Royal Oaks Village

Harris County | Houston-Pasadena-The Woodlands, TX | 146,279 Sq Ft

11815 Westheimer Road | Houston, TX 77077

29.7355, -95.5867





Demographics	1 Mile	3 Miles	5 Miles
Population	27,624	203,167	496,364
Daytime Pop.	27,080	227,793	546,262
Households	12,634	83,477	193,076
Income	$113,209	$109,579	$109,737

Source: Synergos Technologies, Inc. 2024

H-E-B-anchored center with top national retailers including Chipotle and Buffalo Wild Wings

Highly trafficked shopping center drawing an estimated 3.9M+ annual visits (Placer.ai 2025)

Located on one of the city's busiest retail corridors, with high visibility from 49K+ vehicles daily on Westheimer Rd and 19K+ vehicles daily on S Kirkwood Rd (Kalibrate 2025, 2022)

Surrounded by a dense population of 203K+ within a 3-mile radius

Highly educated trade area with 43% having a college education within 3 miles

Strong daytime population of 227K+ within a 3-mile radius, plus nearby community of Royal Oaks Country Club



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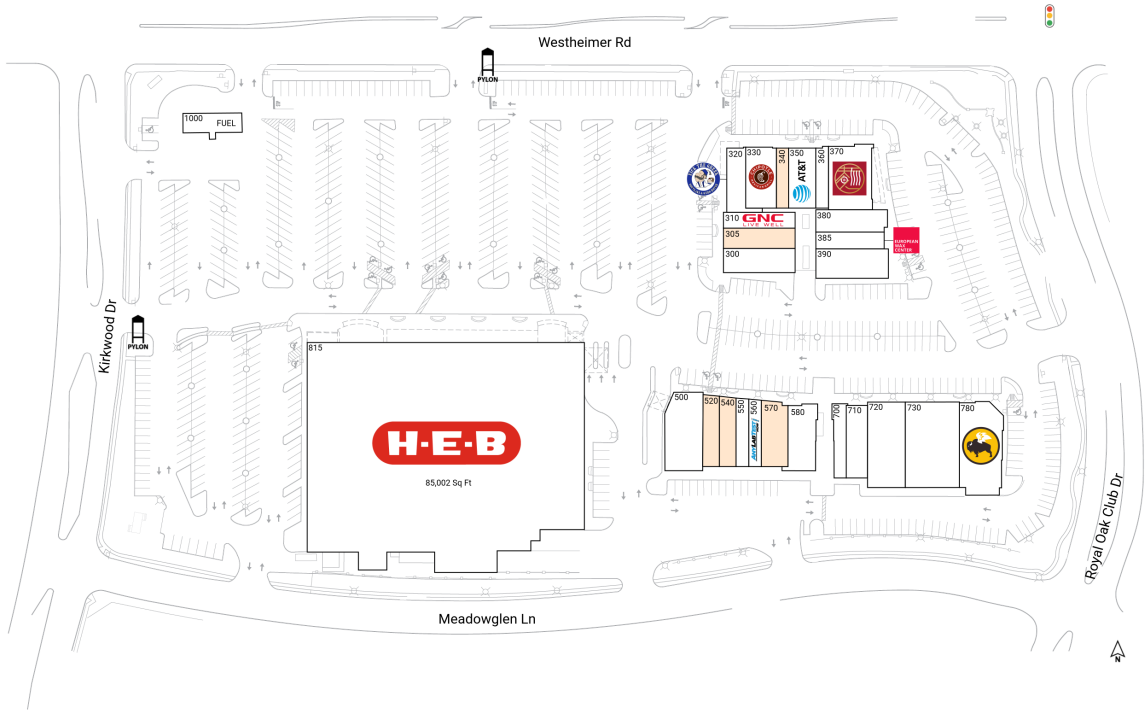
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Available Spaces

305	2,067 Sq Ft	360°	540	1,631 Sq Ft	360°
340	1,050 Sq Ft		570	2,400 Sq Ft	360°
520	1,600 Sq Ft	360°			

Current Tenants

Space size listed in square feet

300	Memorial Eye Care Center	2,490
310	GNC	1,437
320	Nick The Greek	1,750
330	Chipotle Mexican Grill	2,500
350	AT&T	2,400
360	Paulie's Poboy	1,149
370	Dough Zone Dumpling House	4,233
380	Feliz Relax	2,124
385	European Wax Center	1,600
390	Dynamic Sports Medicine	2,770
500	Comet Cleaners	3,990
550	In-N-Out Shipping	1,200
560	ANY LAB TEST NOW	1,204
580	Naga's South Indian Cuisine	2,665
700	Warhammer	1,350
710	Soft Touch Dental	2,239
720	Pediatricz Now Primary Care	4,500
730	Lab De Skin	6,200
780	Buffalo Wild Wings	5,000
815	H-E-B	85,002
1000	H-E-B	1,728

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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