

Shoppes on Highway 6

S Hwy 6 & Westpark Dr, Houston, 77082

1,250 SF Service Suite + 3,600 SF End Cap

Shoppes on Highway 6

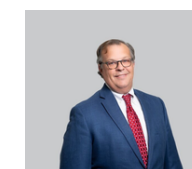
1,250 SF–3,600 SF Available | \$23–\$24/SF/YR + NNN

Shoppes on Highway 6 offers two distinct opportunities in a Walmart shadow-anchored center near Highway 6 and Westpark Drive: a 3,600 SF end-cap former bar and a 1,250 SF former insurance office. With prominent frontage, **strong street visibility**, pylon signage, and ample parking, the center gives operators access to established West Houston shopping activity.

Well suited for:

- Bar, lounge + beverage concepts
- Entertainment + franchise operators
- Insurance + financial services
- Medical, wellness + professional offices
- Specialty retail + neighborhood services
- Local, regional + expanding businesses

A high-visibility West Houston location offering two well-positioned spaces for businesses ready to launch, relocate, or expand.



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LOCATION

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A HIGH-TRAFFIC WEST HOUSTON POSITION

Located along Highway 6 near Westpark Drive, the center sits within an established retail, residential, medical, and employment corridor with convenient access to the Westpark Tollway.

KEY LOCATION DRIVERS

72,106 VPD

Highway 6 traffic exposure

15,530 VPD

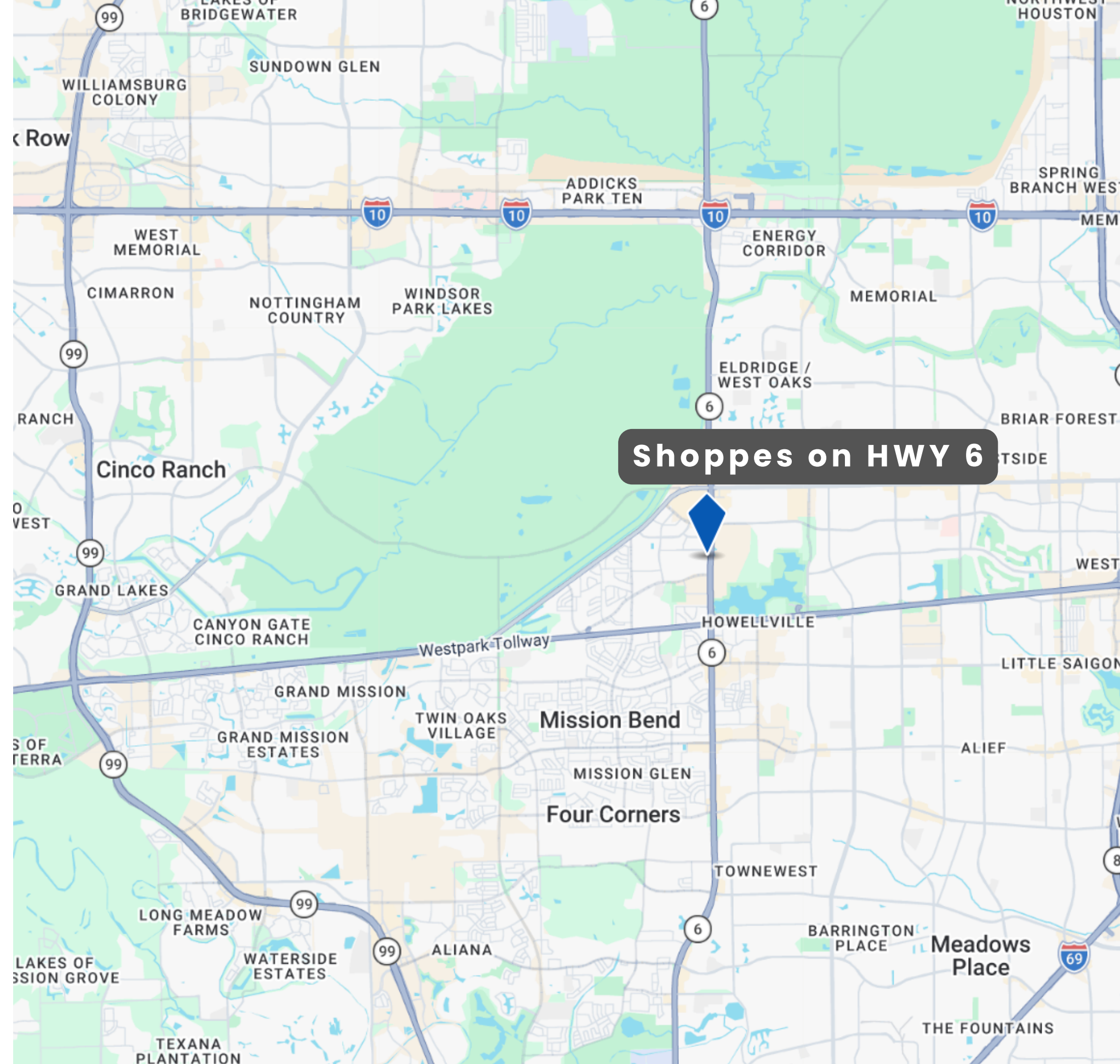
Westpark Drive traffic exposure

Walmart Shadow-Anchored

Consistent daily shopping activity

Minutes From

Westchase District • HCA Houston Healthcare West • Village at West Oaks • Oak Park Ridge • Richmond Avenue • Westpark Tollway



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BUILT-IN CUSTOMER BASE

Retail + Weekend Traffic

Walmart, Village at West Oaks, and nearby restaurants such as Olive Garden, Red Lobster, Golden Corral, and La Michoacana help draw shoppers and diners throughout the week.

Medical + Daytime Demand

HCA Houston Healthcare West creates potential demand from healthcare employees, patients, visitors, medical-office professionals, and pharmaceutical representatives.

Corporate + After-Work Traffic

Proximity to the Westchase District provides access to office professionals seeking lunch, catering, happy hour, and convenient evening options.

Residential Demand

Oak Park Ridge and surrounding West Houston neighborhoods provide a nearby customer base for dining, takeout, entertainment, and service-oriented concepts.

