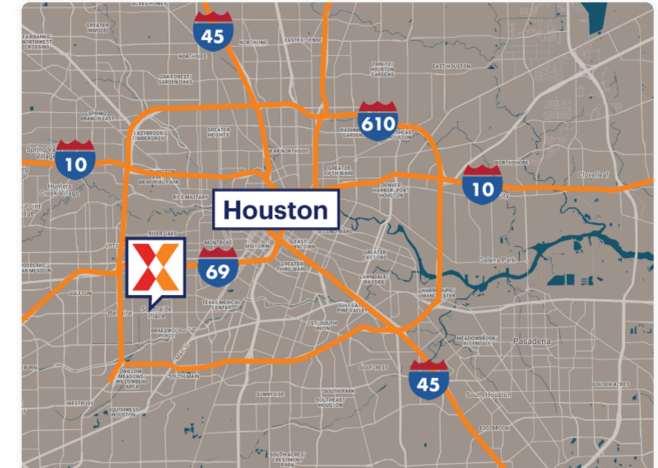
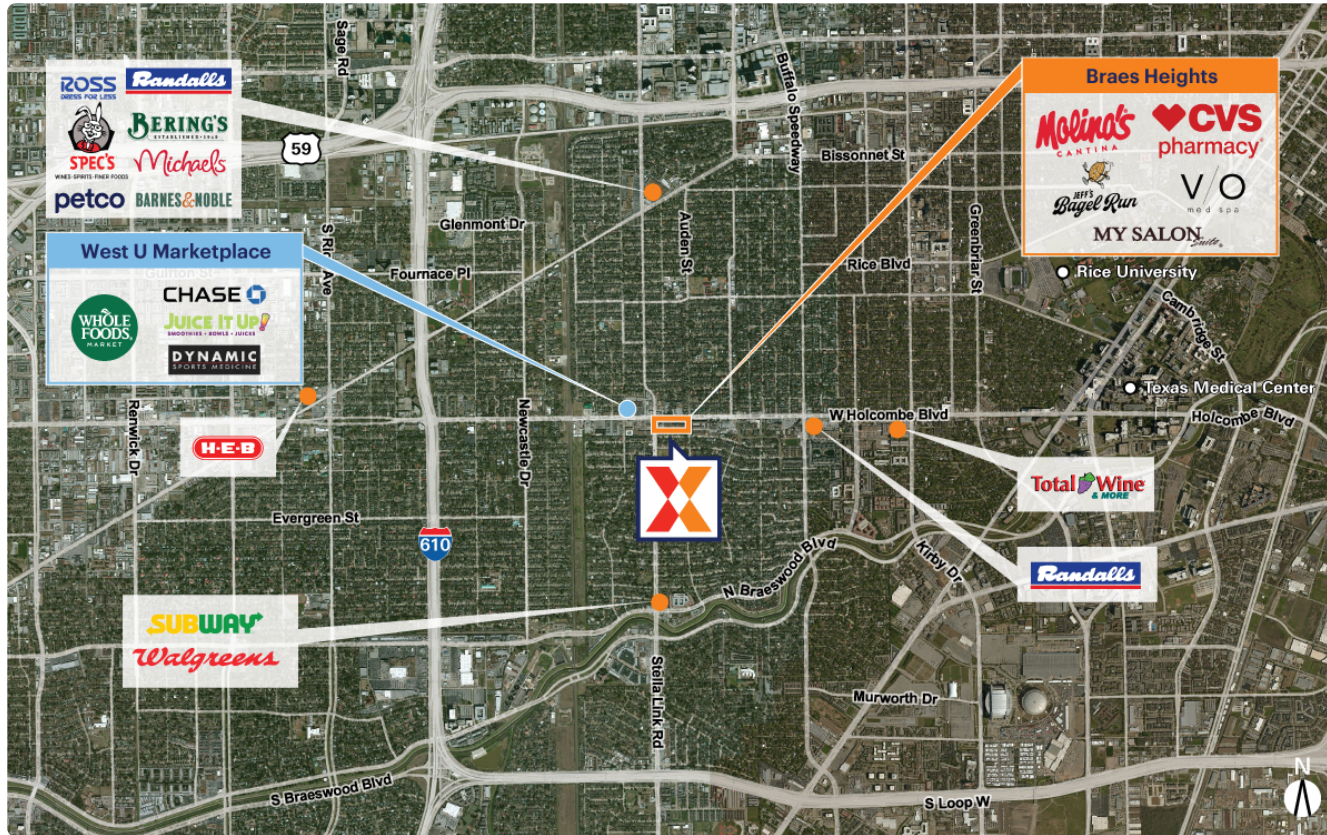


# Braes Heights

3737-3949 Bellaire Boulevard | Houston, TX 77025

Harris County Houston-Pasadena-The Woodlands, TX 100,143 Sq Ft

29.7054, -95.4387



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 20,830    | 197,210   | 518,817   |
| Daytime Pop. | 19,624    | 691,096   | 1,161,874 |
| Households   | 7,762     | 91,807    | 239,914   |
| Income       | \$346,459 | \$183,991 | \$158,250 |

Source: Synergos Technologies, Inc. 2024

Strong daytime population of 691K+ within a 3-mile radius

Strong lineup of national retailers including CVS/pharmacy, My Salon Suite, and Orangetheory Fitness

High visibility from 29K+ vehicles daily on Bellaire Blvd and 13K+ vehicles daily on Stella Link Rd (Kalibrate 2019)

Affluent and highly educated trade area with an avg household income of \$183K+ with 69% that have a college education within 3 miles

Surrounded by a dense population of 197K+ within a 3-mile radius

Located within 2 miles of the Texas Medical Center, the largest medical complex in the world, with 9.7M+ annual visits (Placer.ai 2025) and Rice University with 8.8K+ students (RICE 2024)

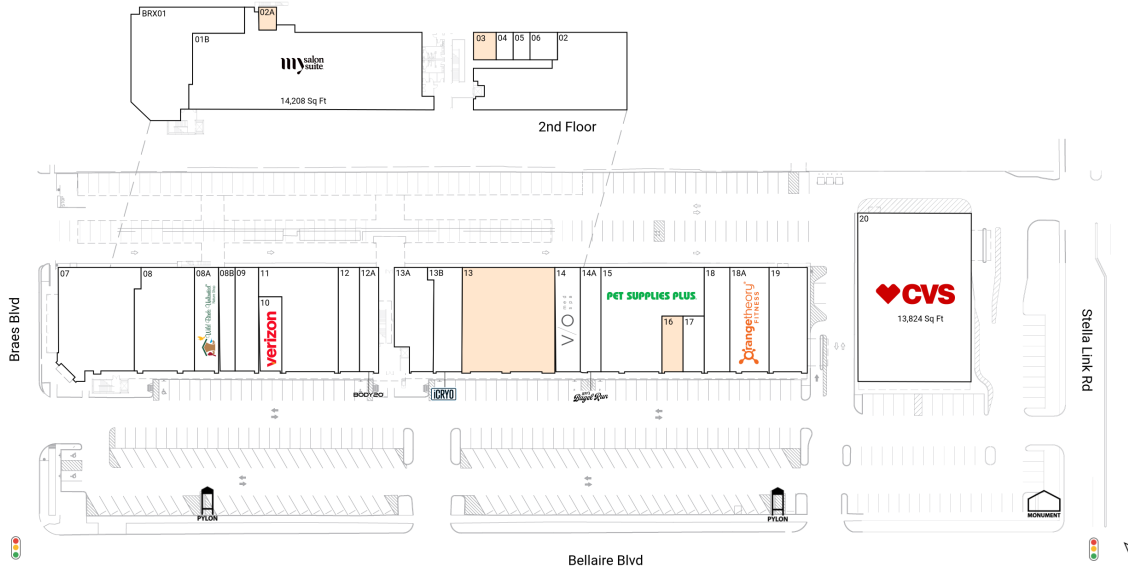


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## Available Spaces

|     |           |    |             |      |
|-----|-----------|----|-------------|------|
| 02A | 524 Sq Ft | 13 | 6,373 Sq Ft | 360° |
| 03  | 524 Sq Ft | 16 | 800 Sq Ft   | 360° |

## Current Tenants

Space size listed in square feet

|       |                         |        |
|-------|-------------------------|--------|
| 01B   | My Salon Suite          | 14,208 |
| 02    | W.I.S.E. Financial, LLC | 6,731  |
| 04    | Ticket Stop             | 345    |
| 05    | Eric's Car Care         | 340    |
| 06    | Michael Henry Inselmann | 560    |
| 07    | Molina's Restaurant     | 5,600  |
| 08    | Executive Nails and Spa | 5,002  |
| 08A   | Wild Birds Unlimited    | 1,599  |
| 08B   | Lick Honest Ice Creams  | 1,399  |
| 09    | Paulies Poboy           | 1,747  |
| 10    | Verizon Wireless        | 1,280  |
| 11    | Hunan's Restaurant      | 5,009  |
| 12    | Tomfoolery Toys & Books | 1,615  |
| 12A   | BODY20                  | 1,500  |
| 13A   | The Airway Dentists     | 2,887  |
| 13B   | iCRYO                   | 2,336  |
| 14    | VIO Med Spa             | 2,137  |
| 14A   | Jeff's Bagel Run        | 1,630  |
| 15    | Pet Supplies Plus       | 6,257  |
| 17    | Dan's Vitamin House     | 900    |
| 18    | Pure Body Studio        | 1,935  |
| 18A   | Orangetheory Fitness    | 3,165  |
| 19    | River Oaks Cleaners     | 3,000  |
| 20    | CVS                     | 13,824 |
| BRX01 | Brixmor Regional Office | 6,916  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.  
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