



RETAIL AT RIVER OAKS  
3720 WESTHEIMER ROAD  
HOUSTON, TX

 ANCORIAN

SHOP <sup>COS.</sup>

# ABOUT

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## PROJECT SCOPE

Retail at River Oaks offers two spaces available ( $\pm 2,968$  SF &  $\pm 4,519$  SF) of premier street-level restaurant and retail opportunities on Westheimer Road. The project is situated on the ground floor of River Oaks Surgical, a 6-story 103,785 SF Class A medical office building in the heart of River Oaks. Surrounded by Houston's most luxurious retail projects, neighboring retailers include Apple, Restoration Hardware, and Crate & Barrel. Spaces are available upon lease execution.

## TRAFFIC

- Westheimer West of Wesleyan 19,430 VPD
- Westheimer East of Wesleyan 20,187 VPD

## DEMOGRAPHICS

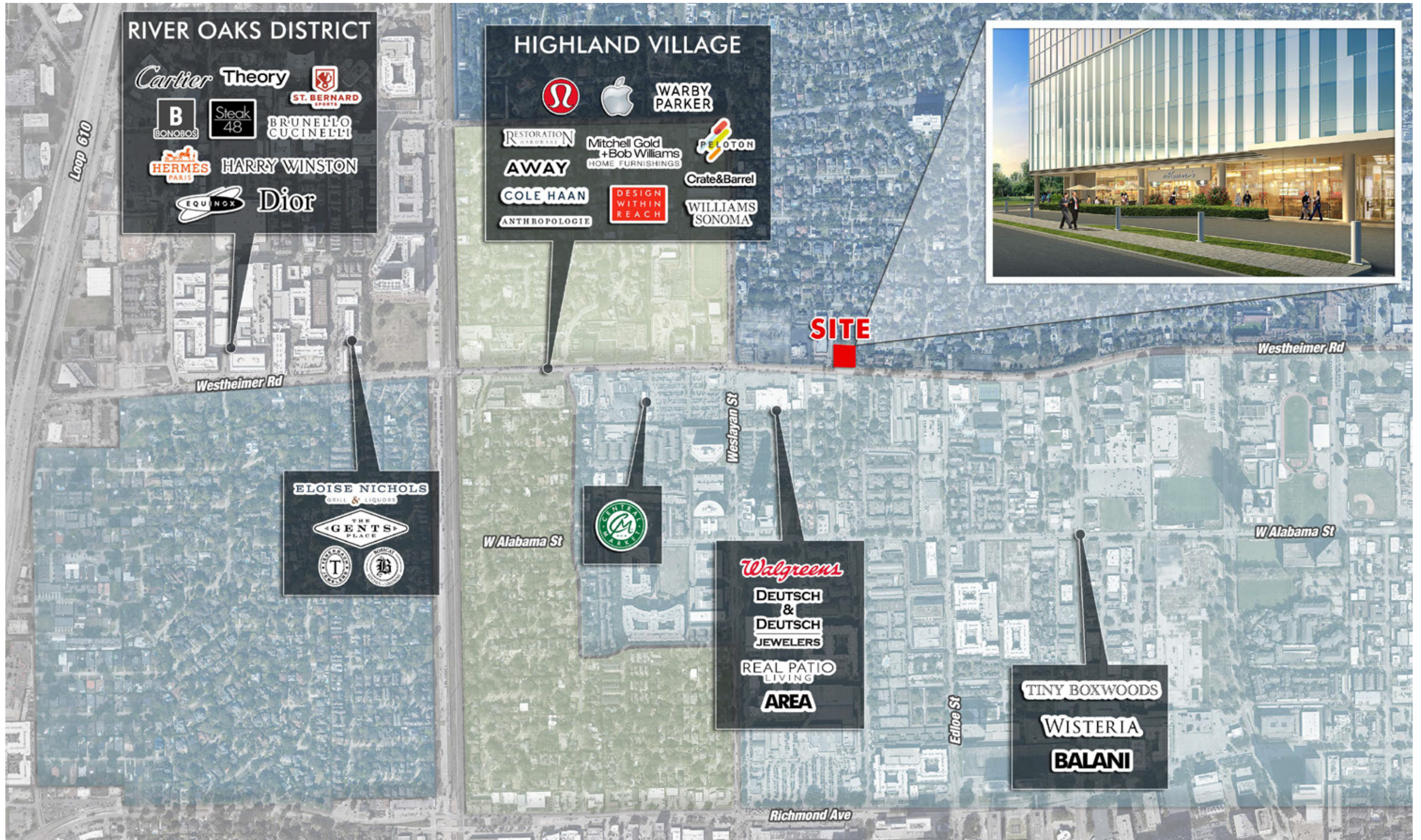
	1 mile	3 mile	5 mile
Est. Population	21,432	199,244	529,353
Day Time Population	60,453	352,340	1,066,293
Avg. HH Income	\$97,912	\$195,568	\$75,077
Total Housing Units	12,783	101,655	250,583
Median Age	38	38	35
Medium Home Value	\$716,462	\$591,956	\$478,738



# THE NEIGHBORHOOD



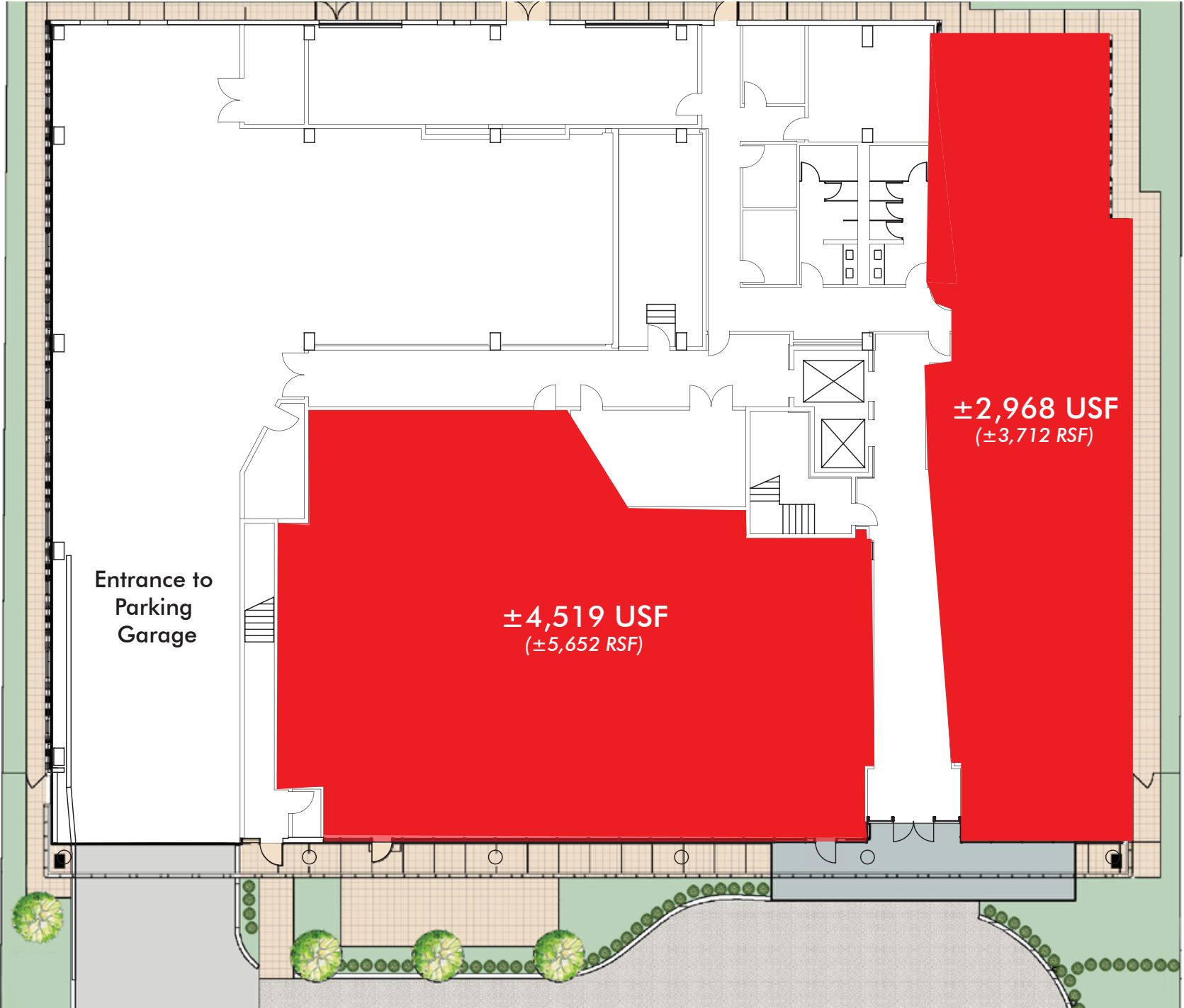
# SURROUNDING RETAIL



# THE TRADE AREA



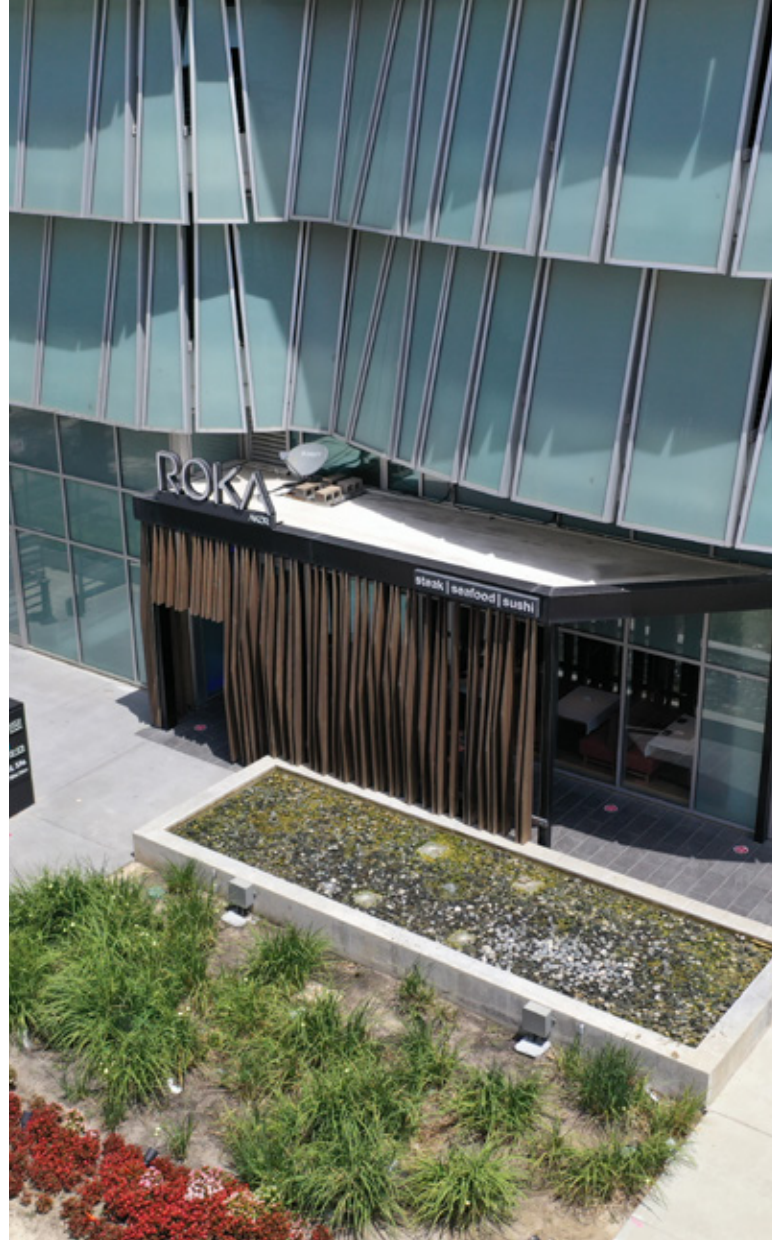
# SITE PLAN



Westhemier Rd.

# A RIVER OAKS DINING EXPERIENCE

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