



THE
DEAL
COMPANY

DEVELOPMENT & INVESTMENTS

RETAIL SPACE
FOR LEASE
713.993.9823

DEALCO.NET

THE DEAL
COMPANY

3641

3641 Westheimer Rd.

HOUSTON, TX



Pictured: Interior view of Westheimer facing unit, former tenant

OVERVIEW

3641 Westheimer Rd.
77027

HOUSTON, TX

RIVER OAKS RETAIL SPACE

The Deal Company presents for lease the fully redeveloped 3641 Westheimer, a vintage River Oaks retail building, cradled by The Briar Club. This north end cap allows for prime Westheimer visibility to serve the over 20,000 VPD (Source CoStar 2020) and the luxurious River Oaks community.

The bustling Westheimer corridor between Buffalo Speedway and Wesleyan has welcomed new multi-family, medical office, and mixed use development 3641 Westheimer offers the discerning business owner the opportunity to serve a lucrative market for very competitive lease rates.

CO-TENANTS: [River Oaks Dance](#), [The Pet Barber](#), [The Hair Shop](#)

DEMOGRAPHICS

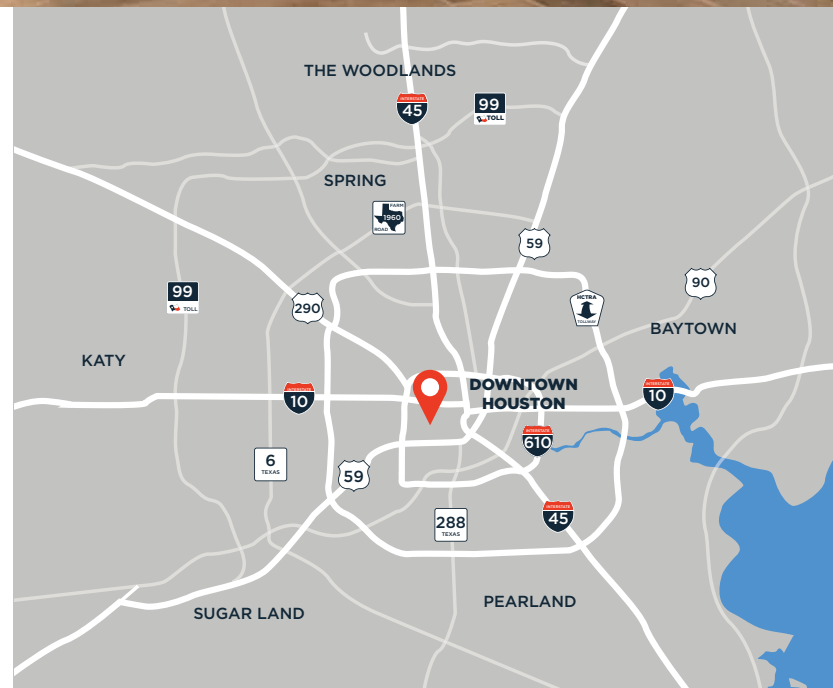
	1 MILE	3 MILES	5 MILES
Current Population	21,201	187,158	513,340
Current Households	12,366	96,034	241,877
Average Household Income	\$141,750	\$144,808	\$120,947

Source: CoStar, 1/2021

CONTACT

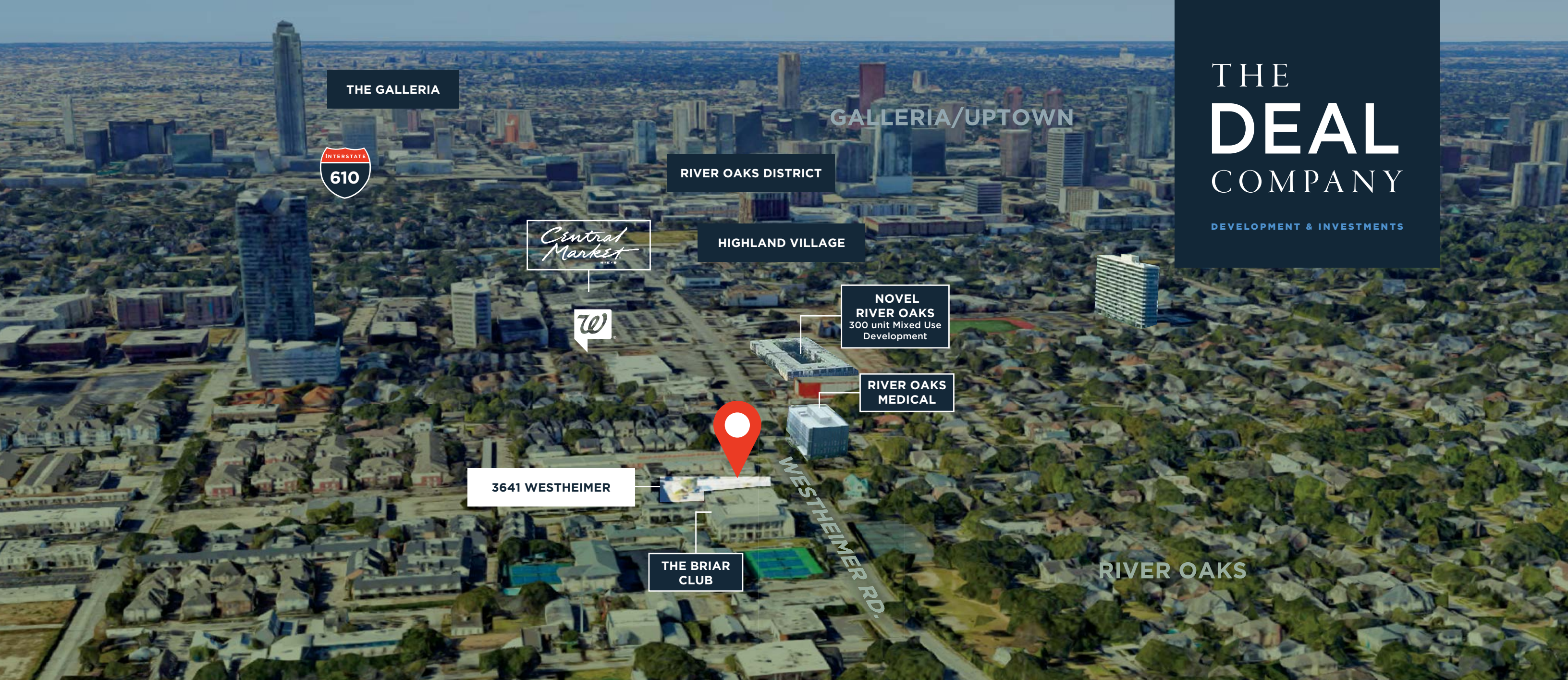
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3641 Westheimer - Aerial
HOUSTON, TX



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SURROUNDING RETAIL
 3641 Westheimer Rd., 77027 
 HOUSTON, TX

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PARKING & SITE PLAN
3641 Westheimer Rd., 77027

AVAILABLE FOR LEASE:

 **3641 - Suite A2**
± 1,412 SF

CO-TENANTS:

[River Oaks Dance](#)

[The Pet Barber](#)

[The Hair Shop](#)

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