

# DAVIS

## HOLDINGS

## ROYAL OAKS

11660 Westheimer Road  
Houston, TX 77077  
Westheimer Rd near Wilcrest Dr

## LEASING INFORMATION

Kate Davis

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## MULTI-TENANT RETAIL BUILDING FOR LEASE



## AVAILABLE

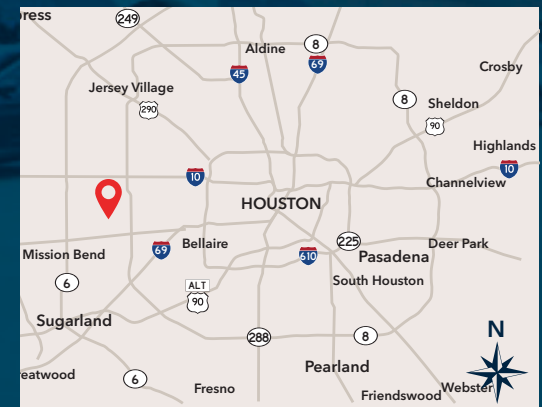
- 2nd GEN 2,368 SF RESTAURANT AVAILABLE, WITH OUTDOOR PATIO
- 1,600 SF

## HIGHLIGHTS

- Located directly across from Royal Oaks, a master planned country club community.
- Easy access and excellent visibility in a high traffic area.
- Surrounded by major retailers, including HEB, Kohl's, Trader Joe's, Lowe's, Home Depot, and Walmart Supercenter.

## SIZE

- Building: 35,500 SF
- Land: 6.58 Acres



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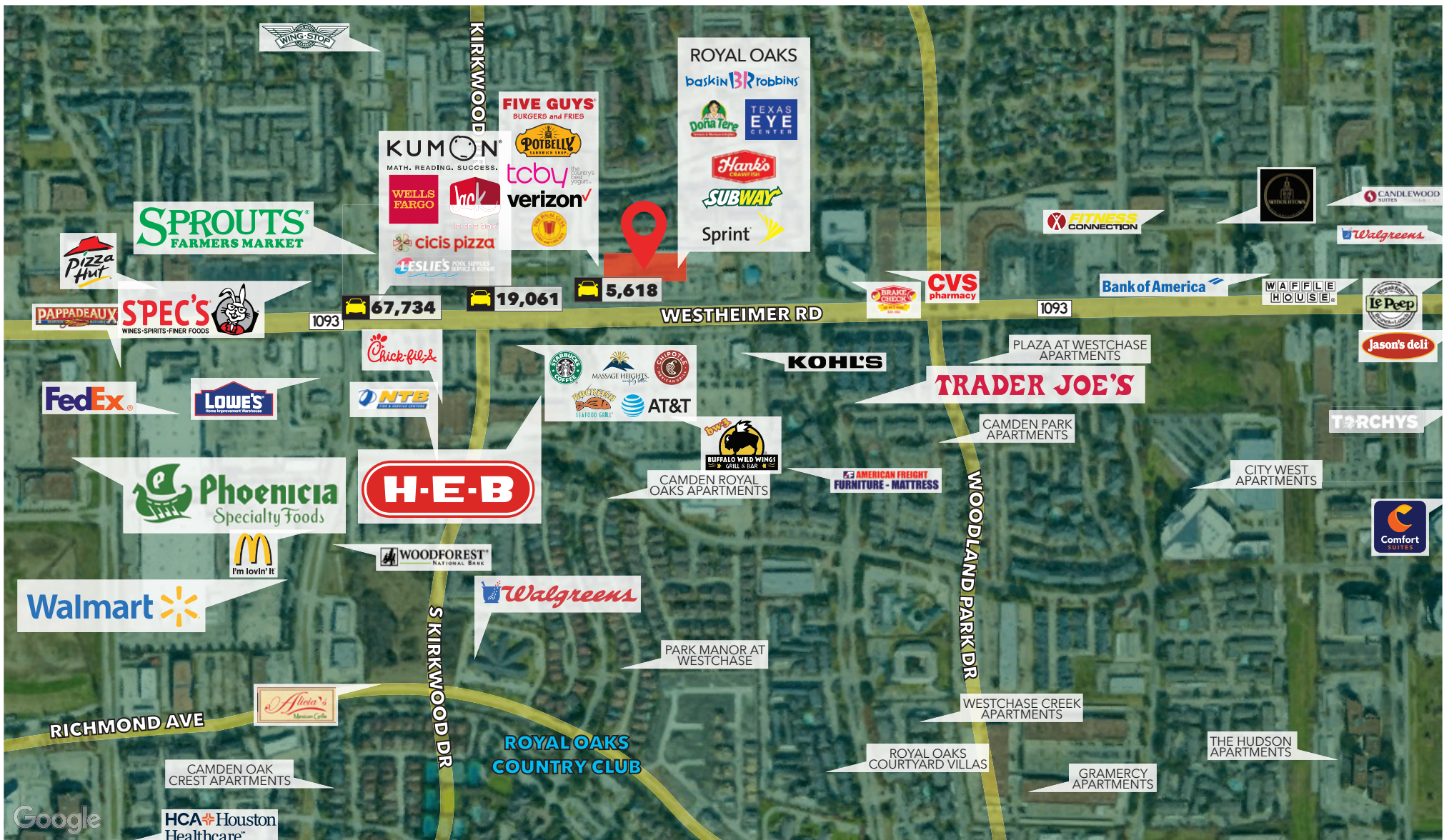
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**DEMOGRAPHICS**

**TRADE AREA BY  
BLOCK GROUPS**

**RADIUS**

**1 MILE**

**2 MILE**

**5 MILE**



**Population**

2025 Projection	29,133	87,176	503,404
2020 Estimate	28,473	84,887	486,511
2010 Census	27,556	80,254	437,757
Growth 2020 - 2025	2.32%	2.70%	3.47%
Growth 2010 - 2020	3.33%	5.77%	11.14%



**2020 Population by Age**

Median Age	34.30	35.20	34.20
Average Age	34.80	35.80	35.20



**2020 Population by Occupation**

Civilian Employed	15,349	70.32%	46,164	70.35%	247,880	66.52%
Civilian Unemployed	722	3.31%	2,002	3.05%	10,155	2.73%
Civilian Non-Labor Force	5,753	26.36%	17,429	26.56%	114,509	30.73%
Armed Forces	3	0.01%	22	0.03%	92	0.02%



**2020 Population by Education**

Some High School, No Diploma	1,674	8.17%	7,001	11.31%	65,659	18.98%
High School Grad (Incl Equivalency)	3,771	18.40%	10,444	16.87%	64,933	18.77%
Some College, No Degree	5,854	28.57%	16,490	26.63%	76,116	22.01%
Associate Degree	1,261	6.15%	4,366	7.05%	27,748	8.02%
Bachelor Degree	5,059	24.69%	15,389	24.85%	71,106	20.56%
Advanced Degree	2,872	14.02%	8,231	13.29%	40,288	11.65%



**2020 Average Household Size**

2.10	2.20	2.60
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**Households**

2025 Projection	13,542	37,988	190,348
2020 Estimate	13,290	37,174	184,458



**Income**

2020 Avg Household Income	\$83,985	\$84,361	\$79,196
2020 Med Household Income	\$52,889	\$56,559	\$50,456



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### SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

### AVAILABLE

- 2,368 SF
- 1,600 SF

### DIRECTORY

TENANT	SUITE	SF
1. Baskin Robbins	#109	1,600 SF
2. Crumbi Cookies	#119	2,320 SF
3. Dr. Eric Noser	#121	2,000 SF
4. Houston Aqua	#127	1,600 SF
5. Jesus Vision (Dr. Tsegia)	#125	2,400 SF
6. Red Claws Crab Shack	#101	4,000 SF
7. Paris Nails	#123	1,200 SF
8. Patisserie Paris Je T'aime	#107A	1,200 SF
9. Pro Lash & Brow	#111	1,200 SF
10. Subway	#105	1,600 SF
11. Thai Bistro II	#115	2,000 SF
12. Thai Healing Massage	#119A	1,680 SF
13. Cowboy Japanese Sushi	#129	6,700 SF

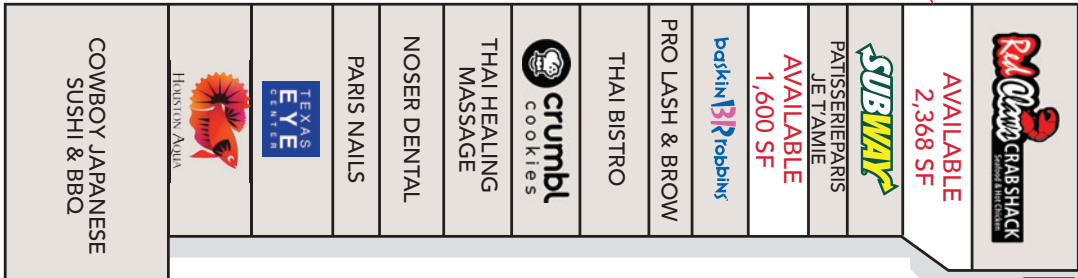
### TOTAL GLA

- Building: 35,500 SF
- Land: 6.58 Acres

2ND GEN 2,368 SF  
RESTAURANT  
AVAILABLE  
WITH PATIO



11700 WESTHEIMER RD  
NEIGHBORING CENTER



PYLON SIGN

WESTHEIMER RD