

# Westheimer Commons

Harris County   Houston-Pasadena-The Woodlands, TX   250,914 Sq Ft

12520-12586 Westheimer | Houston, TX 77077

29.7372, -95.6037



| Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------|----------|-----------|-----------|
| Population   | 24,428   | 190,297   | 452,748   |
| Daytime Pop. | 26,313   | 203,983   | 476,993   |
| Households   | 10,979   | 77,667    | 174,271   |
| Income       | \$95,196 | \$112,814 | \$109,241 |

Source: Synergos Technologies, Inc. 2024

Located on one of the city's busiest retail corridors, with high visibility from 67K+ vehicles daily on Westheimer Rd and 33K+ vehicles daily on S Dairy Ashford Rd (Kalibrate 2022)

Highly educated trade area with 45% having a college education within 3 miles

Shopping center anchored by Fiesta Mart with top national brands including Marshalls, Rainbow and Walgreens

Surrounded by a dense population of 188K+ within a 3-mile radius

Strong daytime population of 196K+ within 3 miles, plus within 3 miles of Westpark Tollway and Sam Houston Tollway



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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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## Available Spaces

|     |             |      |    |             |      |
|-----|-------------|------|----|-------------|------|
| 06A | 1,800 Sq Ft | 360° | 36 | 875 Sq Ft   | 360° |
| 12  | 3,220 Sq Ft | 360° | 38 | 2,000 Sq Ft | 360° |
| 29  | 1,734 Sq Ft | 360° | 39 | 1,005 Sq Ft | 360° |
| 33  | 3,200 Sq Ft | 360° |    |             |      |

## Current Tenants

Space size listed in square feet

|       |                                      |        |
|-------|--------------------------------------|--------|
| 01    | Premier Barber School                | 2,825  |
| 02    | Liberty Tax Service                  | 979    |
| 03    | Massai Heritage Hair Braiding        | 979    |
| 04    | Cricket Wireless                     | 1,959  |
| 05    | Boost Mobile                         | 1,970  |
| 06B   | Little Caesars                       | 1,236  |
| 07    | Marshalls                            | 31,352 |
| 08    | Once Upon a Child                    | 6,582  |
| 10    | Salon Park                           | 18,094 |
| 11    | America's Best Contacts & Eyeglasses | 3,135  |
| 13A   | Rainbow Shops                        | 10,000 |
| 13B   | Beverly Hills Furniture              | 14,500 |
| 14    | King Dollar                          | 12,200 |
| 15    | Retro Fitness                        | 19,916 |
| 20    | Fred Loya Insurance Agency           | 1,050  |
| 21/22 | Fiesta Mart                          | 59,814 |
| 23    | Innovista Health                     | 16,101 |
| 24    | Comet Dental                         | 3,633  |
| 25    | Subway                               | 1,315  |
| 27    | Bibi Hair Braiding Shop              | 900    |
| 28    | OPI On Nails                         | 907    |
| 31    | Chow Wok                             | 2,450  |
| 32    | DaDam Crab                           | 2,297  |
| 34    | Robert Cortez Storage                | 4,276  |
| 35    | Certified Hands Barber Shop          | 1,300  |
| 37    | Luxespace                            | 3,810  |
| 40    | Walgreens                            | 13,500 |
| NAP01 | ExxonMobil                           | 0      |

