

**FOR LEASE**

**9296 WESTHEIMER RD  
HOUSTON, TX**



# Rosewood Center

**Chase Cooper**  
Associate  
713.405.7486  
chase.cooper@partnersrealestate.com

**John Ytterberg**  
Associate  
713.275.9633  
john.ytterberg@partnersrealestate.com

**partners**

# FOR LEASE

9296 WESTHEIMER RD  
HOUSTON, TX



## AVAILABLE

- 4,200 SF Endcap Space for Lease
- Previously permitted for restaurant use | Shell condition with private rear patio

**Pricing : \$30 SPF with \$14 NNNs**

## PROPERTY HIGHLIGHTS

- **Prime endcap on highly trafficked Westheimer Road**, one of Houston's premier retail corridors with strong daily commuter and shopper flow
- **Excellent visibility and direct access with ample parking** and a private patio ideal for restaurant, cafe, or entertainment concept
- **Previously permitted for restaurant use** - ready for quick build out in a high-demand trade area
- **Strong co-tenancy** and proximity to major shopping, dining, and residential neighborhoods.

# FOR LEASE



## LISTING OVERVIEW

- Second-generation shell with prior restaurant infrastructure, reducing build-out costs and accelerating time-to-open
- Endcap configuration with private rear patio delivers immediate outdoor-dining or event-space advantage
- Positioned in a high-performing Westheimer corridor supported by dense residential and strong daytime employment base
- Ideal for restaurant, food service, or entertainment concepts with proven demand in an established trade area.

# Property Photos

9296 WESTHEIMER RD  
HOUSTON, TX



**Chase Cooper**

Associate

713.405.7486

chase.cooper@partnersrealestate.com

**John Ytterberg**

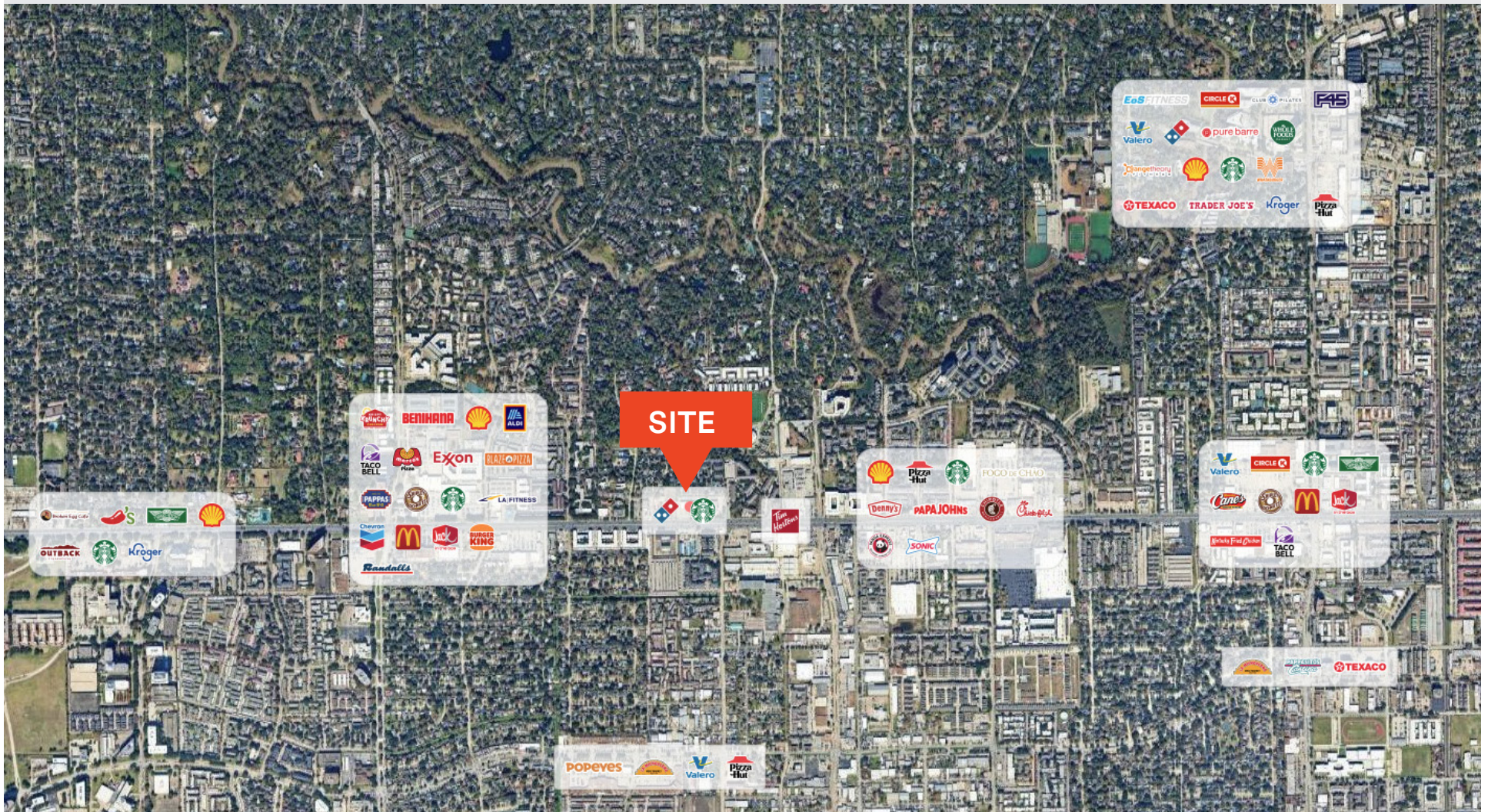
Associate

713.405.7486

john.ytterberg@partnersrealestate.com

# Retail Map

9296 WESTHEIMER RD  
HOUSTON, TX

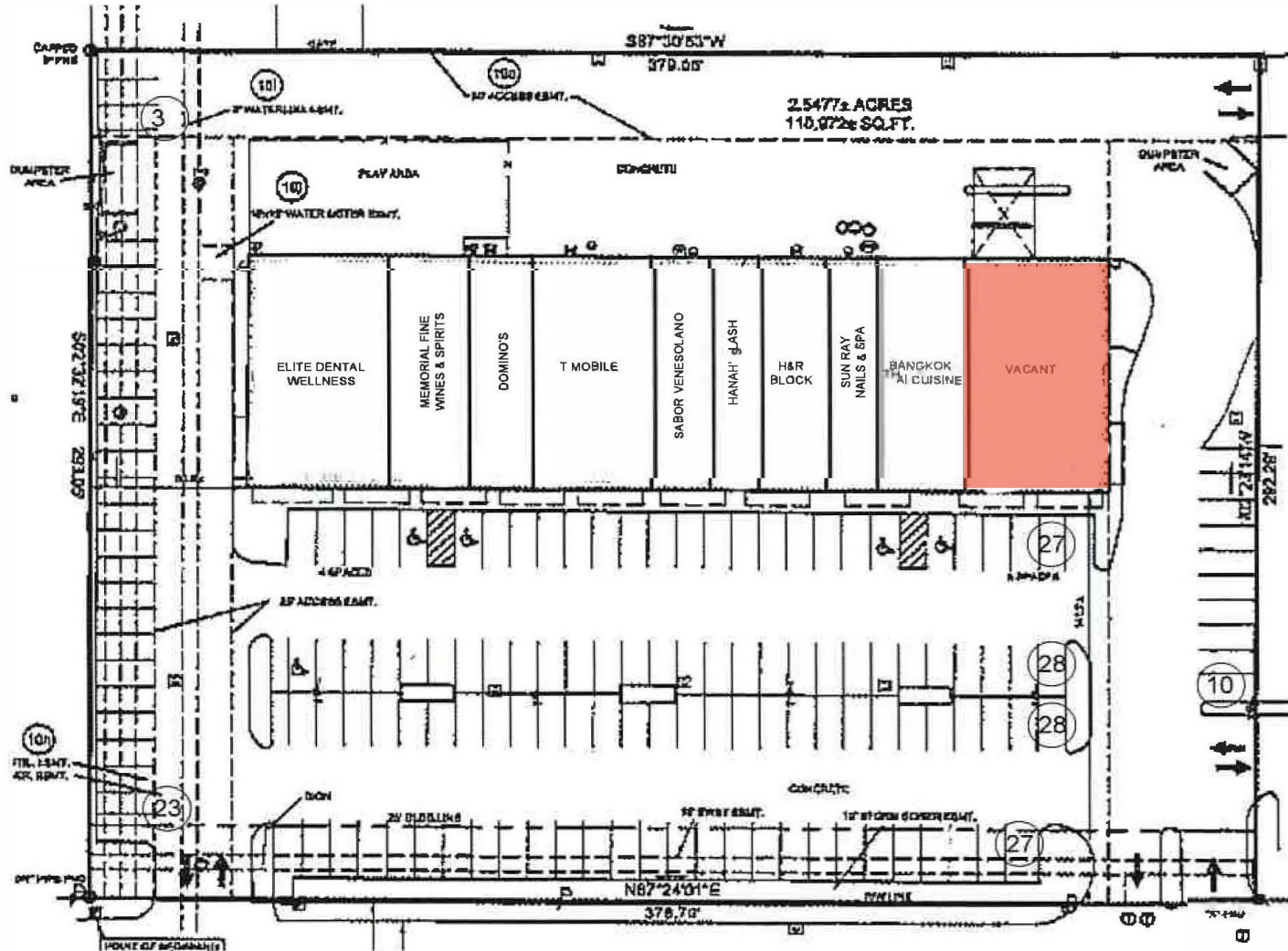


**Chase Cooper**  
Associate  
713.405.7486  
chase.cooper@partnersrealestate.com

**John Ytterberg**  
Associate  
713.405.7486  
john.ytterberg@partnersrealestate.com

# Site Plan

9296 WESTHEIMER RD  
HOUSTON, TX



**Chase Cooper**  
Associate  
713.405.7486  
chase.cooper@partnersrealestate.com

**John Ytterberg**  
Associate  
713.405.7486  
john.ytterberg@partnersrealestate.com

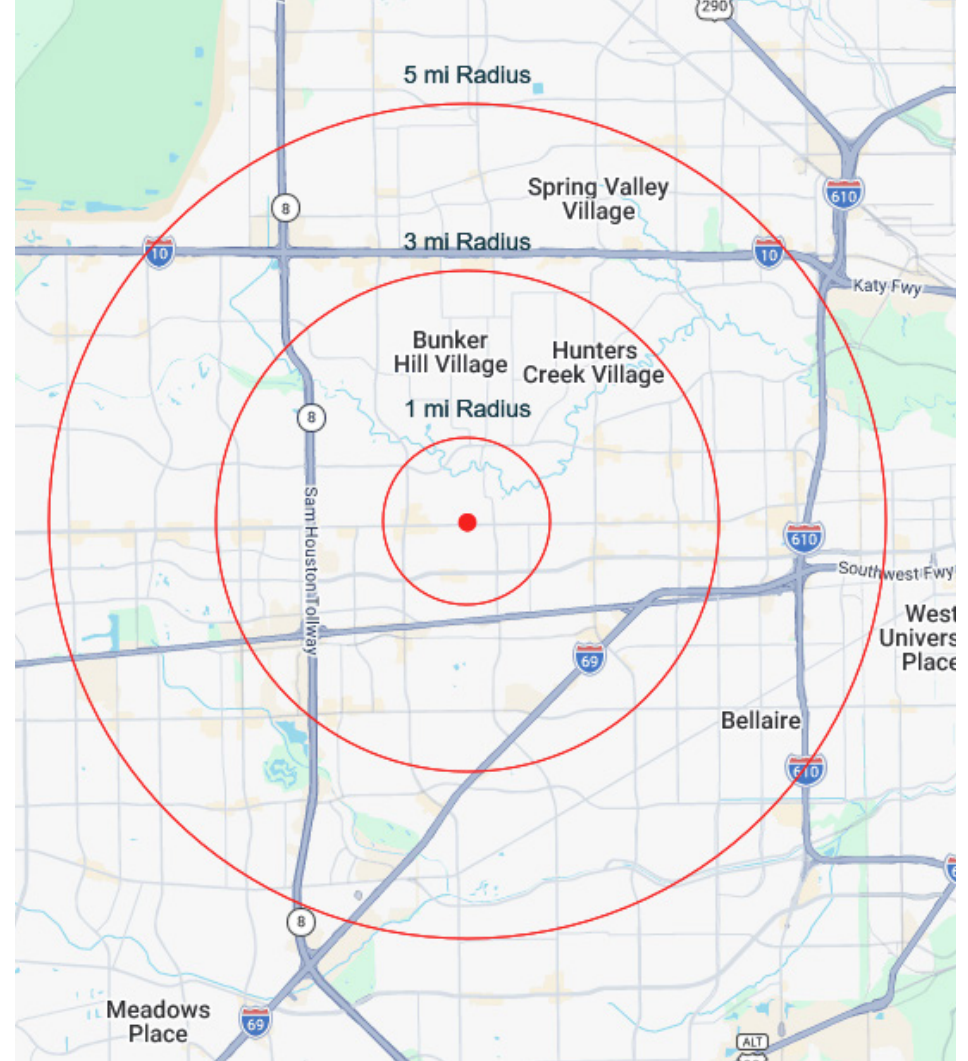
# Demographics

| <b>POPULATION</b>         | 1 Mile   | 3 Miles   | 5 Miles   |
|---------------------------|----------|-----------|-----------|
| 2020 Population           | 27,147   | 212,748   | 528,771   |
| 2025 Population           | 29,109   | 226,451   | 556,868   |
| 2030 Projected Population | 27,478   | 215,451   | 531,466   |
| Annual Growth (2024-2029) | -1,632   | -10,999   | -25,402   |
| <b>HOUSEHOLDS</b>         | 1 Mile   | 3 Miles   | 5 Miles   |
| 2020 Households           | 14,037   | 93,196    | 221,745   |
| 2025 Households           | 14,083   | 96,817    | 229,313   |
| 2030 Projected Households | 13,704   | 94,545    | 224,635   |
| Annual Growth 2010-2025   | 1,721    | 10,973    | 27,842    |
| Annual Growth (2025-2030) | -380     | -2,272    | -4,679    |
| <b>HOUSEHOLD INCOME</b>   | 1 Mile   | 3 Miles   | 5 Miles   |
| Average Household Income  | \$91,243 | \$107,844 | \$123,444 |
| Median Household Income   | \$61,366 | \$74,835  | \$83,739  |
| <b>DAYTIME EMPLOYMENT</b> | 1 Mile   | 3 Miles   | 5 Miles   |
| Total Employees           | 10,373   | 202,761   | 493,554   |
| Total Businesses          | 1,965    | 22,241    | 56,055    |

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

**Chase Cooper**  
 Associate  
 713.405.7486  
 chase.cooper@partnersrealestate.com

**John Ytterberg**  
 Associate  
 713.405.7486  
 john.ytterberg@partnersrealestate.com





# Information About Brokerage Services



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

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|   |             |                                       |              |
|---|-------------|---------------------------------------|--------------|
| PCR Brokerage Houston, LLC  | 9003949     | licensing@partnersrealestate.com      | 713-620-0500 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                                 | Phone        |
| Jon Silberman   | 389162      | jon.silberman@partnersrealestate.com  | 713-620-0500 |
| Designated Broker of Firm   | License No. | Email                                 | Phone        |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                                 | Phone        |
| Chase Cooper  | 794571      | chase.cooper@partnersrealestate.com   | 713-405-7486 |
| Sales Agent/Associate's Name                                      | License No. | Email                                 | Phone        |
| John Ytterberg  | 806231      | john.ytterberg@partnersrealestate.com | 713-275-9633 |
| Sales Agent/Associate's Name                                      | License No. | Email                                 | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date