

# 208 WESTHEIMER RD

**FOR LEASE:**  
4,100 SF BLDG

**REDUCED RATE**

Your  
Name  
Here

TENANT  
TENANT

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# 208 Westheimer

## EXECUTIVE SUMMARY

### AVAILABLE

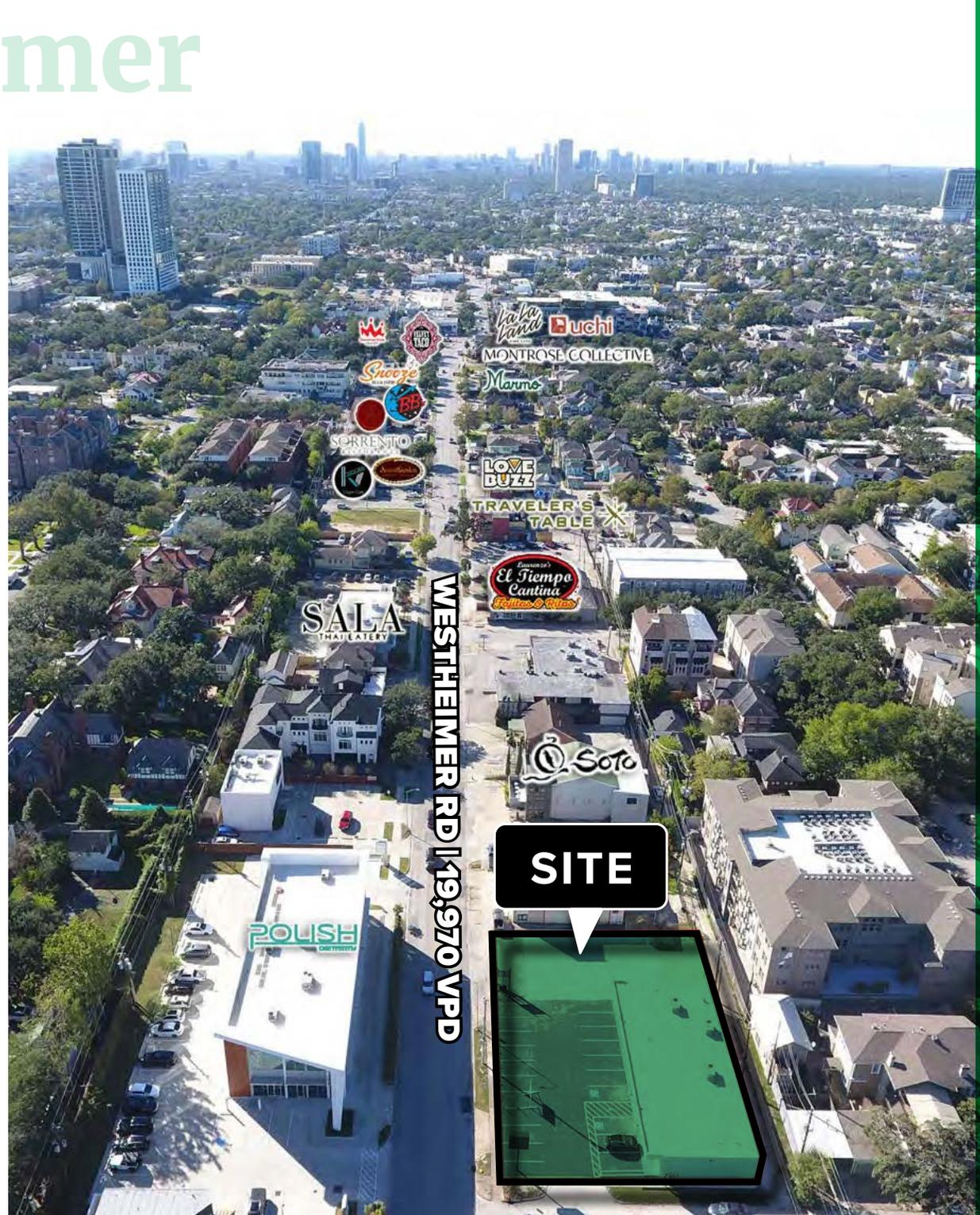
4,100 SF – 2nd Gen Retail  
Will Subdivide

### LEASE RATE

Call for Pricing

### PROPERTY HIGHLIGHTS

- Ideally located along “Restaurant Row” where Montrose and Midtown intersect
- Strong Daytime Population with \$148k Avg HH Income within 1 Mi
- Excellent Visibility on Westheimer with 2 Large Pylon Signs
- Close Proximity to Downtown ( $\pm 0.8$  Mi) & Museum District ( $\pm 0.9$  Mi)





**ADDRESS:**

208 WESTHEIMER RD,  
HOUSTON, TX 77006



**LEASE RATE:**

CALL BROKER



**BUILDING SIZE:**

±4,100 SF



Walmart  
SPROUTS FARMERS MARKET  
LAIFITNESS.  
TACO CABANA  
target  
Kroger  
THE HOME DEPOT  
Jason's Deli  
CHIPOTE  
MATTRESS FIRM  
McDonald's  
Total Wine & MORE  
FIRST WATCH



Washington Ave

ST. THOMAS HIGH SCHOOL

H-E-B

DOWNTOWN HOUSTON  
3 MILES

Memorial Dr

Shepherd Dr

WHOLE FOODS

STAGES

TJ-maxx J.CREW  
Orangetheory  
Bath & Body Works  
OfficeMax  
E55FITNESS  
DOLLAR TREE  
Marshall's  
Panera BREAD

BARNES NOBLE  
FLEET FEET Sports  
Kroger  
Starbucks

THE RIOT  
THE RIVER PERFORMING AND VISUAL ARTS CENTER



SPEC'S  
DN KN

MONTROSE COLLECTIVE  
El Tiempo Cantina  
Marmos  
Duchi  
TRAVELER'S TABLE  
Q. Soto  
poscol  
bahaland  
Mi Luna  
alAdain  
Koi  
OJR  
Fratz

Marshall's  
DICK'S Sporting Goods  
DSW  
HomeGoods

RIVER OAKS BAPTIST SCHOOL

Westheimer Rd

target  
CVS  
PET SMART  
Jason's deli  
WING STICK

Montrose Blvd

POLISH  
Yummy's HOT SAUSAGES  
FIX  
SORRENTO  
Citizens  
SMOOTHIE KING  
Snooze

target  
IPIC

ANTHROPOLOGIE  
Chico's  
YETI  
Madewell  
lululemon  
athletica  
POTTERY BARN  
Crate&Barrel  
WILLIAMS SONOMA  
PERIGOLD

Urban Harvest

LAMAR HIGH SCHOOL

WHOLE FOODS  
Texas Children's  
Monkee's

MONTROSE

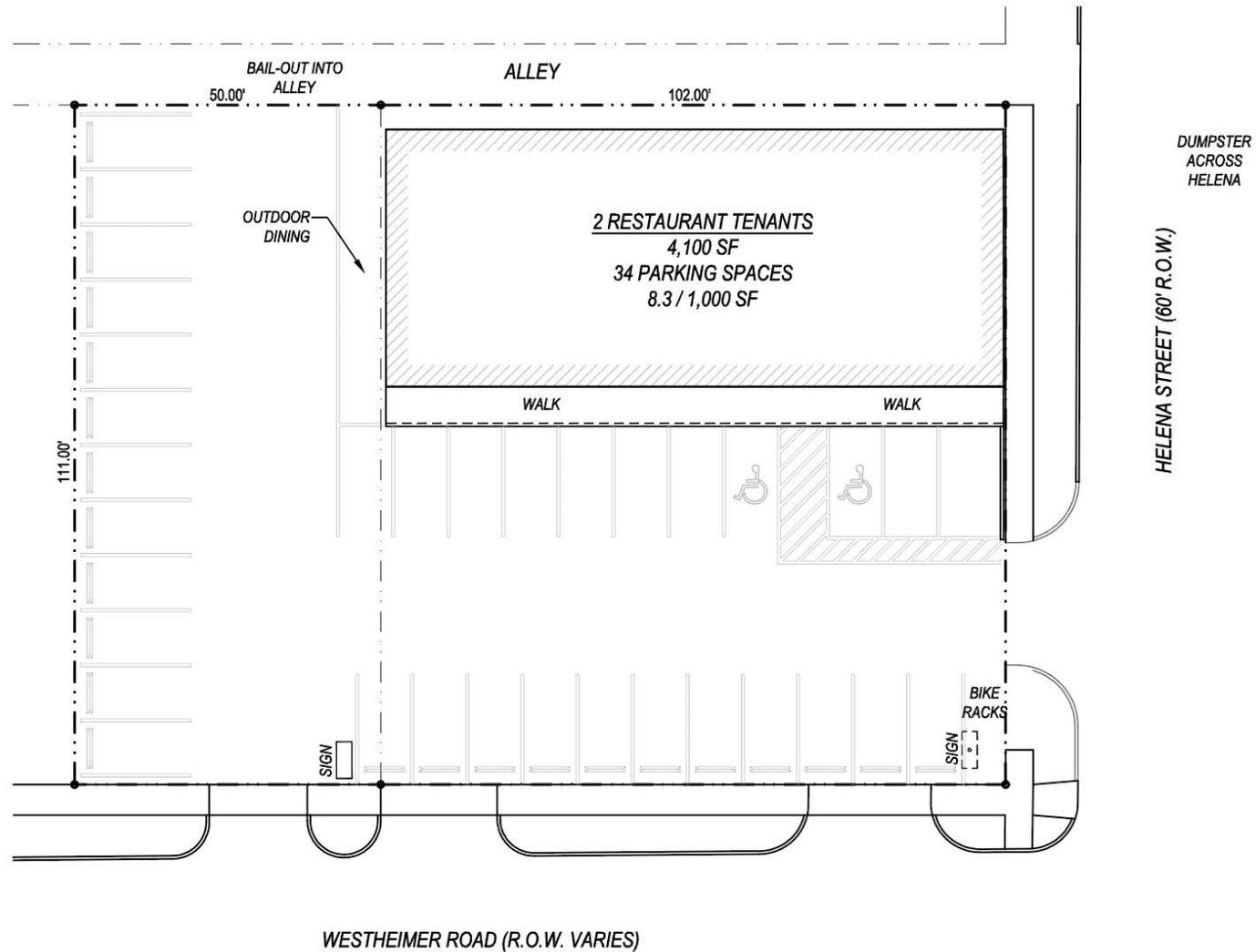
COSTCO WHOLESALE  
REGAL  
LAIFITNESS.  
CHIPOTE  
MATTRESS FIRM



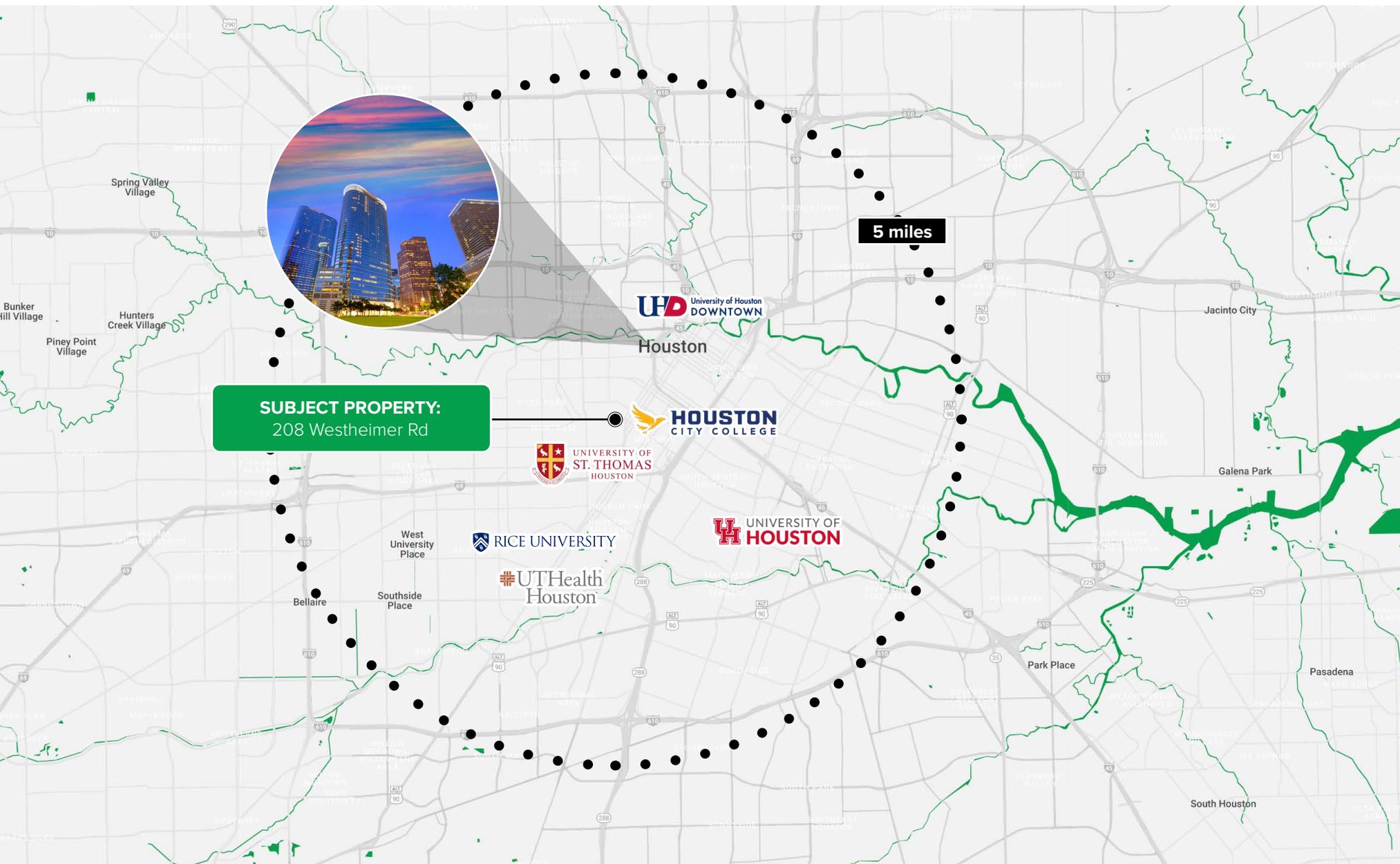
MACY'S  
H&M  
Dillard's  
NORDSTROM

# 208 Westheimer

## SITE PLAN



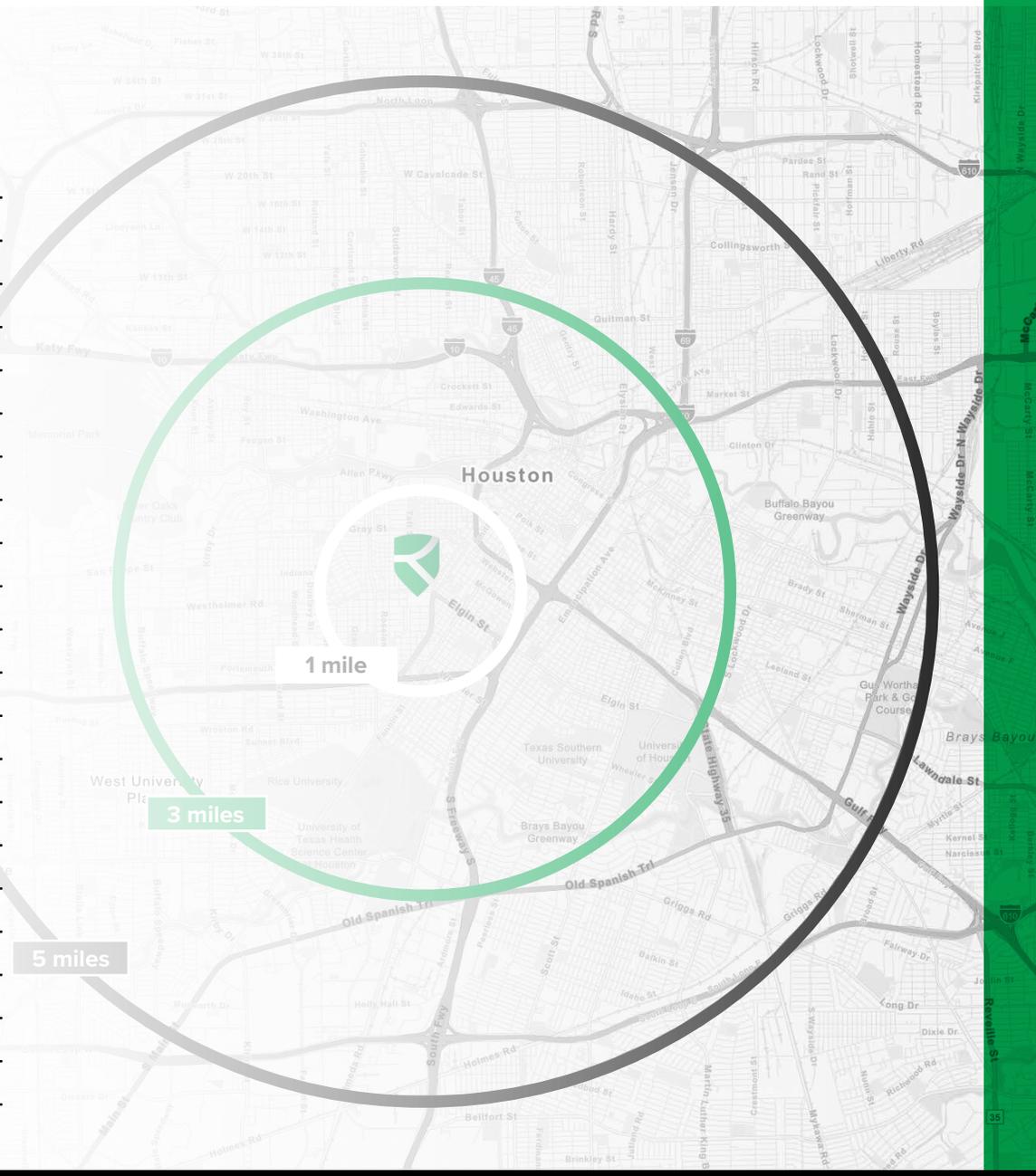
# 208 Westheimer



## DEMOGRAPHIC DATA

<b>2025 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	34,418	219,607	488,109
Households	20,412	108,801	234,117
Families	5,613	39,628	101,454
Average Household Size	1.60	1.76	1.96
Owner Occupied Housing Units	6,009	35,980	89,408
Renter Occupied Housing Units	14,403	72,821	144,709
Median Age	34.1	34.3	35.2
Median Household Income	\$98,005	\$103,880	\$92,450
Average Household Income	\$148,069	\$165,011	\$157,223

<b>2030 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	36,405	233,630	513,236
Households	22,044	119,005	252,473
Families	5,969	42,590	107,591
Average Household Size	1.57	1.73	1.91
Owner Occupied Housing Units	6,556	39,094	96,949
Renter Occupied Housing Units	15,488	79,911	155,525
Median Age	34.5	35.0	36.1
Median Household Income	\$104,662	\$110,728	\$101,064
Average Household Income	\$156,217	\$172,918	\$166,770



PRESENTED BY

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