

Houston-The Woodlands-Sugar Land, TX  
**WESTHEIMER COMMONS**

29.737155, -95.603668  
 12520 Westheimer Road | Houston, TX 77077



**CENTER SIZE:** 241,253 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	26,869	183,354	432,763
🏠	12,425	76,208	164,826
💰	\$82,255	\$86,637	\$82,294

Retail space for lease in Houston positioned at heavily-trafficked intersection of Westheimer Rd (70,600 VPD) & Dairy Ashford Rd (33,000 VPD)

Located within the Energy Corridor, Houston's 3rd largest concentration of office space (20 million sf of office / 78,000 employees). This area serves as the worldwide & regional headquarters to some of the largest energy companies in the world

Surrounded by a dense population of 183,000+ with an average household income of \$87,000+ and daytime population of 207,000+ all within 3 miles

Shopping center anchored by Fiesta Mart along with top national retailers including Marshalls, Rainbow and Shoe Carnival

Excellent access to area highways: Westpark Tollway, Beltway 8 & I-10

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**AVAILABLE SPACE**

01	2,825 SF	30	1,250 SF
04	1,959 SF	33	3,200 SF
09	2,135 SF	37	4,063 SF
12	3,220 SF	38	2,000 SF
23	20,023 SF	39	1,005 SF
29	1,734 SF		

**CURRENT RETAILERS**

N.A.P.	ExxonMobil	
02	Liberty Tax Service	979 SF
03	Postal And Packages	979 SF
05	Boost Mobile	1,970 SF
06	Little Caesars Pizza	1,236 SF
06A	The Cash Store	1,800 SF
07	Marshalls	31,352 SF
08	Once Upon a Child	4,447 SF
10	Salon Park	18,094 SF
11	America's Best Contacts & Eyeglasses	3,220 SF
13A	Rainbow	10,000 SF
13B	Shoe Carnival	14,500 SF
14	King Dollar	12,200 SF
15	Tuesday Morning	19,916 SF
20	Rodney D. Young Insurance Agency	1,050 SF
21/22	Fiesta Mart	59,814 SF
24/26	Comet Dental	3,633 SF
25	Subway	1,315 SF
27	Faithful Braids	900 SF
28	OPI On Nails	907 SF
31	Chow Wok	1,200 SF
32	V's Thai Restaurant & Bar	2,000 SF
35	Certified Hands Barbershop	1,300 SF
36	State Farm	875 SF
40	Walgreens	13,500 SF

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