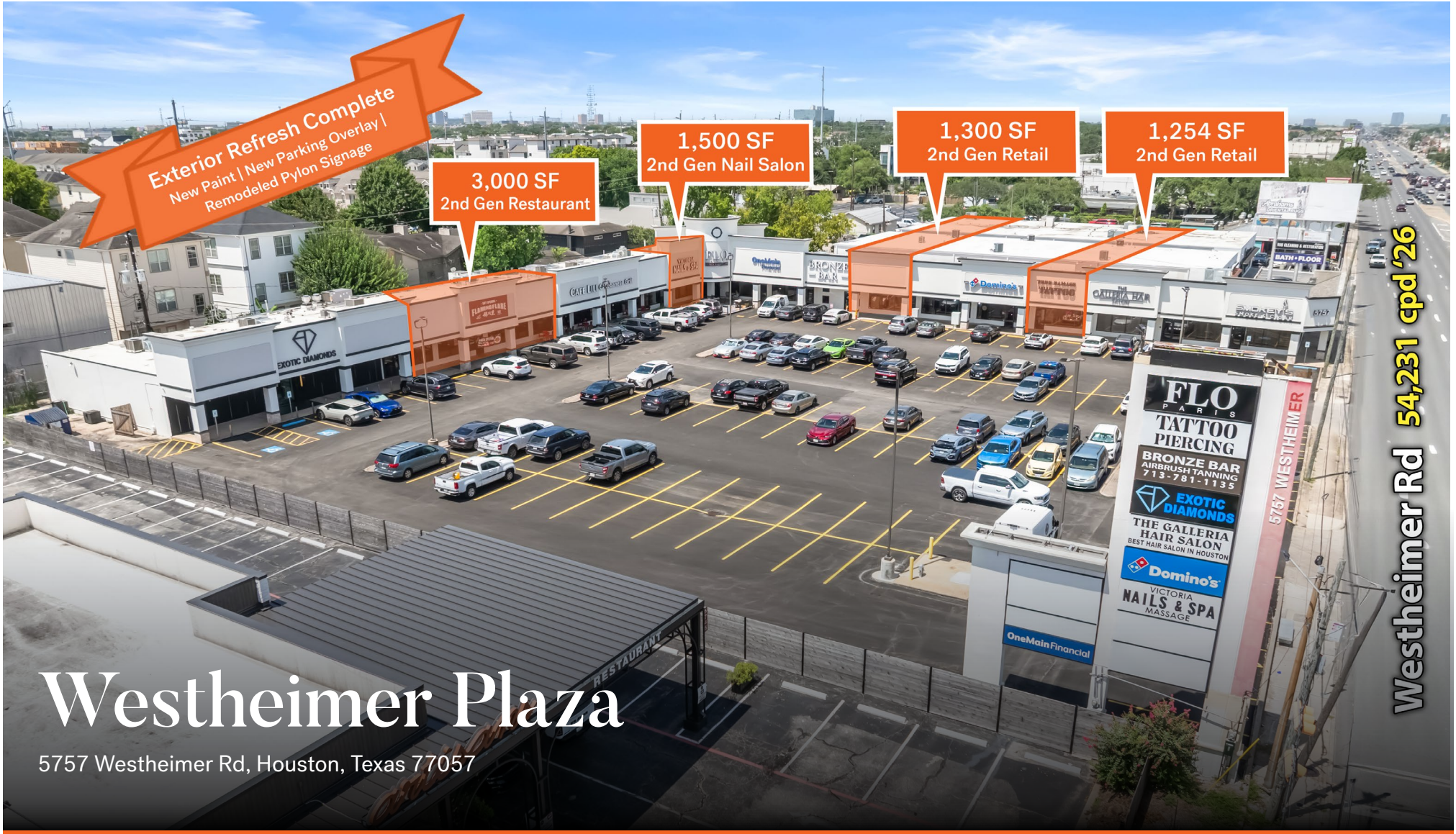




HIGH TRAFFIC RETAIL PLAZA LESS THAN 1 MILE WEST OF THE GALLERIA



Westheimer Plaza

5757 Westheimer Rd, Houston, Texas 77057

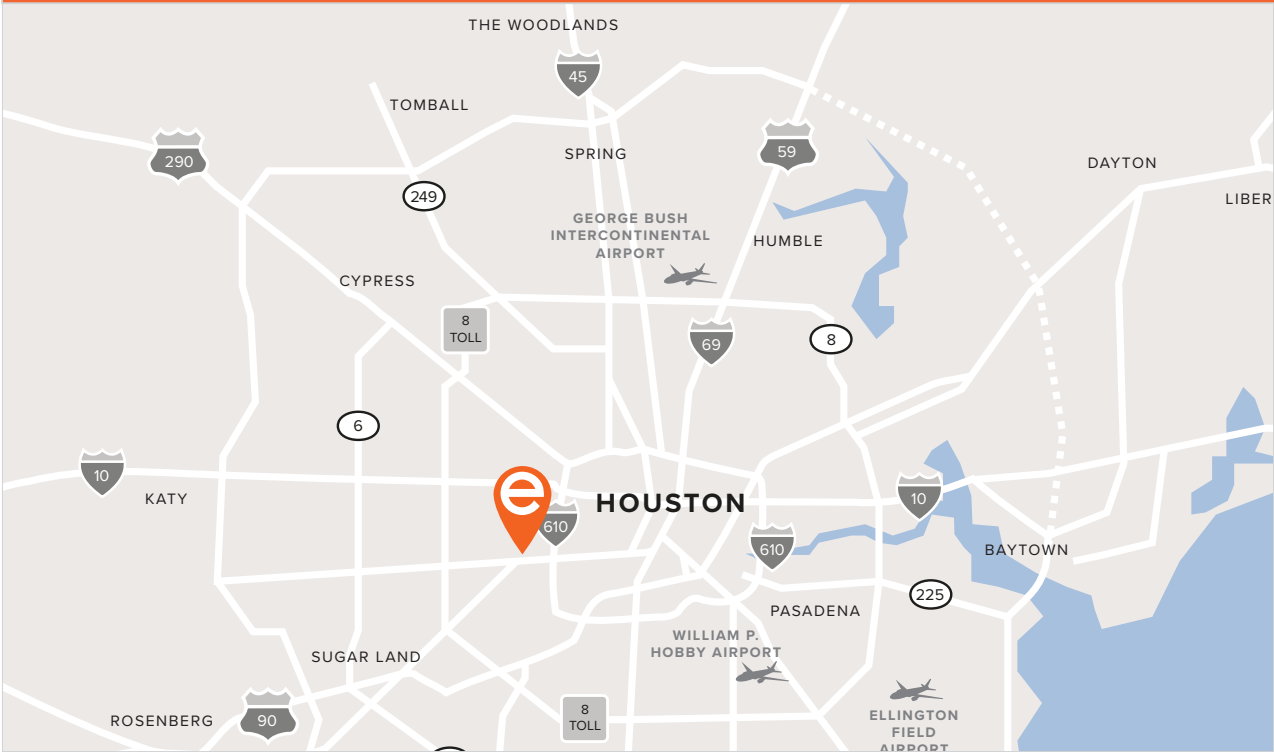
Westheimer Rd 54,231 cpd '26

Kathy King | Vice President
kking@edge-re.com | 713.900.3030

Michael Gordon | Senior Associate
mgordon@edge-re.com | 713.900.3041

Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com

HIGH TRAFFIC SHOPPING CENTER IN THE DENSE URBAN CORE OF THE GALLERIA SUBMARKET IN HOUSTON



LOCATION

**5757 Westheimer Rd.
Houston, Texas 77057**



AVAILABLE

- ±1,254 SF** (2nd Gen Retail)
- ±1,300 SF** (2nd Gen Retail)
- ±1,500 SF** (2nd Gen Nail Salon)
- ±3,000 SF** (2nd Gen Restaurant)



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2026)

54,231 CPD	34,988 CPD	
Westheimer Rd	Chimney Rock	

PROPERTY INFORMATION

- Prime retail location along Westheimer Road in Houston's Galleria district, one of the city's most vibrant retail corridors
- ±24,531 GLA neighborhood shopping center offering a strong mix of retail space
- Exceptional daily traffic counts, with approximately **±54,000 vehicles** per day directly in front of the center
- Pylon signage available, offering tenants premium visibility to thousands of drivers traveling along Westheimer Road.
- Located within a densely populated trade area boasting over **50,000 daytime** residents and employees within a one-mile radius, driving consistent weekday and weekend foot traffic
- Recently completed exterior refresh including new paint and parking lot overlay

2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	32,949	223,226	546,337
DAYTIME POPULATION	50,759	299,526	676,085
AVG HH INCOME	\$93,057	\$89,099	\$97,391

AREA RETAILERS



DOWNTOWN HOUSTON
(5.3 MILES)

TEXAS MEDICAL CENTER
(4.3 MILES)

UPTOWN/GALLERIA
(0.7 MILES)

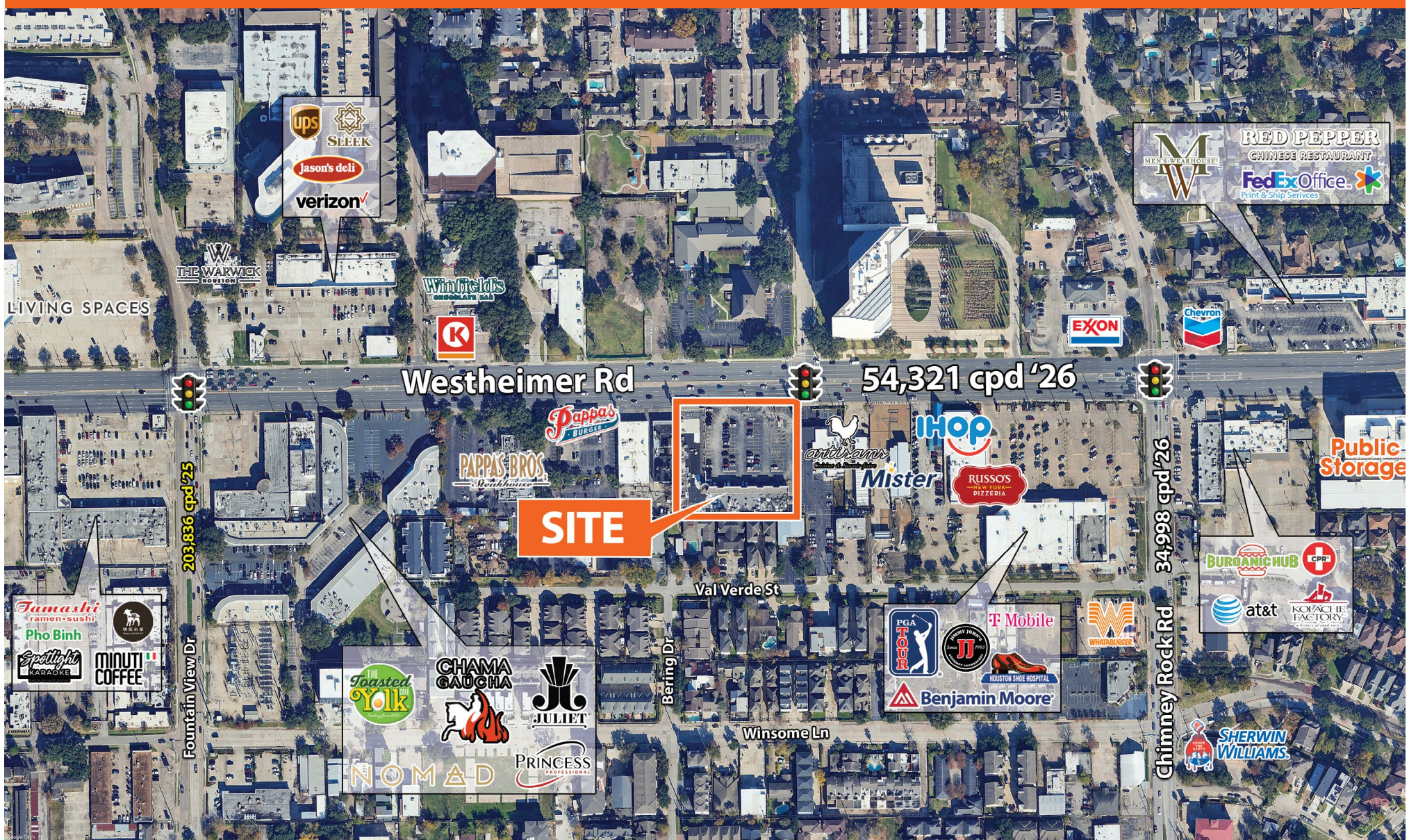
WESTHEIMER ROAD 54,231 cpd '26

1-MILE RADIUS QUICK FACTS

TOTAL POPULATION	AVG HOUSEHOLD INCOME	DAYTIME ADULT POPULATION	TOTAL BUSINESSES
32,949	\$93,057	50,759	2,290+

WESTHEIMER PLAZA

MINUTES FROM UPTOWN AND THE GALLERIA CREATING STEADY TRAFFIC AND STRONG DEMAND





Suite 120-



Suite 114-

±3,000 SF
2nd Gen
Restaurant

Suite 112-



Suite 108-

±1,500 SF
2nd Gen
Nail Salon

Suite 105-



Suite 104-
OneMain Financial
Services

 Suite 102-
Bronze Body Bar

Suite 101
±1,300 SF
2nd Gen Retail

 Suite 100A-
Domino's Pizza

Suite 100
±1,254 SF
2nd Gen Retail

Suite 100C-
The Galleria
Hair Salon

Suite 100B-
Amigos Grocery &
Smoke

TENANT QUICK FACTS

CAFÉ LILI (SUITE 112) – FEATURED ON FOOD NETWORK'S DINERS DRIVE-INS AND DIVES

FLO PARIS BAKERY (SUITE 105) NEW OWNERSHIP – RECENT REMODEL



ATM
At Lease

WESTHEIMER ROAD

54,231 cpd '25









Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809