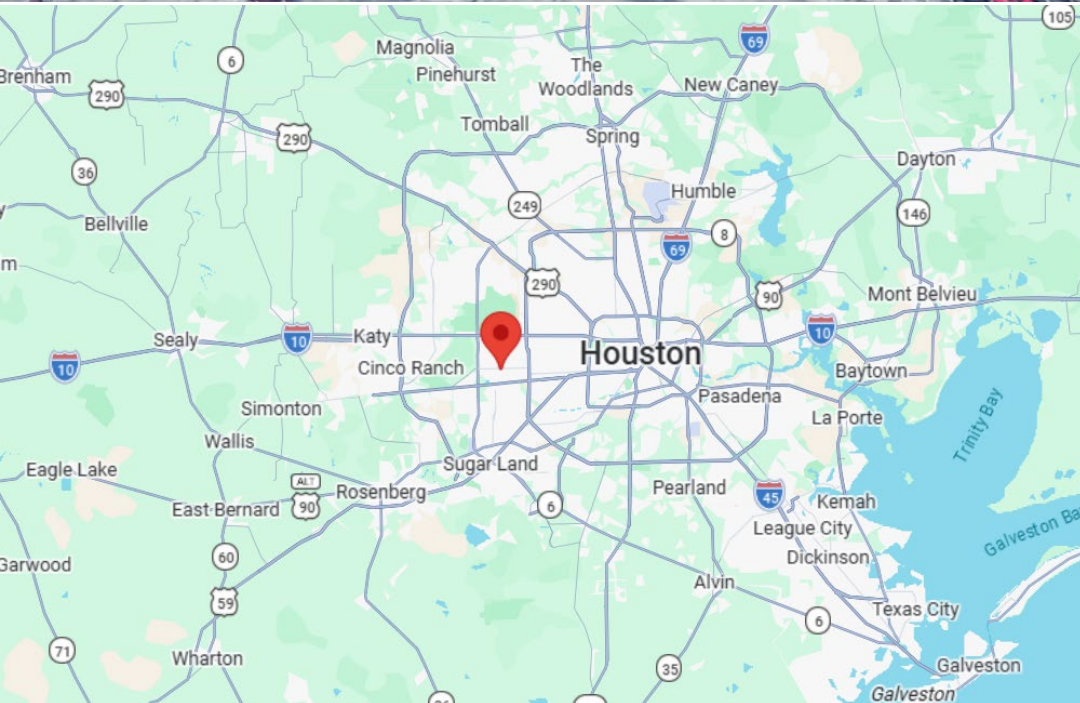


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Space Overview	
Address:	12520-12586 Westheimer Rd, Houston, TX 77077
RSF:	19,916 SF
Center Type:	Institutional Shopping Center
Delivery Condition:	As-Is
Parking:	Ample Surface Parking
Asking Rent:	Call for Rent

**Property Overview**

The offering consists of 19,916 SF of retail space located at 12520–12586 Westheimer Rd in Houston, Texas, within a 233,138 SF institutional shopping center. The premises are currently built out as a full-service gym/fitness facility, providing a turnkey opportunity for a fitness or wellness operator to assume occupancy with minimal additional buildout. The landlord has delivered possession, and interior permits have been approved, allowing a future tenant to move quickly toward opening in a highly visible storefront location with ample parking and established co-tenancy.

**Transit & Accessibility**

The property sits along Westheimer Road, one of Houston’s primary commercial corridors serving the city’s dense westside residential neighborhoods. The area is characterized by strong traffic volumes, established retail fundamentals, and a large surrounding customer base that supports service, fitness, and daily-needs retail. Located within a tight retail submarket with approximately 4.7% vacancy, the center benefits from sustained tenant demand and limited available space.



# DEMOGRAPHIC SUMMARY

12586 Westheimer Rd, Houston, TX 77077

Ring of 1 mile

## KEY FACTS

23,683

Population



10,879

Households

36.5

Median Age

\$52,843

Median Disposable Income

## EDUCATION

5.3%

No High School Diploma



17.4%

High School Graduate



24.8%

Some College/  
Associate's Degree



52.5%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$61,249

Median Household Income



\$43,895

Per Capita Income



\$36,367

Median Net Worth

## HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# CONTACT US

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