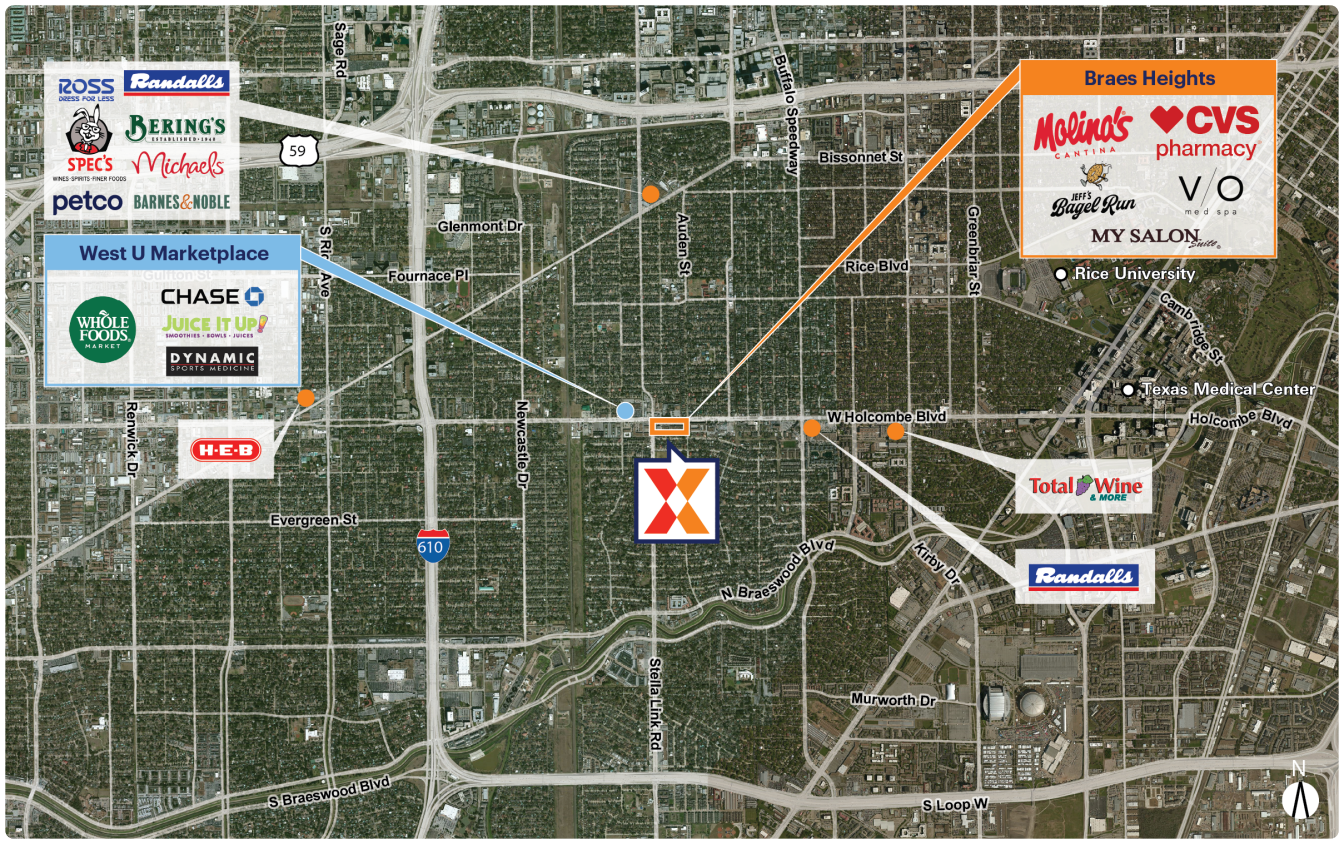
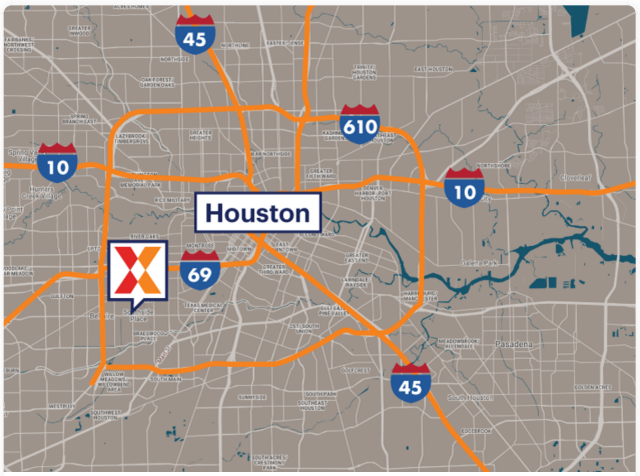
Braes Heights

Harris County | Houston-Pasadena-The Woodlands, TX | 92,179 Sq Ft

3737-3949 Bellaire Boulevard | Houston, TX 77025

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)



Lexi Rangel 713.660.4302 Lexi.Rangel@brixmor.com

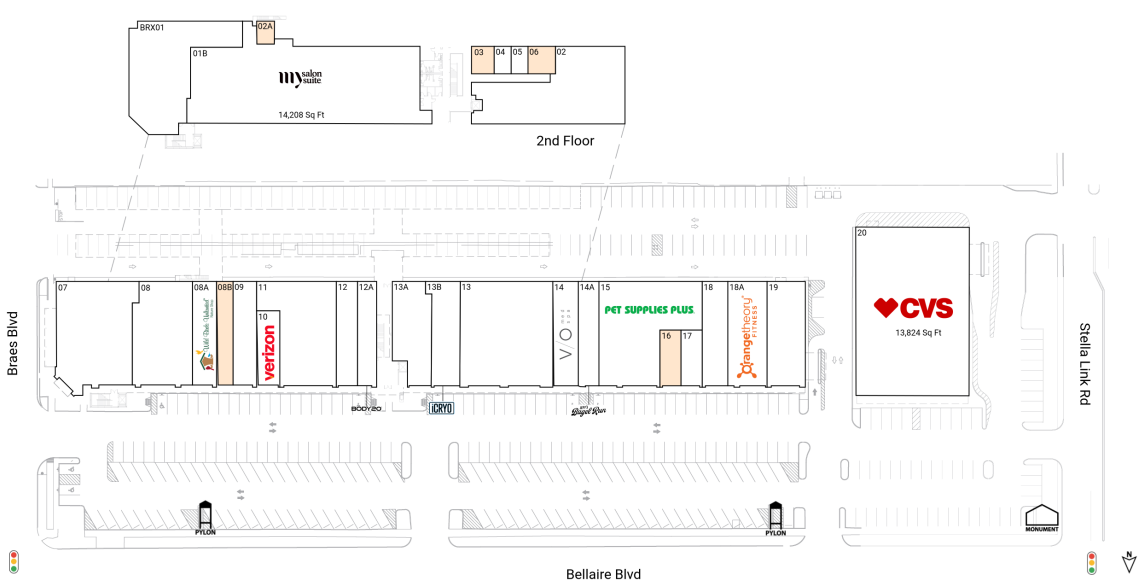
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Available Spaces

02A	524 Sq Ft	08B	1,399 Sq Ft 360°
03	524 Sq Ft	16	800 Sq Ft 360°
06	560 Sq Ft		

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
07	Molina's Restaurant	5,600
08	Executive Nails and Spa	5,002
08A	Wild Birds Unlimited	1,599
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
13	Tenenbaum Jewelers	6,373
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.



Lexi Rangel 713.660.4302 Lexi.Rangel@brixmor.com

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