



West Oaks Plaza

15115 Westheimer Rd, STE O, Houston, TX 77082

2,000 SQ FT - \$20.75 PSF NNN

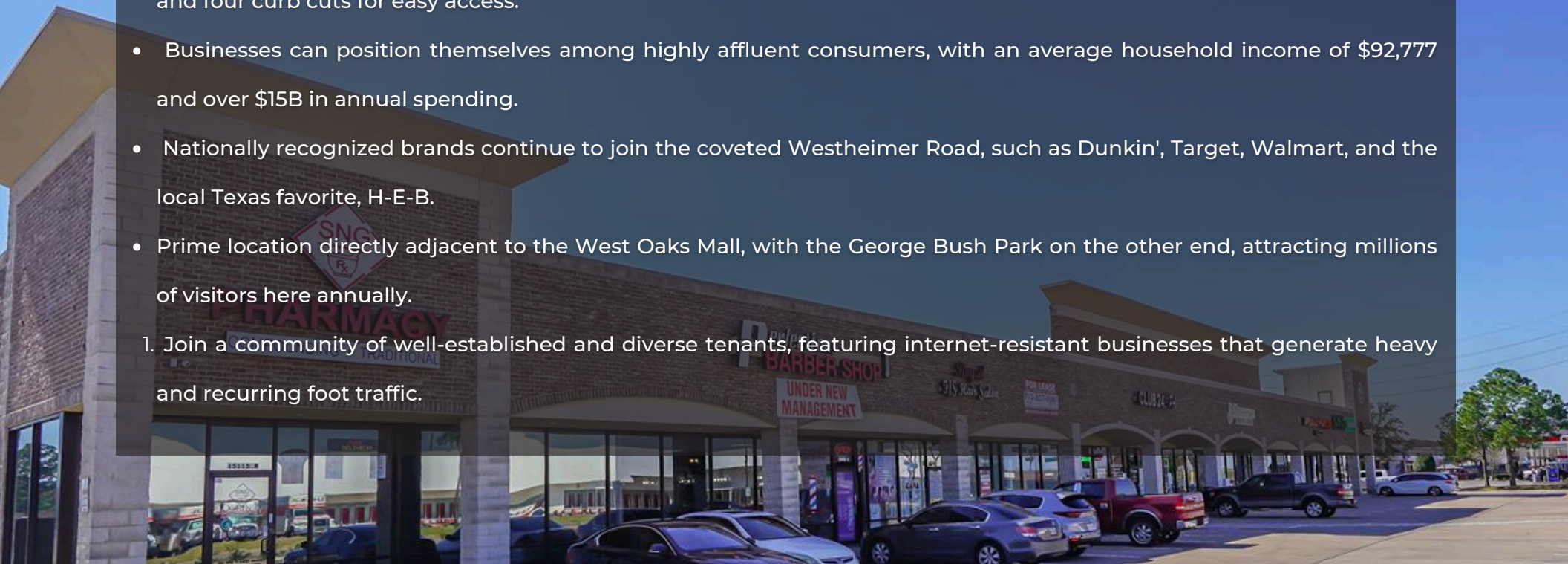
Broker:

Joe Rothchild
281.744.3415

Keller Williams Signature
Each office is independently owned and operated

Proeprty Highlights

- Unmatched exposure with 315 feet of frontage on Westheimer Road, signage options, roughly 29,378 vehicles per day, and four curb cuts for easy access.
 - Businesses can position themselves among highly affluent consumers, with an average household income of \$92,777 and over \$15B in annual spending.
 - Nationally recognized brands continue to join the coveted Westheimer Road, such as Dunkin', Target, Walmart, and the local Texas favorite, H-E-B.
 - Prime location directly adjacent to the West Oaks Mall, with the George Bush Park on the other end, attracting millions of visitors here annually.
1. Join a community of well-established and diverse tenants, featuring internet-resistant businesses that generate heavy and recurring foot traffic.



Property Details

Available SF:	2,000 SF
Lease Rate:	\$20.75
NNN:	\$9.75
Year Built:	2007
Market:	West Houston
Submarket:	Katy
Traffic Count:	29,378 VPD

Property Highlights

- Heavy drive-by traffic
- 315 feet of Westheimer frontage
- Directly across from multiple major retailers
- Multiple curb cuts
- Shares a parking lot with West Oaks Mall
- Long-term mixed tenants

Major Tenants

Mr. Donut	1,056 SF
Vacant	2,234 SF
Vacant	1,900 SF
Glamoureaux Interior Designs	4,000 SF
Vacant	1,785 SF
Royal Salon	1,100 SF
SNG Pharmacy	2,000 SF



Office



Hall View Front to Back



Hall View Back to Front



Suite 1



Private Bathroom



Front Side Office

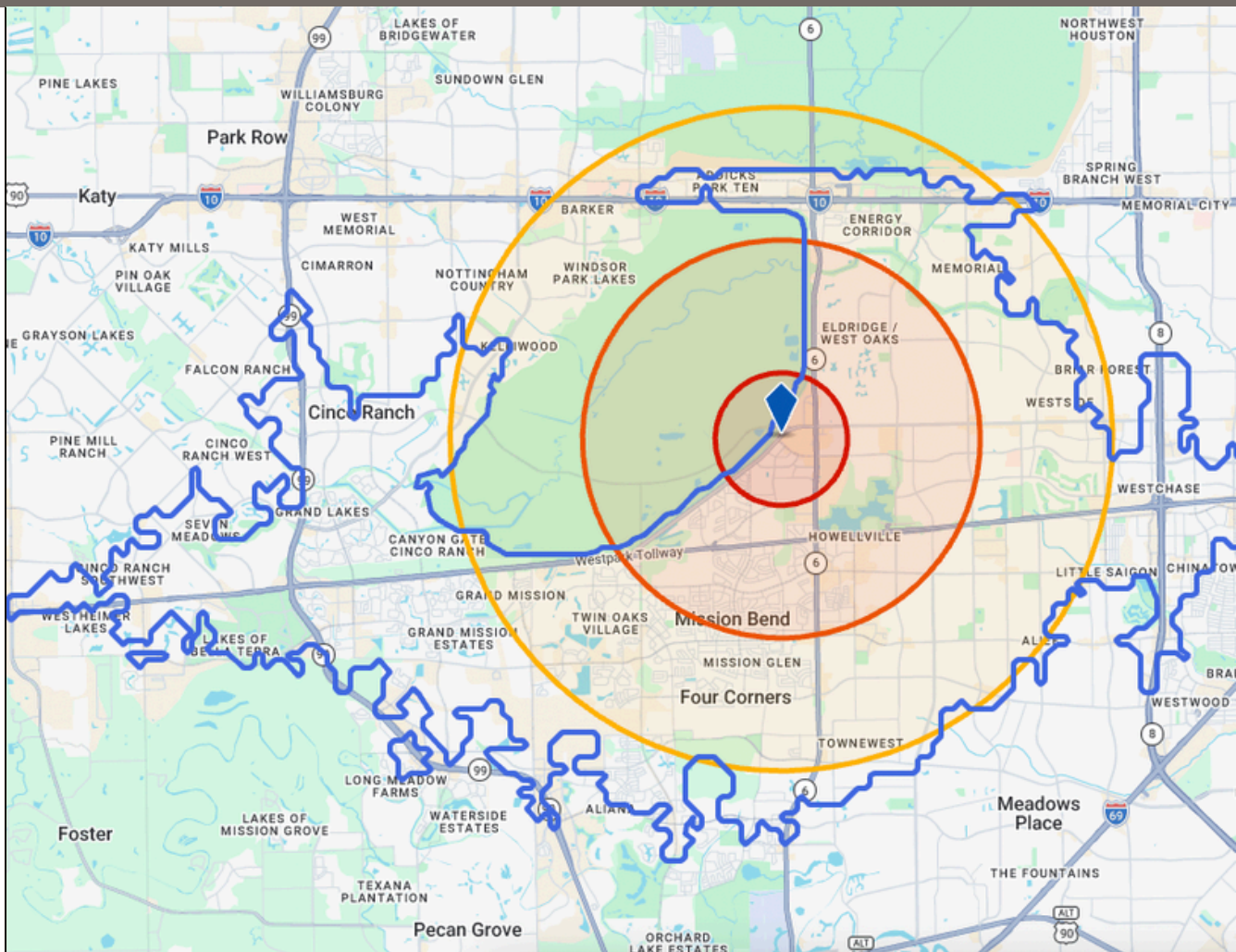


Office





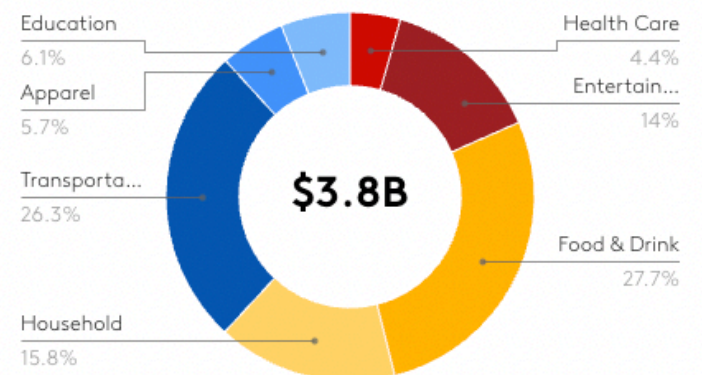
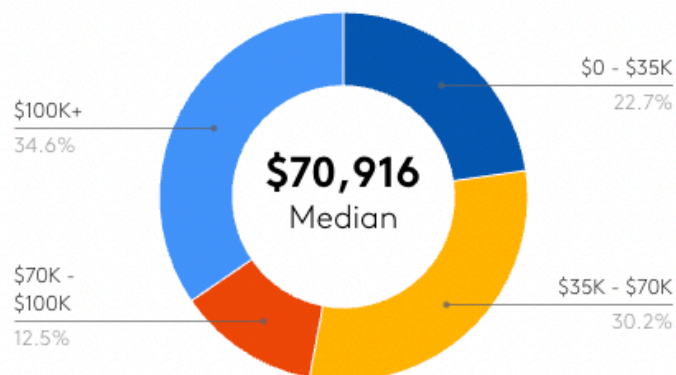
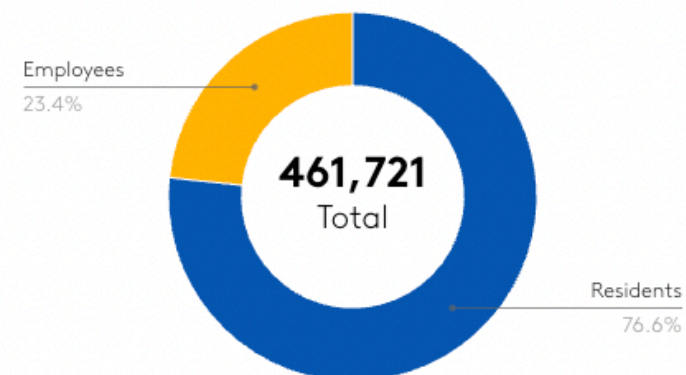
	1 Mile	2 Mile	3 Mile
2025 Population	12,131	121,227	121,227
2030 Population	12,883	129,050	129,050
2025-2030 Projected Population Growth	6.2%	6.4%	6.4%
Median Age	35.3	37.2	37.2
College Degree + Higher	29%	36%	36%
Daytime Employees	11,965	35,780	35,780
Total Businesses	577	3,893	3,893
Average Household 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



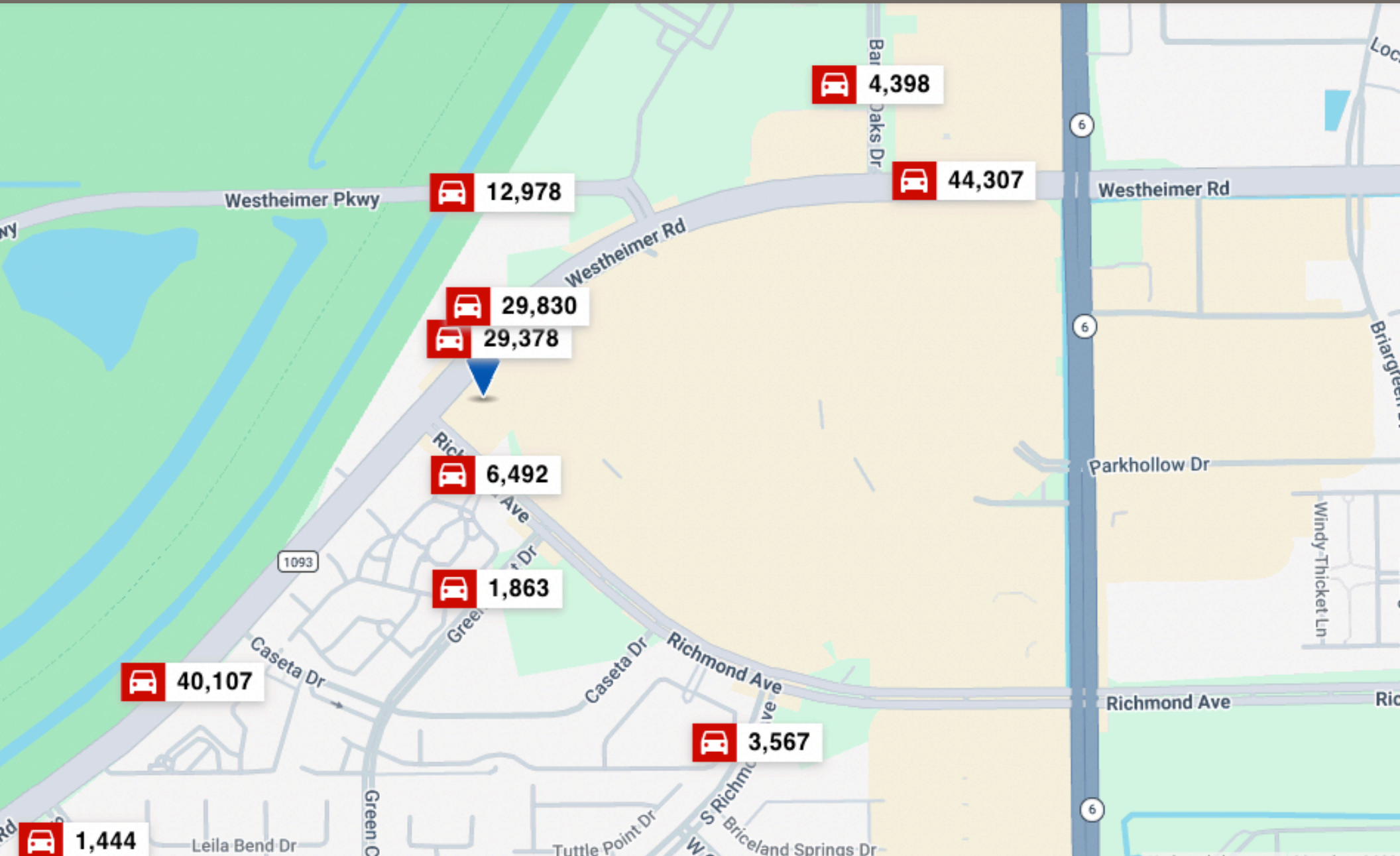
Absolute Population

Household Income

Consumer Spending



The information contained herein while based upon data supplied by source deemed reliable, is subject to errors or omissions and is not in any way, warranted by Rothchild Commercial Properties or Rothchild Family Partnership #2, or by any agent, independent associate, subsidiary or employee of Rothchild Commercial or Rothchild Family Partnership #2. This information is subject to change.



Aerial Map



West Oaks Plaza

15115 Westheimer Rd., Houston, TX, 77082

- Suite O | 2,000 SF | \$20.75 (NNN)



Broker:

Joe Rothchild
281.744.3415

Keller Williams Signature
Each office is independently owned and operated



Disclaimer:

The information contained herein is not a substitute for a thorough due diligence investigation. Rothchild Family Partnership #2 LTD has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rothchild Family Partnership #2 LTD has not verified, and will not verify, any of the information contained herein, nor has Rothchild Family Partnership #2 LTD conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.