



FOR LEASE

\$45,000/MONTH BASE RENT

7801 WESTHEIMER ROAD, HOUSTON, TEXAS 77063

HIGH-TRAFFIC LOCATION

FULL COMMERCIAL KITCHEN + BAR

IMMEDIATE OCCUPANCY

FLEXIBLE VENUE OPTIONS

STAND ALONE BUILDING

LARGE PARKING LOT



KW Commercial

Andre Vysotskiy (832) 455-4008 / Ada Wang (713) 859-2598

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Positioned in the heart of Houston’s Westheimer corridor, 7801 Westheimer presents a rare opportunity to lease a highly visible freestanding venue in Houston's Galleria / Near West submarket. The location surrounded office building, residential neighborhoods, luxury apartments and an array of business. The entire 11,448 SF building is available for immediate tenant occupancy.

The existing build-out includes a full commercial kitchen and bar, multiple walk-in refrigerator/freezer areas, beverage storage, large outdoor patio, service and storage rooms, server rooms, staff areas, and restrooms. The adaptable layout can support restaurant, nightclub, event, entertainment, retail, medical, and other commercial uses, subject to landlord approval and applicable requirements.

The supplied 2025 traffic report identifies approximately 56,687 vehicles per day on Westheimer Road and 38,958 vehicles per day on Hillcroft Avenue.

BUILDING SIZE	LOT SIZE	YEAR BUILT	PARKING
11,448 SF	1.50 ACRES	2011	65 SPACES

POTENTIAL USES

RESTAURANT • NIGHTCLUB • EVENT VENUE • ENTERTAINMENT

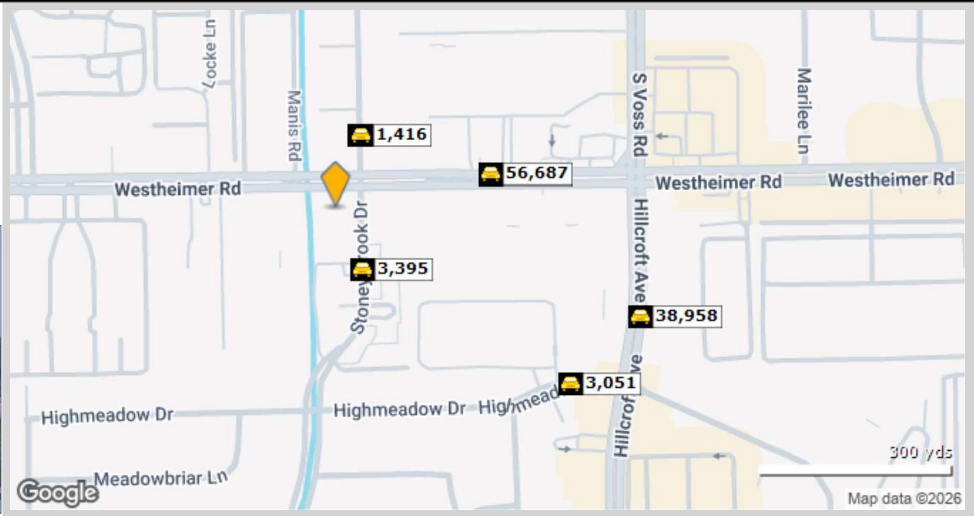
RETAIL • MEDICAL • OTHER COMMERCIAL USES CONSIDERED

Traffic Count Report

7801 Westheimer Rd, Houston, TX 77063

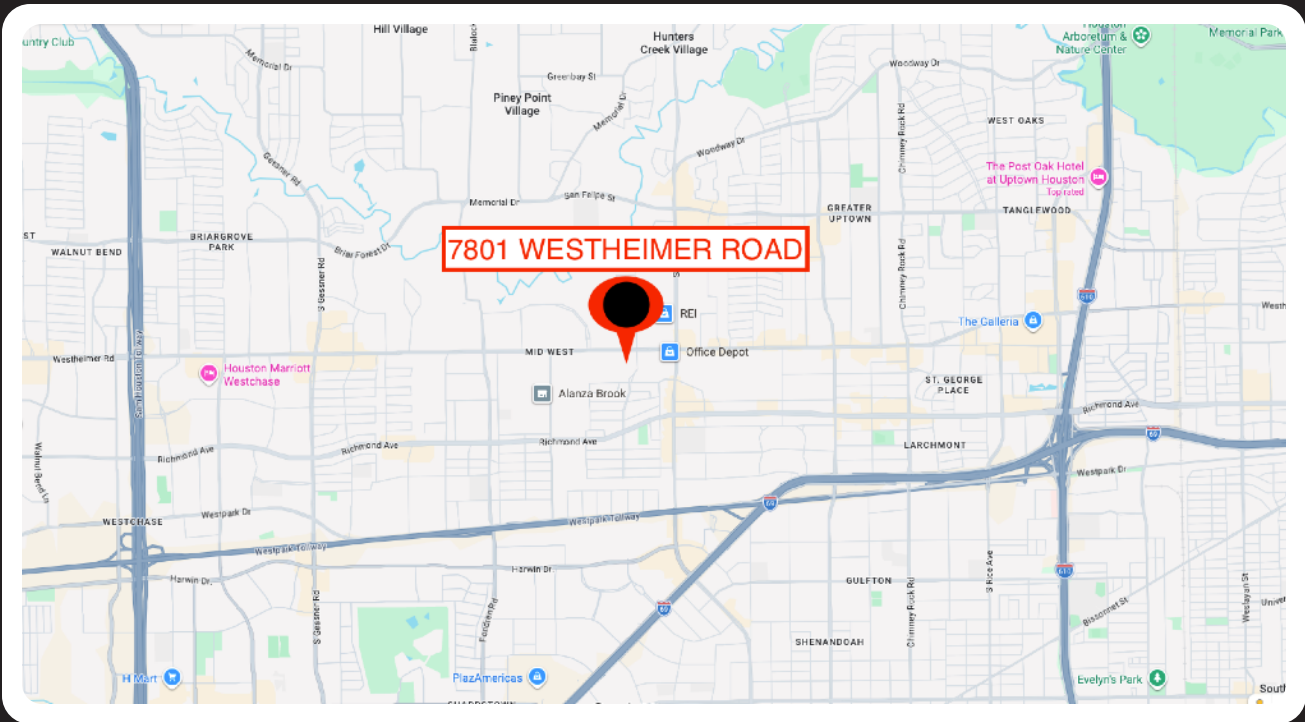
Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **11,448 SF**
Year Built: **2011**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Stoneybrook Dr	Westheimer Rd	0.07 N	2025	3,415	MPSI	.06
2 Stoneybrook Dr	Westheimer Rd	0.07 N	2024	3,395	MPSI	.06
3 Stoneybrook Dr	Locke Ln	0.02 N	2025	1,425	MPSI	.07
4 Stoneybrook Dr	Locke Ln	0.02 N	2024	1,416	MPSI	.07
5 Westheimer Rd		0.00	2024	56,967	MPSI	.15
6 Westheimer Rd		0.00	2025	56,687	MPSI	.15
7 Highmeadow Dr	Freshmeadows Dr	0.05 W	2024	3,019	MPSI	.26
8 Highmeadow Dr	Freshmeadows Dr	0.05 W	2025	3,051	MPSI	.26
9 Hillcroft Ave	Unity Dr	0.06 S	2024	38,956	MPSI	.29
10 Hillcroft Ave	Unity Dr	0.06 S	2025	38,958	MPSI	.29

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Demographic Summary Report

7801 Westheimer Rd, Houston, TX 77063									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Restaurant		% Leased: 100%							
GLA: 11,448 SF		Rent/SF/Yr: -							
Year Built: 2011									
Radius		2 Mile		5 Mile		10 Mile			
Population									
2030 Projection		131,939		614,893		1,906,658			
2025 Estimate		123,142		573,863		1,772,094			
2020 Census		113,446		528,539		1,614,399			
Growth 2025 - 2030		7.14%		7.15%		7.59%			
Growth 2020 - 2025		8.55%		8.58%		9.77%			
2025 Population by Hispanic Origin		54,079		231,381		663,039			
2025 Population		123,142		573,863		1,772,094			
White		40,336	32.76%	210,163	36.62%	583,090	32.90%		
Black		18,834	15.29%	79,548	13.86%	368,960	20.82%		
Am. Indian & Alaskan		2,497	2.03%	7,667	1.34%	21,193	1.20%		
Asian		12,553	10.19%	65,836	11.47%	201,352	11.36%		
Hawaiian & Pacific Island		93	0.08%	412	0.07%	1,346	0.08%		
Other		48,829	39.65%	210,237	36.64%	596,154	33.64%		
U.S. Armed Forces		46		426		1,358			
Households									
2030 Projection		59,317		258,146		775,286			
2025 Estimate		55,298		240,381		718,109			
2020 Census		51,185		221,178		650,249			
Growth 2025 - 2030		7.27%		7.39%		7.96%			
Growth 2020 - 2025		8.04%		8.68%		10.44%			
Owner Occupied		12,989	23.49%	80,318	33.41%	292,192	40.69%		
Renter Occupied		42,308	76.51%	160,063	66.59%	425,917	59.31%		
2025 Households by HH Income		55,296		240,381		718,110			
Income: <\$25,000		10,470	18.93%	39,045	16.24%	120,065	16.72%		
Income: \$25,000 - \$50,000		14,385	26.01%	52,486	21.83%	132,854	18.50%		
Income: \$50,000 - \$75,000		10,236	18.51%	39,864	16.58%	124,360	17.32%		
Income: \$75,000 - \$100,000		6,118	11.06%	26,509	11.03%	82,264	11.46%		
Income: \$100,000 - \$125,000		4,328	7.83%	18,563	7.72%	58,209	8.11%		
Income: \$125,000 - \$150,000		2,008	3.63%	12,310	5.12%	42,528	5.92%		
Income: \$150,000 - \$200,000		2,404	4.35%	14,398	5.99%	51,332	7.15%		
Income: \$200,000+		5,347	9.67%	37,206	15.48%	106,498	14.83%		
2025 Avg Household Income		\$84,897		\$104,522		\$105,654			
2025 Med Household Income		\$56,694		\$67,334		\$71,114			

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LEASE OFFERING DISCLAIMER

This Lease Offering Memorandum was prepared by KW Commercial solely for prospective tenants evaluating a potential lease of 7801 Westheimer Road, Houston, Texas 77063 (the Property). Neither KW Commercial nor the property owner makes any representation or warranty, express or implied, regarding the accuracy or completeness of the information contained herein.

This Memorandum is an invitation to discuss a potential lease and is not an offer or binding commitment. The owner may reject any proposal, withdraw the Property, or terminate discussions at any time without notice. No obligation exists until a definitive lease is negotiated, executed, and delivered by the owner and tenant.

Information has been obtained from sources believed reliable but has not been independently verified. Prospective tenants and their advisors should independently confirm all measurements, permitted uses, code requirements, operating expenses, equipment, utilities, property condition, and suitability. Any proposed use is subject to landlord approval and all applicable governmental requirements.

Property tours are by appointment through the listing agents only.