

14800 Westheimer Rd - Barker Oaks Plaza

Barker Oaks Plaza
Storefront Retail - Far Katy
South Submarket
Houston, TX 77082



30,399	1.77	2007	1,017 - 3,911	2,894	\$20.25 - 22.50/NNN
SF GLA	AC Lot	Built	Available SF	Max Contig SF	Asking Retail Rent

Space Details

Last updated on June 29, 2026

Available	2,894 SF Retail				
Suite	D				
Floor	Partial 1st				
Floor Contig	2,894 SF	Rent	\$22.50	Type	Direct
Bldg Contig	2,894 SF	Rent/Mo	\$5,426	Term	Negotiable
Occupancy	Oct 2026	Services	Triple Net	Time on Mar...	2 Months 23 Days
Lease Status	Available	CAM	\$9.55/SF		
Position	In-Line				
Build-Out	Full Build-Out				
Build Out As	Restaurants & Cafes				
Condition	Excellent				

Space Features Air Conditioning, Central Heating, Private Restrooms, Recessed Lighting

Space Notes

NOW OFFERING UP TO 3 MONTHS ABATED BASE RENT! Call for more details!

Rare opportunity to secure a fully built-out, second-gen restaurant on the high-traffic Westheimer Rd corridor. This 2,894 SF space is plug-and-play with an existing bar area, vent hood, and grease trap already in place—dramatically reducing startup time and cost.

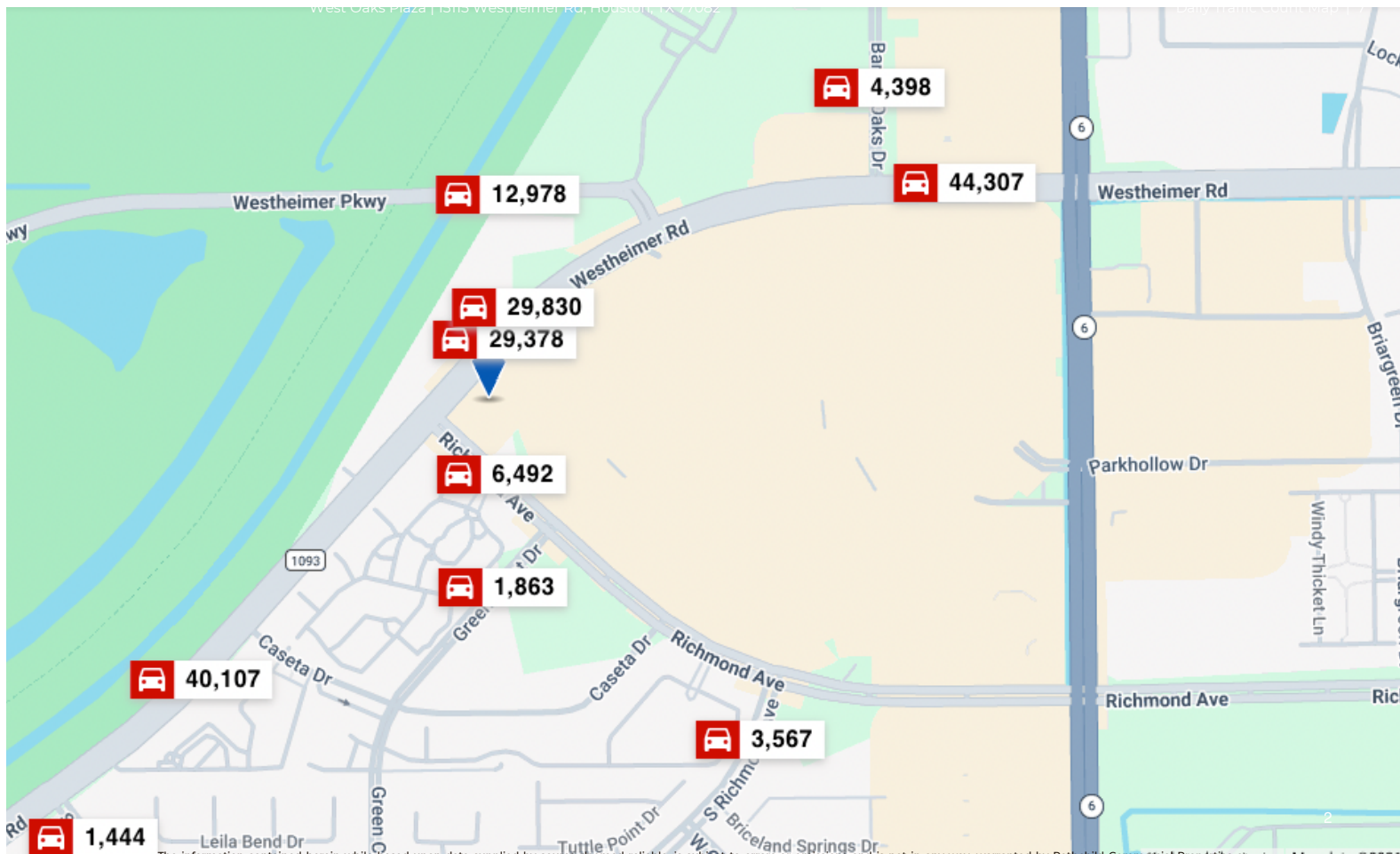
Surrounded by dense rooftops and established retail, this location offers immediate access to a strong customer base with excellent visibility and traffic exposure.

Available October – Ideal for operators ready to move quickly

Highlights:

- Fully built-out restaurant space
- Vent hood & grease trap in place
- Minimal TI needed = faster opening
- Strong co-tenancy & demographics
- High-traffic Westheimer frontage
- Perfect for Full-service, bar concepts, fast casual, or specialty dining

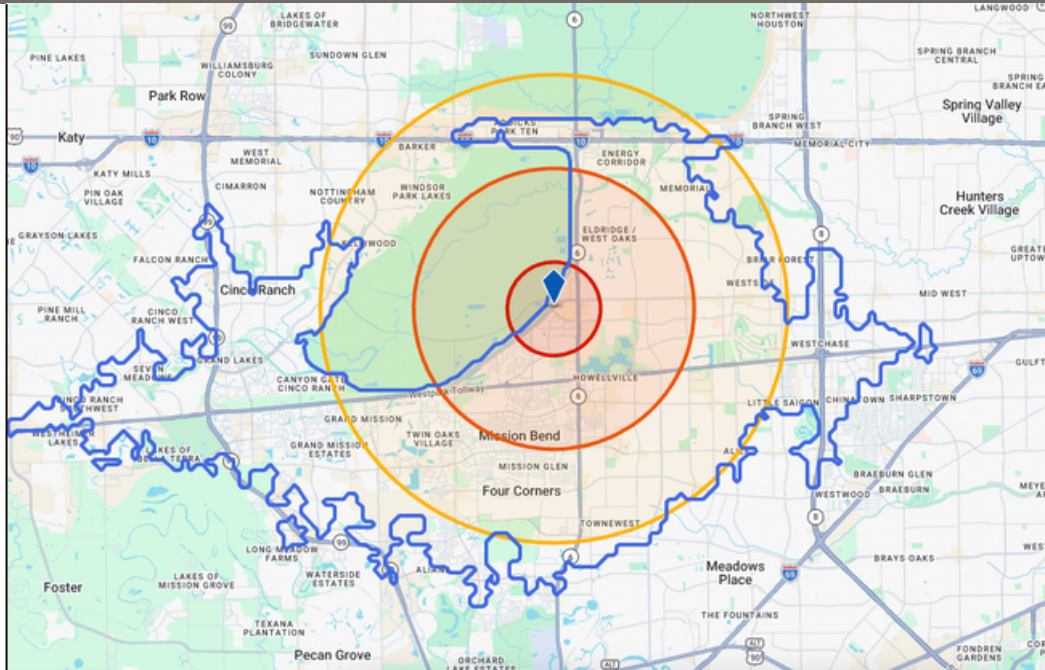




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Demographics

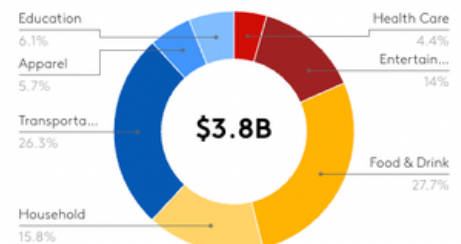
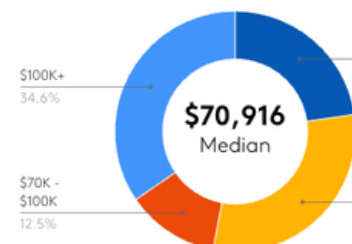
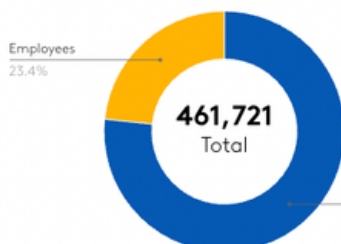
	1 Mile	2 Mile	3 Mile
2025 Population	12,131	121,227	121,227
2030 Population	12,883	129,050	129,050
2025-2030 Projected Population Growth	6.2%	6.4%	6.4%
Median Age	35.3	37.2	37.2
College Degree + Higher	29%	36%	36%
Daytime Employees	11,965	35,780	35,780
Total Businesses	577	3,893	3,893
Average Household Income	\$84,069	\$90,326	\$90,326
Median Household Income	\$66,690	\$64,761	\$64,761
Total Consumer Spending	\$123.5M	\$1.3B	\$1.3B
2025 Households	4,651	45,852	45,852
Average Home Value	\$296,996	\$336,772	\$336,772



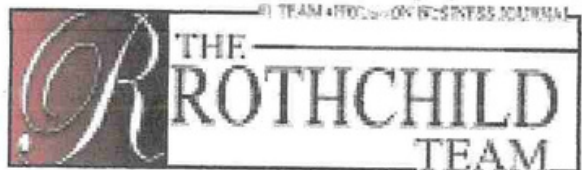
Absolute Population

Household Income

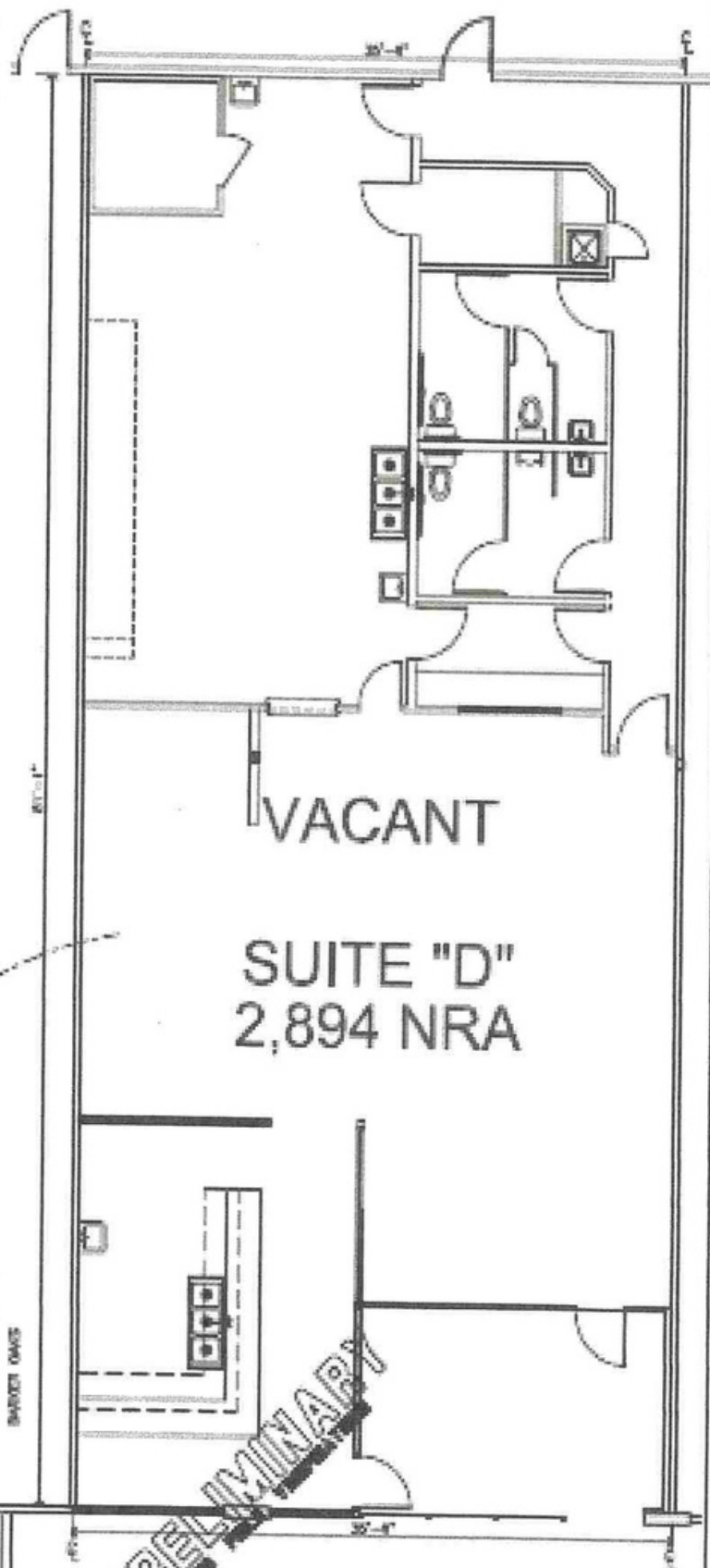
Consumer Spending



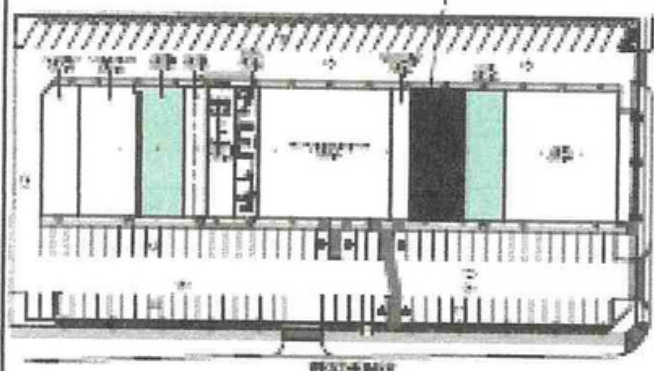
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for leasing information: 281.599.6500



PRELIMINARY



BARKER OAKS PLAZA

14800 WESTHEIMER, HOUSTON, TEXAS 77082
01/03/13



SUITE "D"

SCALE: 1"=10'-0"