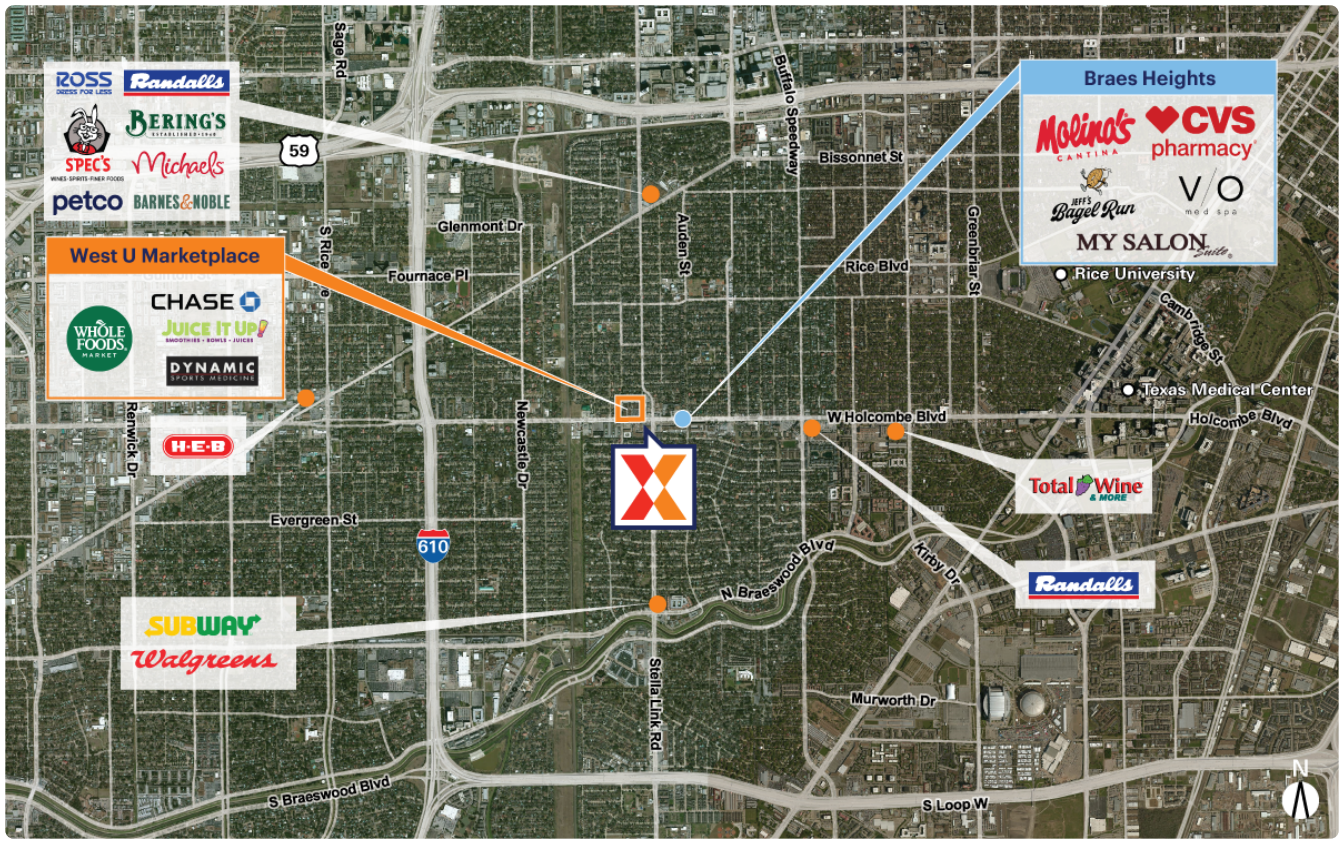
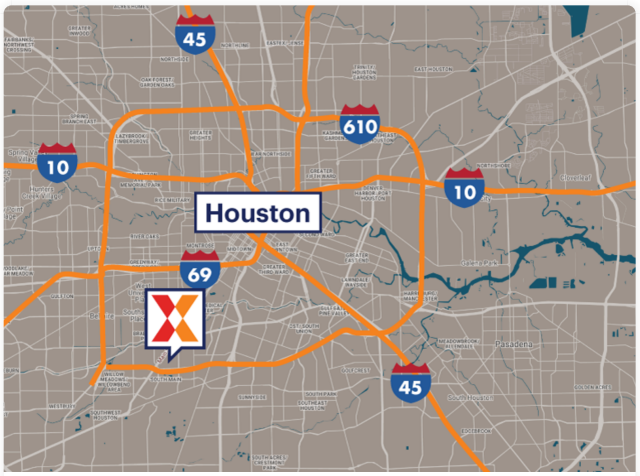
West U Marketplace

Harris County | Houston-Pasadena-The Woodlands, TX | 60,136 Sq Ft

4004 Bellaire Blvd | Houston, TX 77005

29.7068, -95.4416





Demographics	1 Mile	3 Miles	5 Miles
Population	20,012	204,894	517,503
Daytime Pop.	21,564	696,314	1,158,122
Households	7,043	94,046	239,383
Income	$381,928	$183,238	$159,148

Source: Synergos Technologies, Inc. 2024

Whole Foods-anchored center with top national brands including Chase

Surrounded by a dense population of 204K+ within a 3-mile radius

Strong daytime population of 696K+ within 3 miles

Affluent and highly educated trade area with avg household income of $183K+ and 66% being college educated within a 3-mile radius

High visibility from 29K+ vehicles daily on Bellaire Blvd and 13K+ vehicles daily on Stella Link Rd (Kalibrate 2025)

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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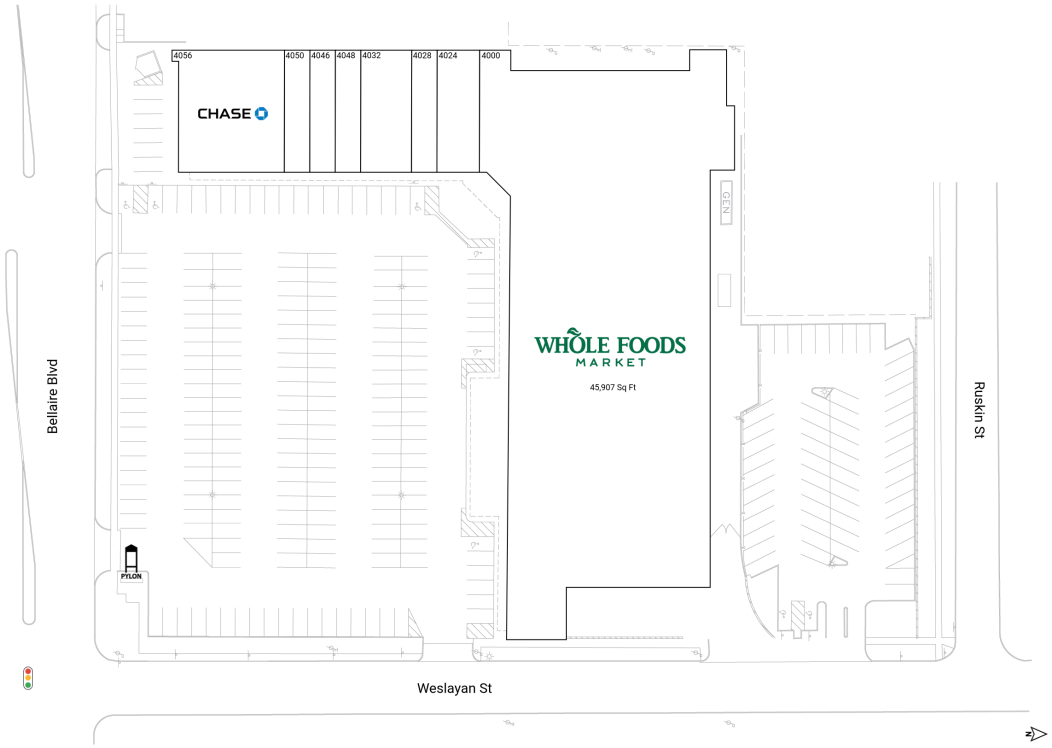
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Current Tenants

Space size listed in square feet

4000	Whole Foods Market	45,907
4024	The Kebab Shop	2,004
4028	Juice It Up!	1,200
4032	Dynamic Sports Medicine	2,400
4046	River Oaks Nails & Spa	1,200
4048	French Cuff Boutique	1,200
4050	Yoshi Sushi	1,200
4056	Chase	5,025

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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