# 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






**Paige Finical** 713.660.4305 Paige.Finical@brixmor.com



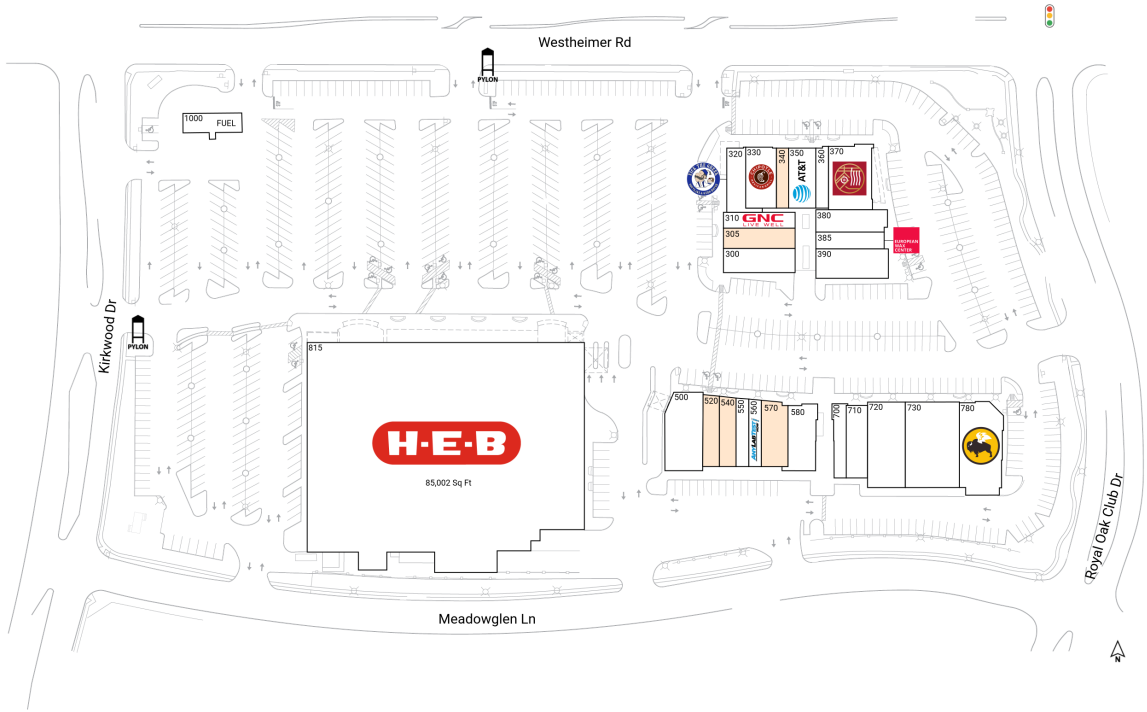
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## Available Spaces

| | | | | | |
|---|---|---|---|---|---|
| 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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