



West Oaks Plaza

15115 Westheimer Rd, STE O, Houston, TX 77082

2,000 SQ FT - \$20.75 PSF NNN

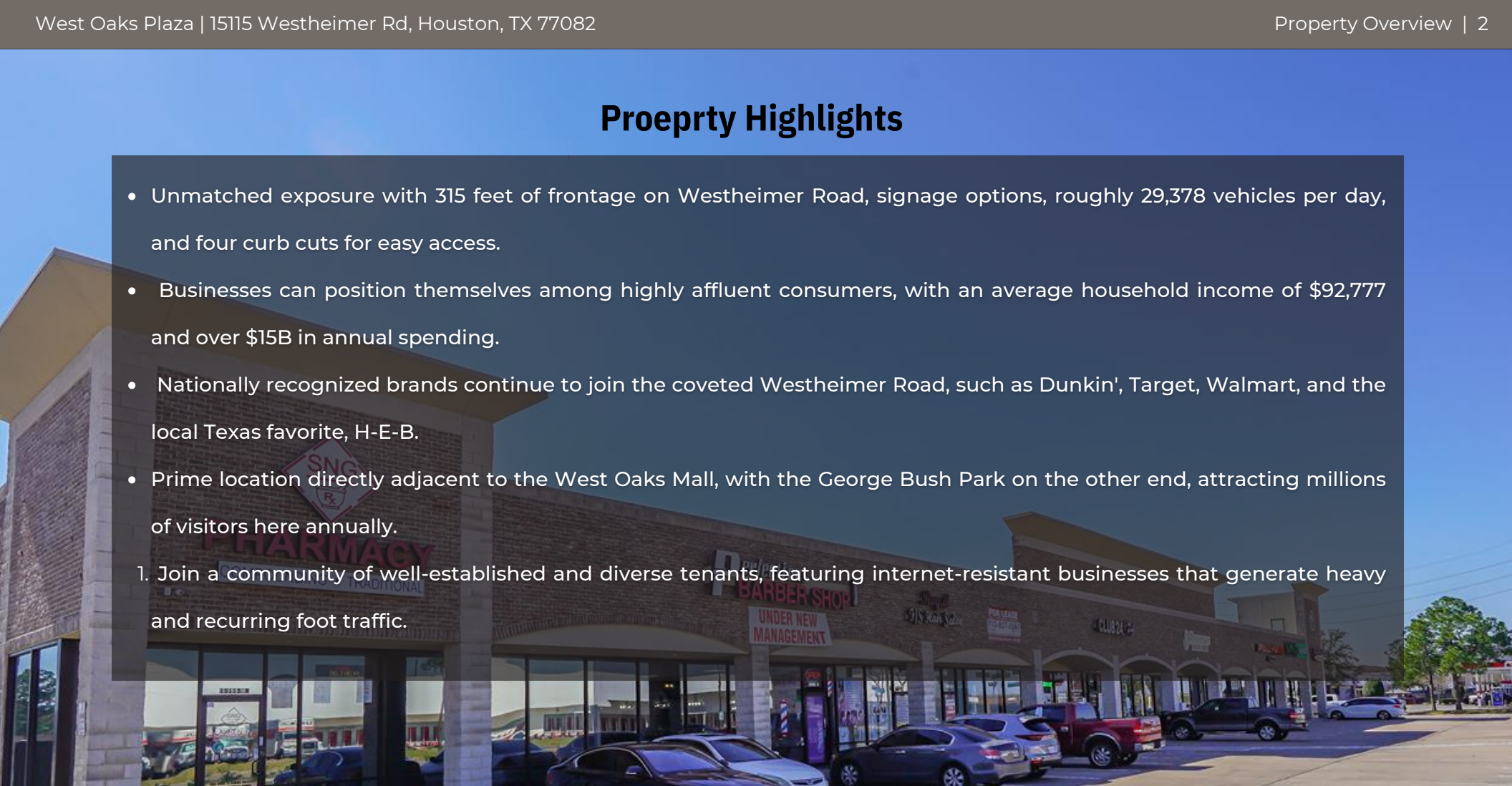
Broker:

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



Suite 1



Front Side Office



Hall View Front to Back



Hall View Back to Front

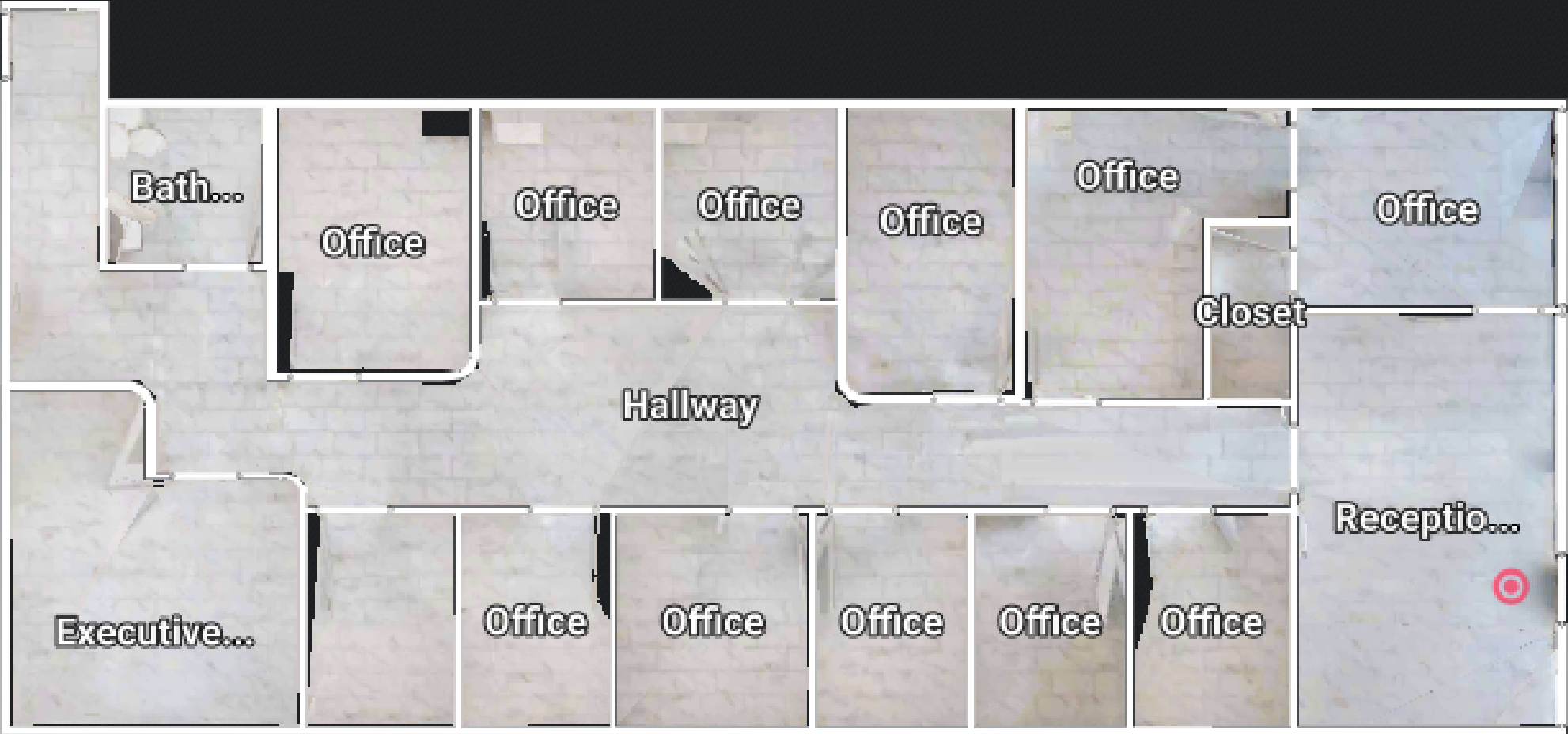


Private Bathroom

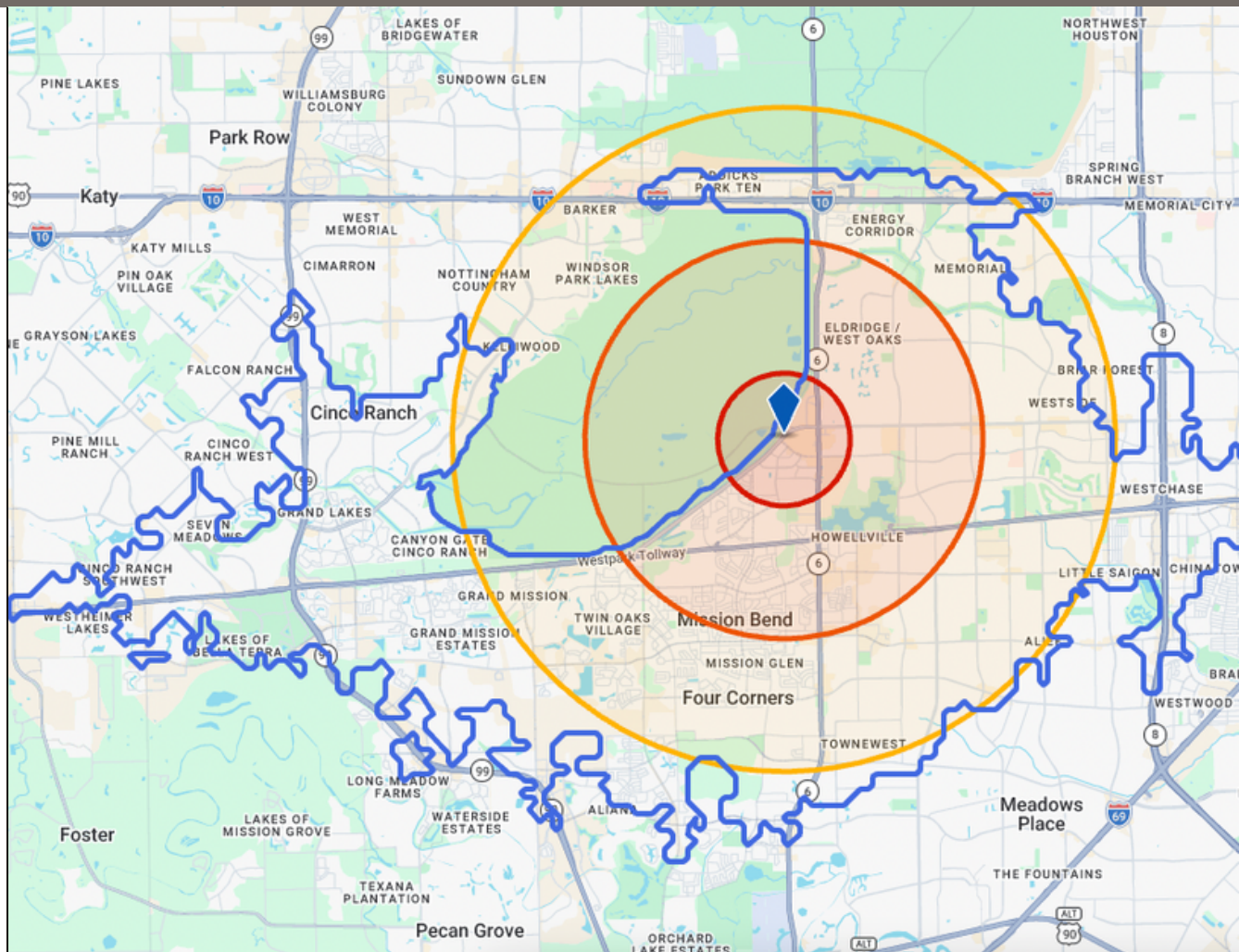


Office

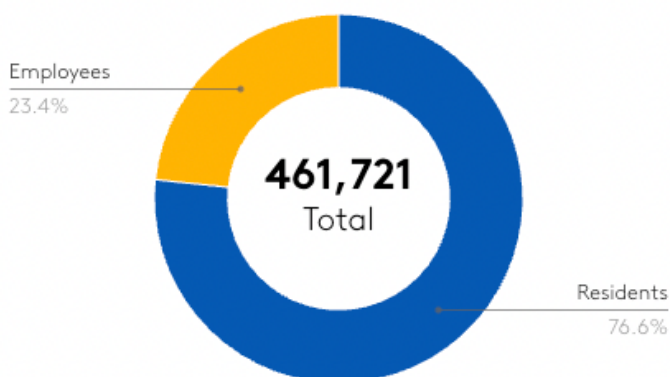




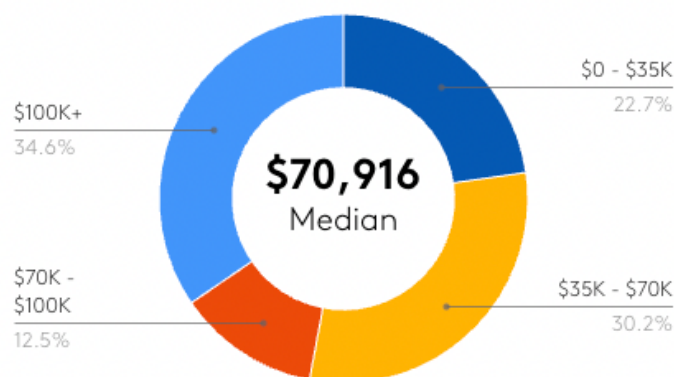
	1 Mile	2 Mile	3 Mile
2025 Population	12,131	121,227	121,227
2030 Population	12,883	129,050	129,050
2025-2030 Projected Population Growth	6.2%	6.4%	6.4%
Median Age	35.3	37.2	37.2
College Degree + Higher	29%	36%	36%
Daytime Employees	11,965	35,780	35,780
Total Businesses	577	3,893	3,893
Average Household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



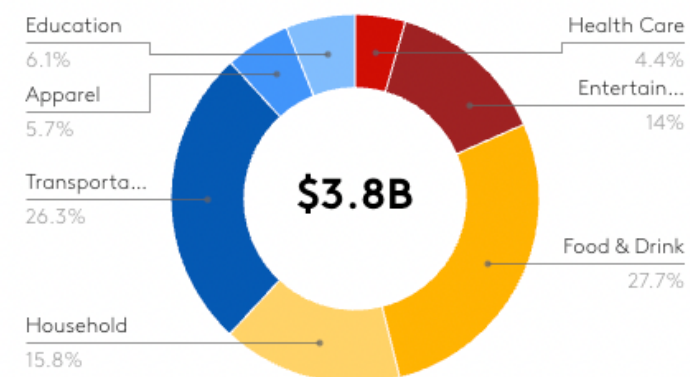
Absolute Population

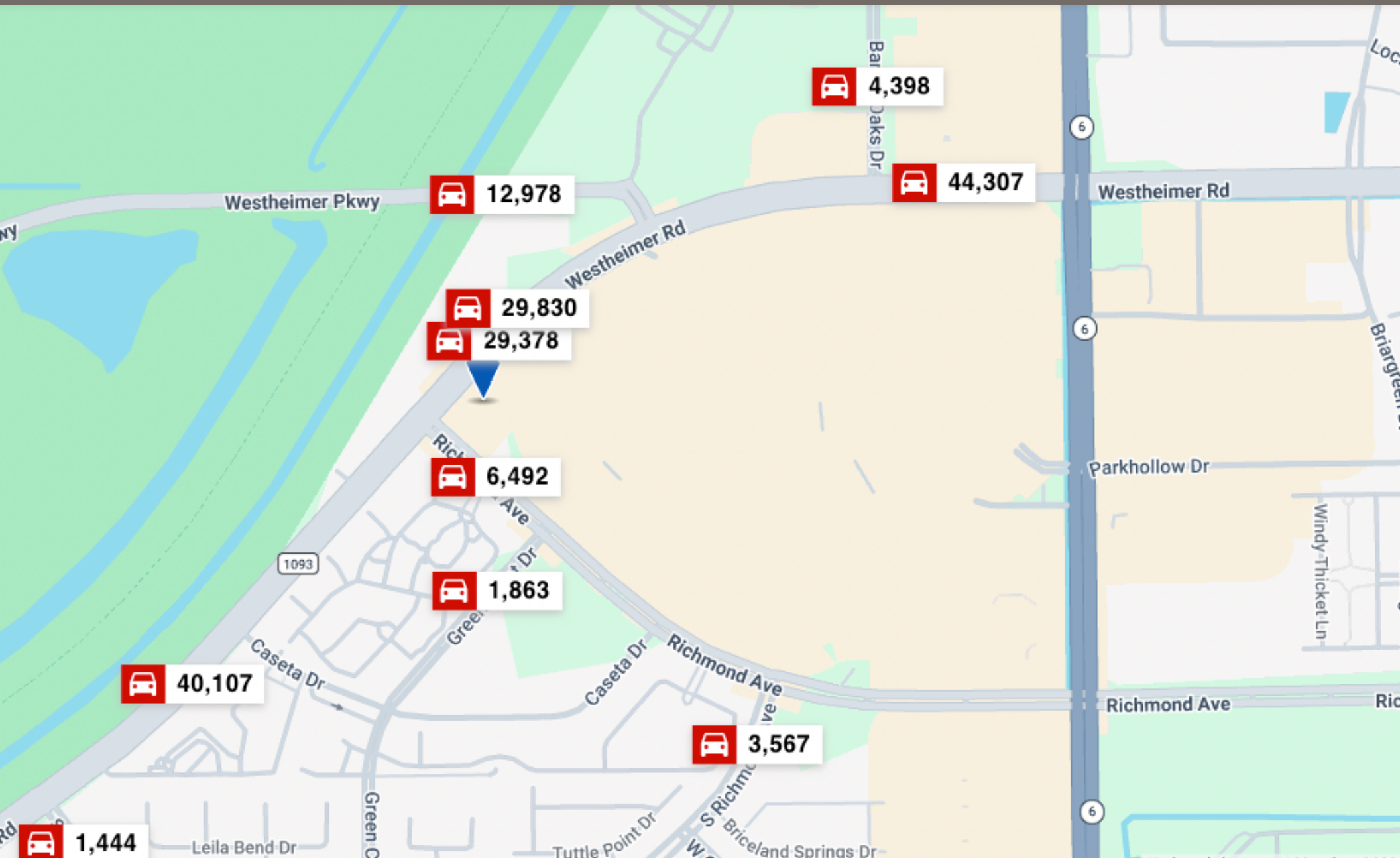


Household Income

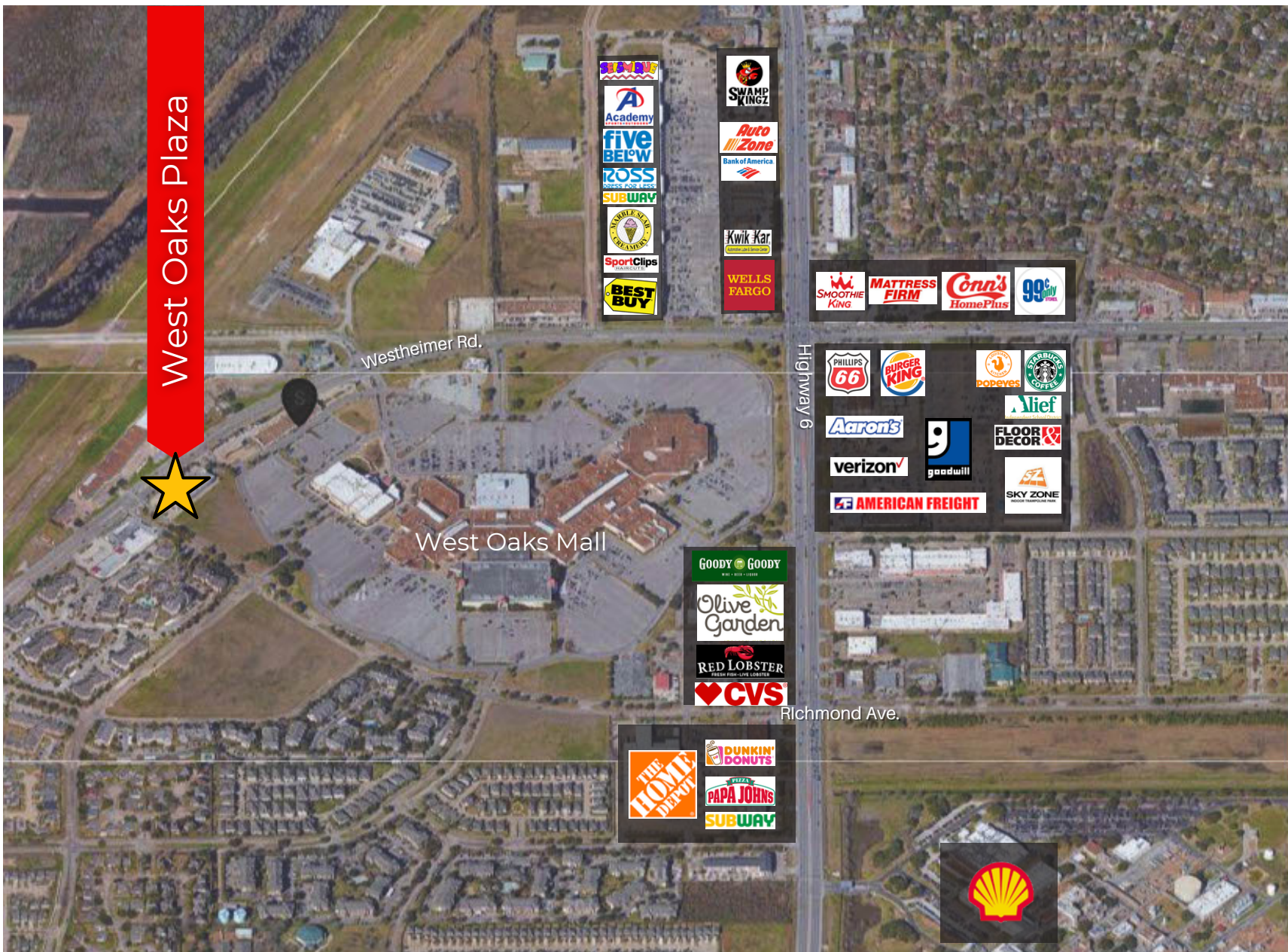


Consumer Spending





Aerial Map



West Oaks Plaza

15115 Westheimer Rd., Houston, TX, 77082

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



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Disclaimer:

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