



West Oaks Center

2838 S Hwy 6 | Houston, 77082

1,200–1,600 SF RETAIL + RESTAURANT OPPORTUNITIES

WEST OAKS CENTER

1,200 SF - 1,600 SF Available | \$26.00–\$28.00/SF/YR NNN

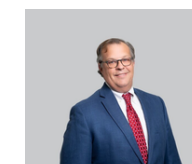
for sale

West Oaks Center offers two distinct opportunities in a proven Highway 6 retail corridor: a 1,200 SF end-cap retail suite and a 1,600 SF second-generation restaurant formerly occupied by Papa John's. Positioned beside The Home Depot and exposed to 51,000+ vehicles per day, the center gives operators strong signage potential, easy customer access, and immediate reach to nearby residents, students, employees, and shoppers.

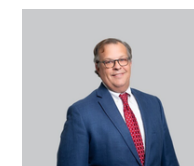
Well suited for:

- Quick-service, takeout + delivery concepts
- Coffee, dessert + beverage operators
- Specialty retail + convenience uses
- Beauty, wellness + personal services
- Medical, financial + professional services
- Local, regional + franchise brands

An established West Houston location where businesses can capitalize on high visibility, proven retail activity, and space designed for efficient market entry.



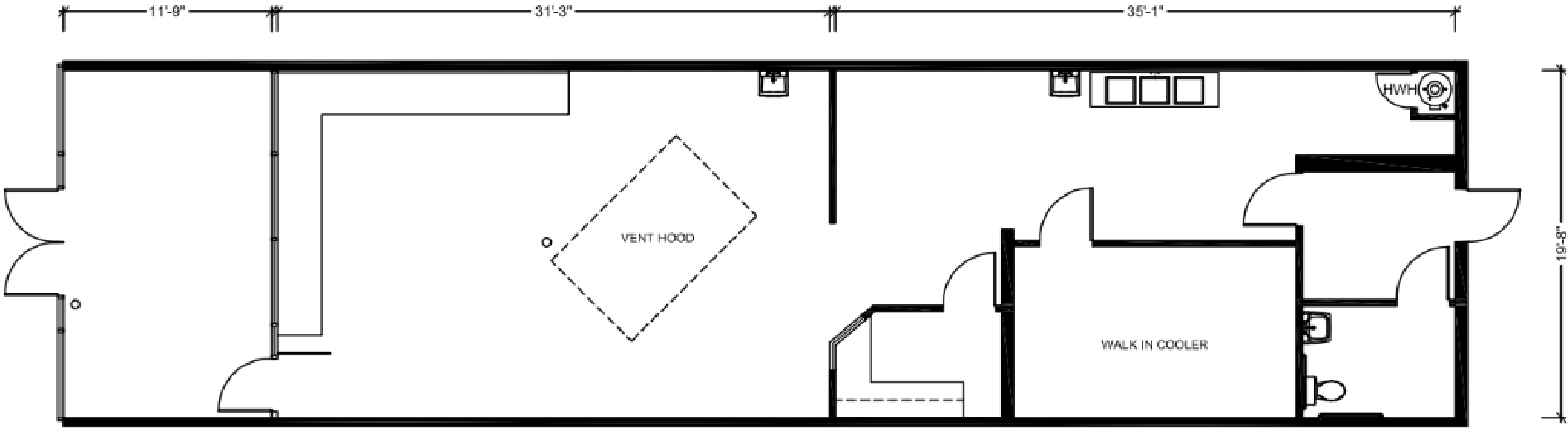
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West Oaks Center | Suite D

1,600 SF Available | \$28.00/SF/YR NNN



Space Features

- Former Papa John's
- Vent hood in place
- Walk-in cooler
- Takeout + delivery potential

Suite D offers a 1,600 SF second-generation restaurant space formerly occupied by Papa John's. An existing vent hood and walk-in cooler may help reduce upfront build-out needs, making the suite a strong fit for quick-service, takeout, delivery, or fast-casual concepts.



BUILT-IN RETAIL DEMAND

West Oaks Center is positioned to capture shoppers, employees, students, and nearby residents throughout the day, supporting both restaurant and service-oriented retail concepts.

Home Improvement + Retail Traffic

The neighboring Home Depot generates steady contractor, homeowner, and weekend shopper activity with strong cross-shopping potential.

Workday Lunch + Service Demand

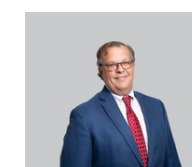
The nearby Shell Westhollow Campus creates weekday demand for lunch, delivery, catering, personal services, and everyday convenience.

Student + Neighborhood Customers

Fortis College and surrounding West Houston neighborhoods provide a recurring audience for dining, beverages, beauty, wellness, and service retail.

Evening + Weekend Draw

West Oaks Mall, Olive Garden, Red Lobster, Golden Corral, and La Michoacana help keep the corridor active beyond standard business hours.



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