

RIVER OAKS



FOR LEASE - RETAIL

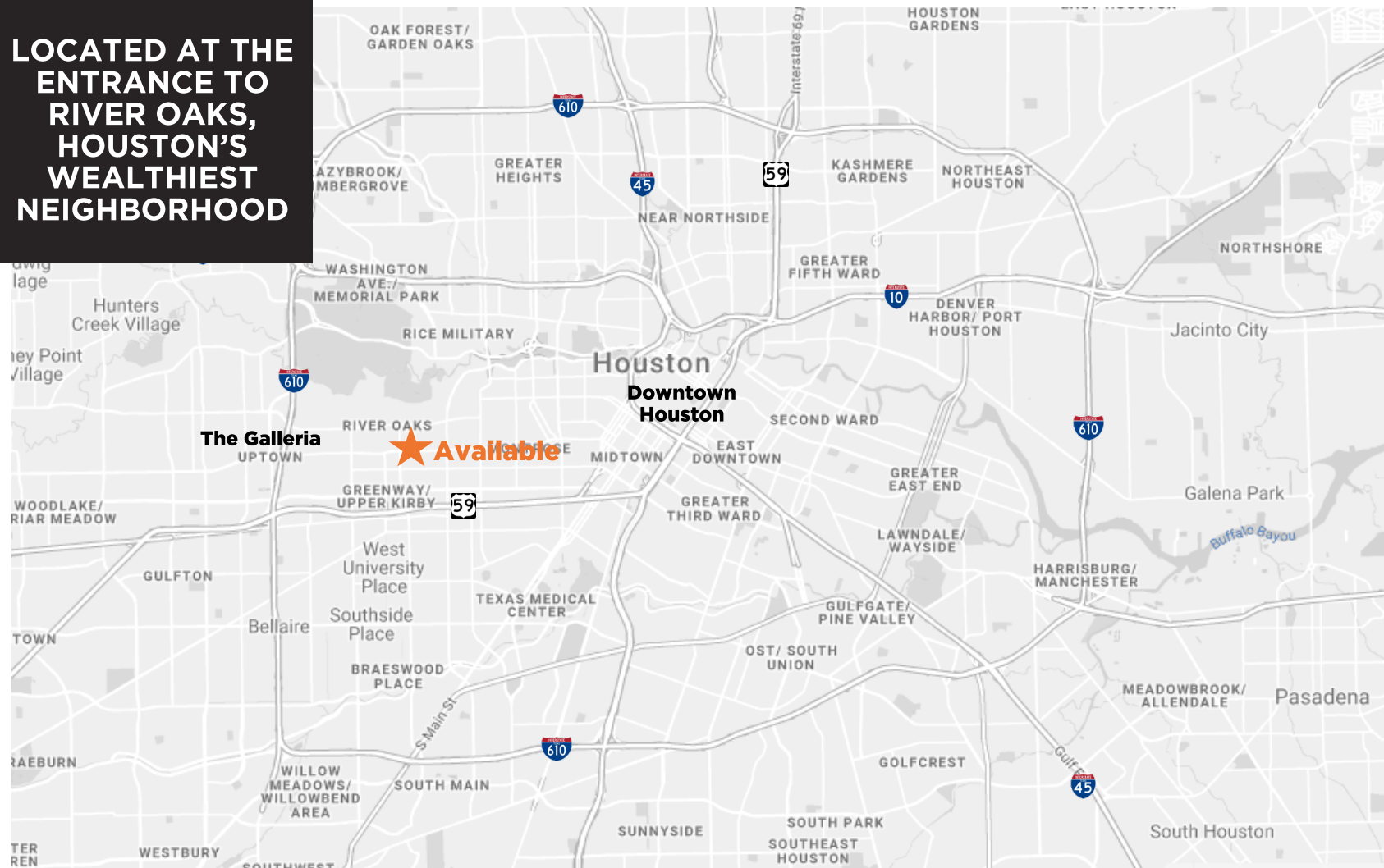
1,077 SF 1ST FLOOR
+ MEZZANINE SPACE

WESTHEIMER AT
RIVER OAKS BLVD
HOUSTON TX 77098



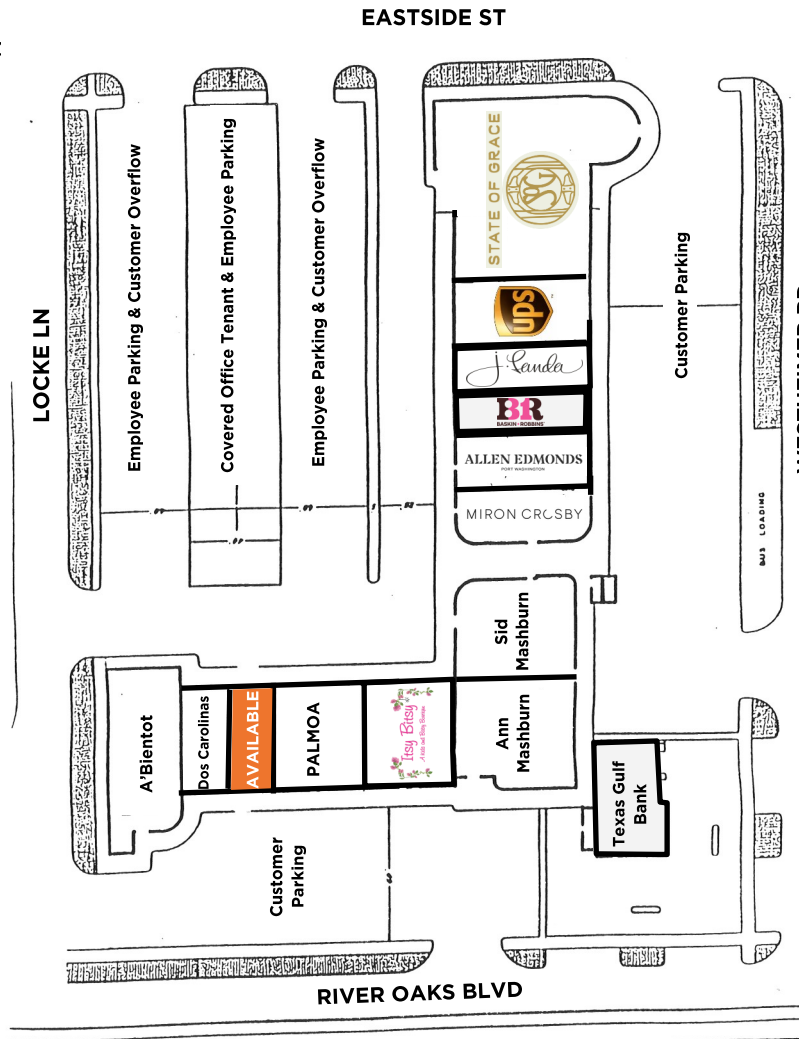
COMMERCIAL REAL ESTATE SERVICES

LOCATED AT THE
ENTRANCE TO
RIVER OAKS,
HOUSTON'S
WEALTHIEST
NEIGHBORHOOD



**SITE PLAN AND
SHOPPING CENTER DATA**

NOT TO SCALE



PHYSICAL DATA

Location: Northeast Corner of
Westheimer & River Oaks
Blvd.
Address: 2505 River Oaks Blvd
Houston, TX 77019
Year Built: 1950

AVAILABLE SPACE

- 1,613 SF Total
- 1,077 SF 1st Fl
- 536 SF Mezz.
- Tenant has option to utilize, reduce, or
demolish mezzanine space
- Offering details on following pages

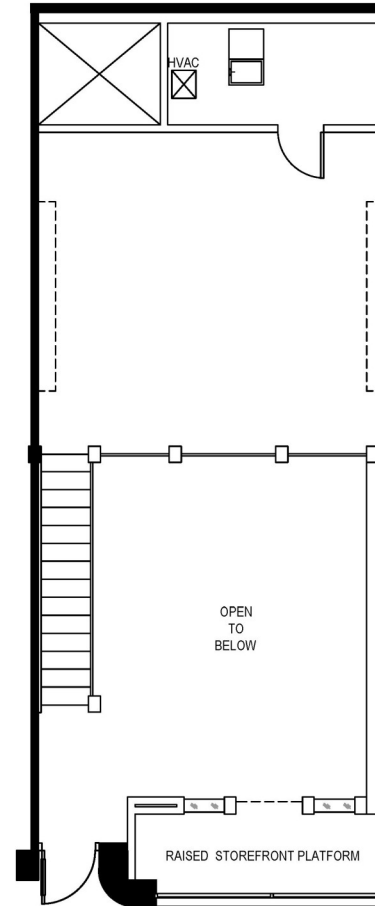
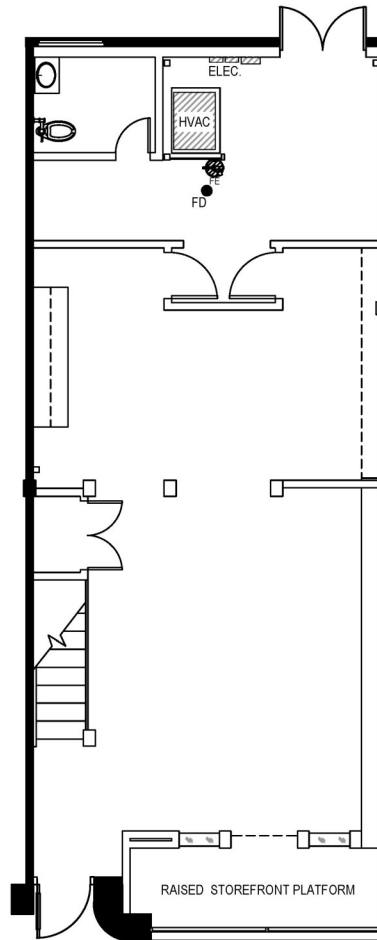
CO-TENANCY

- State of Grace
- Sid and Ann Mashburn
- A'Bientot
- Dos Carolinas
- J Landa Jewelry
- UPS Store
- Miron Crosby
- Allen Edmonds
- Baskin Robbins
- Paloma



**3266 WESTHEIMER
OFFERING DATA AND
FLOORPLAN**

AS-BUILT PLAN



OFFERING DATA

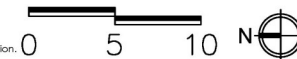
| | |
|-----------------|-------------|
| 1st Floor Size | 1,077 SF |
| Previous Use | Retail |
| Term | 5-10 Years |
| Base Rent | \$55.00 PSF |
| NNN (2024 est.) | \$20.06 PSF |
| Monthly Gross | \$6,736.64 |
| TI Allowance | Negotiable |

Note 1 - Rent, NNN, and TIA on 1st floor space only

Note 2 - Existing mezzanine can remain (subject to code), be reduced, or be removed by tenant

1,613 NRA (Total)
1,077 NRA Level 01
536 NRA Mezzanine

Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.



CO-TENANCY DATA BEST IN CLASS RETAILERS



STATE OF GRACE

Atlanta restaurateur Ford Fry's first restaurant in his hometown of Houston, State of Grace, was named one of the 24 best restaurants in Houston by Conde Nest Traveler in 2022 and consistently ranks among the top grossing restaurants per square foot in town.

SID MASHBURN & ANN MASHBURN

Sid Mashburn was called a "Style God" by GQ and Ann Mashburn deemed an "icon of Southern fashion" by Garden & Gun. Sid and his wife Ann opened their Houston location in 2013, and have since expanded into Los Angeles, Washington DC, Dallas, and New York City.

À BIEN TÔT

Betty Newton and Cristiana Anderson launched *à bientôt* over 18 years ago, specializing in jewelry, bags, and scarves among other things. Since originally opening in a smaller space, *à bientôt* has doubled their size at this location due to great performance.

J LANDA

Founded in 1999, at J. Landa Jewelry every piece of jewelry tells a unique story. Previously located in the Rice Village for 20+ years, J Landa turned in its best year ever in 2021 after relocation to Lamar River Oaks.

DOS CAROLINAS

Since 1987, Dos Carolinas has been hand crafting beautiful guayaberas for wedding parties, gifts, and everyday comfort.

PALOMA & CO

Paloma Contreras is an award-winning interior decorator, tastemaker, and design influencer who's honed her distinct eye for style through a decade in the design industry and a lifetime of appreciating beauty in all of its various forms.

ITSY BITSY BOUTIQUE

Children's boutique founded in 2009 and specializing in small niche European and American brands.





RIVER OAKS

River Oaks is one of Houston's most affluent neighborhoods and is located in the geographic center of Houston between the CBD, the Galleria and Texas Medical Center. The community is home to River Oaks Country Club, which includes a golf course designed by architect Donald Ross. River Oaks became famous for impressive homes designed by the country's foremost residential architects, including John Staub, Birdsall P. Briscoe, Hiram Salisbury, and Howard Barnstone. Today, River Oaks encompasses approximately 1,100 acres. Bloomberg Businessweek ranked River Oaks as the seventh most expensive neighborhood in the United States. The median home in River Oaks has more than 3,600 square feet and an appraised value of over \$1,000,000.

ST. JOHN SCHOOL AND CHURCH OF THE DIVINE

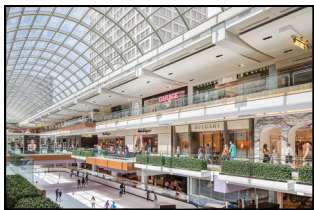
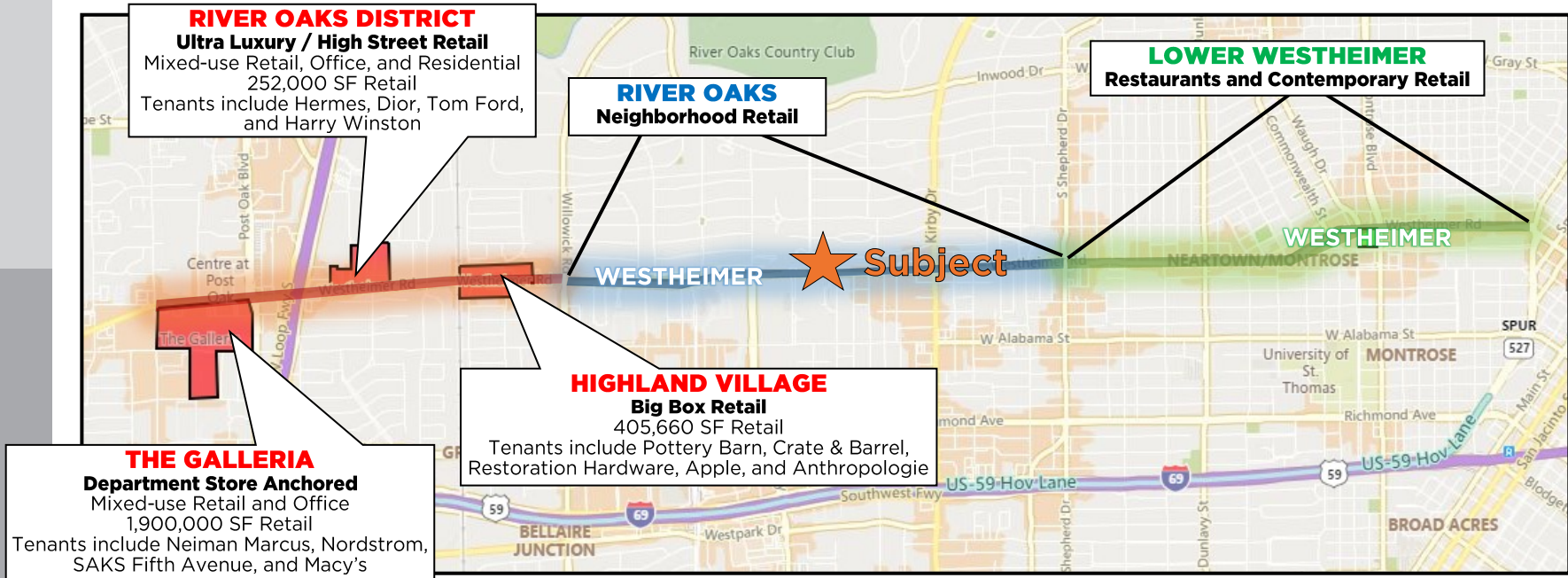
Located across River Oaks Boulevard, the St. John's School has been described by Forbes as one of America's Elite Prep Schools, referred to by the New York Times as "the best private school in Houston," and listed by the Wall Street Journal as among schools in the United States with the largest percentage of graduates attending highly selective universities such as Harvard, Princeton, and MIT. The Church of St. John the Divine has held services at this location since 1940.

LAMAR HIGH SCHOOL

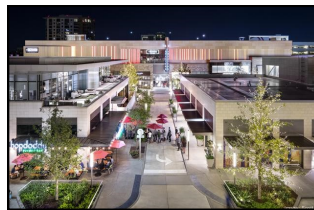
Located across Westheimer, Lamar High School is a public high school serving the area since 1936. Lamar is one of two high schools in the Houston Independent School District with an International Baccalaureate (IB) program and consistently has the greatest number of students who graduate with an IB diploma in Texas.



**WESTHEIMER ROAD
HOUSTON'S PREMIER
RETAIL STREET**



The Galleria



River Oaks District



Highland Village



**Lamar River Oaks
Shopping Center**



**New Lower
Westheimer Center**

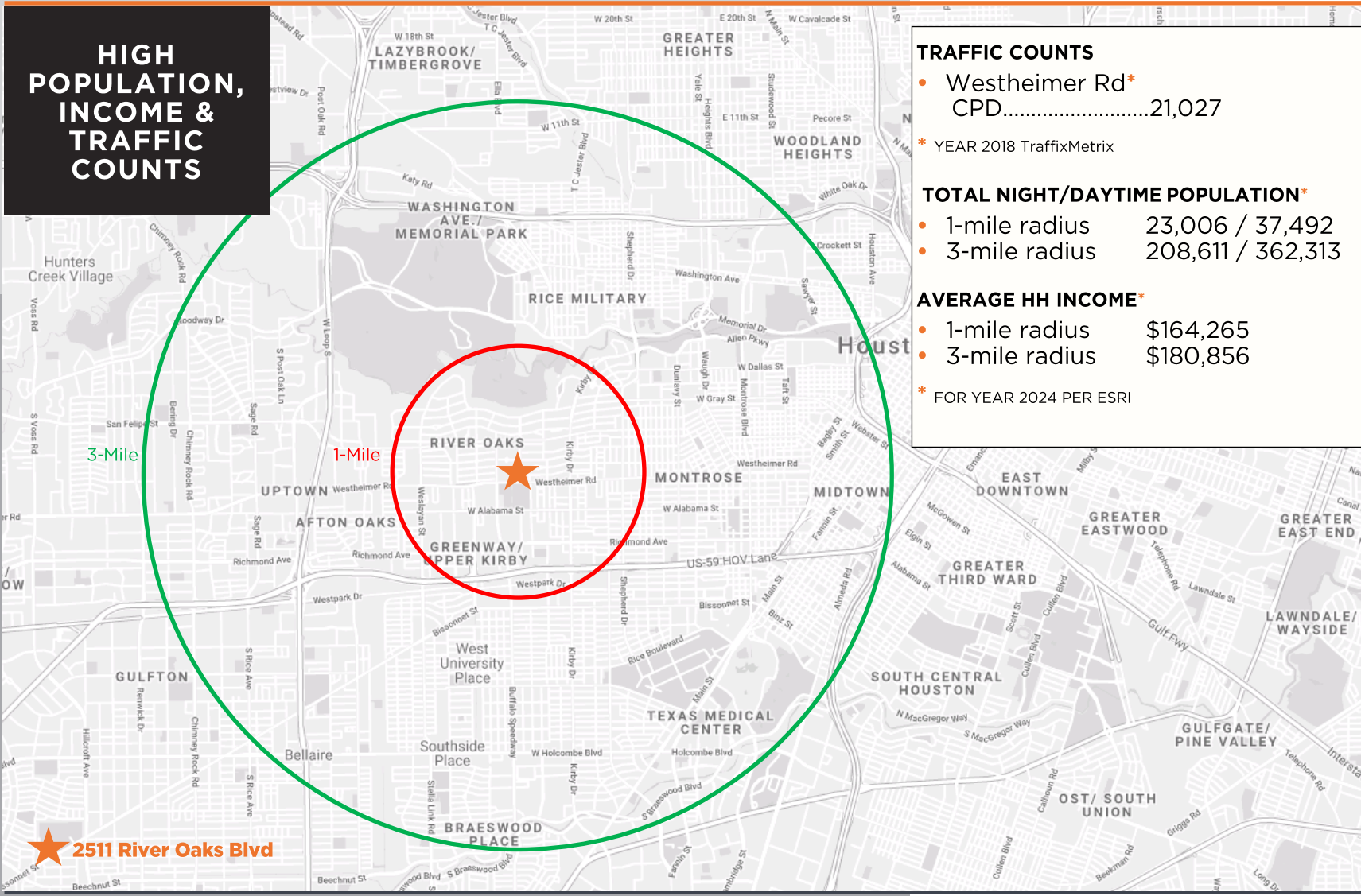




* ESRI Forecast 2020



**HIGH
POPULATION,
INCOME &
TRAFFIC
COUNTS**



TRAFFIC COUNTS

- Westheimer Rd*
CPD.....21,027

* YEAR 2018 TraffixMetrix

TOTAL NIGHT/DAYTIME POPULATION*

- 1-mile radius 23,006 / 37,492
- 3-mile radius 208,611 / 362,313

AVERAGE HH INCOME*

- 1-mile radius \$164,265
- 3-mile radius \$180,856

* FOR YEAR 2024 PER ESRI

★ 2511 River Oaks Blvd



FOR INFORMATION CONTACT

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glewis@lewispropertycompany.com

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COMMERCIAL REAL ESTATE SERVICES



Information About Brokerage Services

11-2-2015

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.

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.

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.

| | | | |
|---|-------------|---------------------------------|--------------|
| Lewis Property Company | 469636 | glewis@lewispropertycompany.com | 713-533-4400 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Gregory G. Lewis | 383082 | glewis@lewispropertycompany.com | 713-533-4400 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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