

AVAILABLE
±2,379 SF



3838 WESTHEIMER RD
2ND GENERATION RESTAURANT FOR LEASE
NWQ Westheimer Rd & Willowick Rd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 3838 Westheimer Rd
Houston, TX 77027

Availability: ±2,379 SF

Price: Call For Pricing

HIGHLIGHTS:

- 2nd generation restaurant for lease
- Located just off the signalized intersection of Westheimer Rd and Wesleyan Rd with exposure to over 22,400 cpd
- Adjacent to Highland Village, one of Houston's most notable shopping districts with over 2.2 million annual visits
- Across from Central Market, a market leading grocer with over 1.6 million annual visits
- Easy access to Loop 610 & US-59
- Positioned within the highly desired River Oaks trade area with limited retail availability

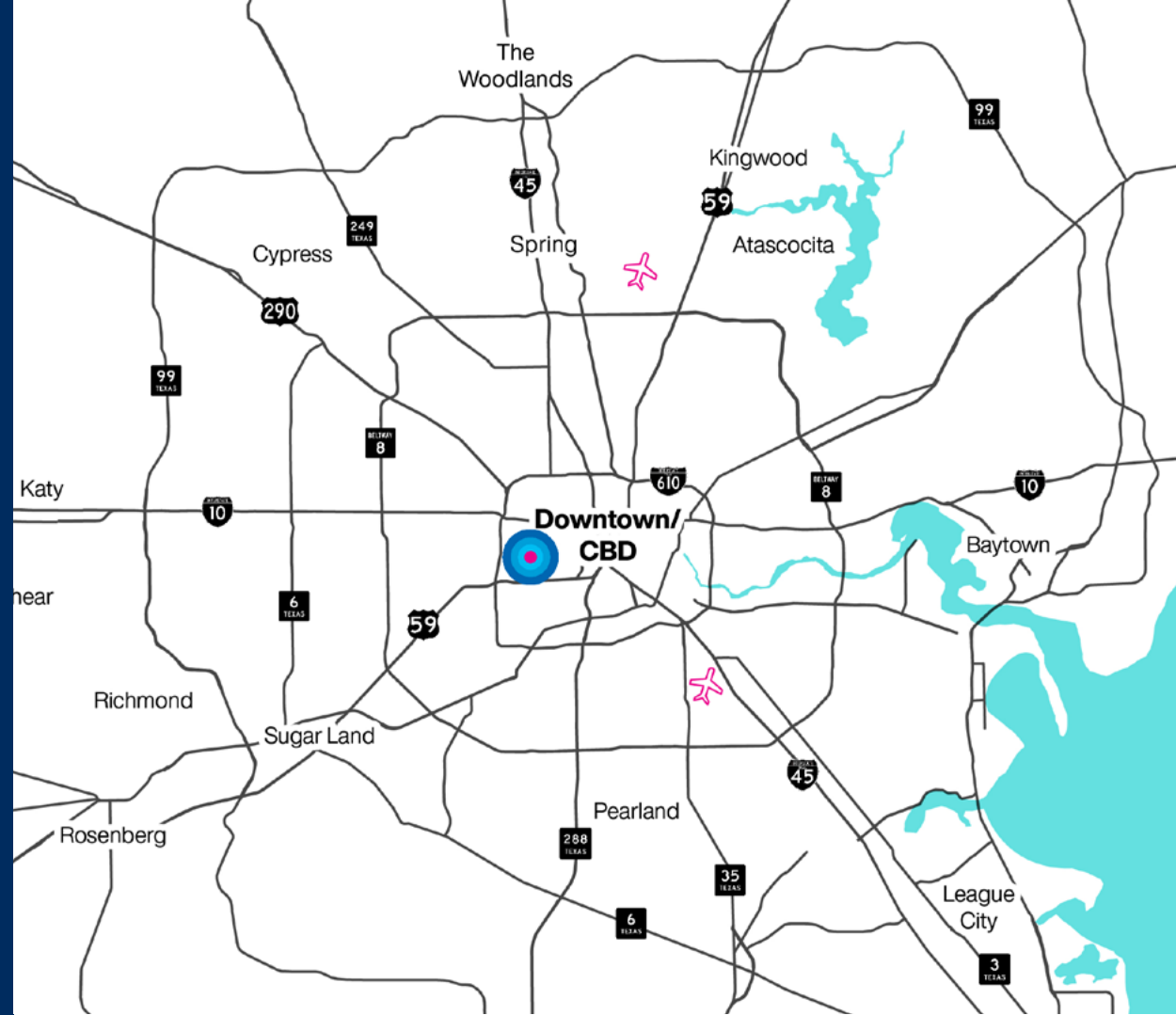
TRAFFIC COUNTS:

Westheimer Rd: 22,447 cpd

Weslayan Rd: 19,861 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	19,080	184,352	506,283
Daytime Pop.	62,502	319,891	737,118
Avg HH Income	\$206,233	\$207,524	\$170,005



SITE PLAN

River Oaks Baptist School



**AVAILABLE
±2,379 SF**

PLANTS N° PÉTALS



Westheimer Rd



Uptown/Galleria

THE GALLERIA
A BIRCHMALL

POTTERY BARN  AWAY JCREW
Lee Patten ANTHROPOLOGIE
 PETER MILLAR LUCCHESI
 BOOTMAKER

WILLIAMS SONOMA  PELOTON WARBY PARKER
Madewell Soma CHICO'S vineyard vines
 BONOBOS YETI THE SHAD STORE
Kiehl's L'OCITANE EN PROVENCE DESIGN WITHIN REACH

KENDRA SCOTT JOHNNY WAS GAUCHOS

RI 

Crate&Barrel

SEPHORA


Sushi-Bar-Restaurant



±1.6 Million Annual Visits

SITE

Westheimer Rd

River Oaks Baptist School

WELLS FARGO

PLANTS N' PETALS

EXXON

Willowick Rd

Weslayan Rd

3938 WESTHEIMER RD | 4



SITE

River Oaks Baptist School

Willowick Rd

Drexel Dr

1,601 VPD ('22)



SEPHORA



Sushi-Bar-Restaurant

Crate&Barrel

12,841 CPD ('22)

PLANTS 'N' PETALS

Exxon

NOVEL RIVER OAKS

CADENCE

Westheimer Rd

22,447 CPD ('21)

Westheimer Rd



GAUCHOS

JOHNNY WAS

KENDRA SCOTT

SWEET PARIS



±1.6 Million Annual Visits

19,861 CPD ('21)

WELLS FARGO

Deutch FINE JEWELRY



Westlayan Rd



Memorial Park

River Oaks Country Club

San Felipe St

San Felipe St

River Oaks Blvd

SITE

River Oaks District
Bison Stock 48
hepoddly BONOBOs
Cartier D&G

Crate&Barrel POTTERY BARN
ANTHROPOLOGIE RESTORATION HARDWARE
Z GALLERY chico's
BANANA REPUBLIC
WILLIAMS-SONOMA

HIGHLAND VILLAGE

Westheimer Rd

Lamar High School

Westheimer Rd

W Alabama St

Richmond Ave

Richmond Ave

17,325 VPD ('22)

240,299 VPD ('22)

3938 WESTHEIMER RD | 6

Walmart

PET SMART

ROSS

Kroger GNC

H-E-B

CVS

HIDERS IHOP

MICRO CENTER

CVS

Target

Office Depot

Best Buy

Walmart

Office Depot

Best Buy

Walmart

Office Depot

Best Buy

Walmart



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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