

Braes Heights

Houston-Pasadena-The Woodlands, TX

29.7056, -95.4383

3737-3949 Bellaire Boulevard | Houston, TX 77025



Center Size: 92,179 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|-----------|-----------|-----------|
| | 20,825 | 194,045 | 505,329 |
| | 7,818 | 90,393 | 232,877 |
| | \$279,847 | \$154,510 | \$130,544 |

Retail space for lease located in Southside Place at the SE Corner of Bellaire Blvd (33,000 VPD) and Stella Link Rd. (17,300 VPD)

1.5 miles West of the Texas Medical Center which is the world's largest med center at more than 50M SF. This grouping of hospitals sees more than 8 million patients annually and employs 106,000 people. The Med Center is part of the 8th largest business district in the U.S.

Densely populated affluent customer base (194,000+ ppl within 3 mi. / \$279,000+ Avg HHI within 1 mi.)

Southside Place was ranked the 14th wealthiest location in Texas per capita (As of the 2010 Census)

In 2012 the *Houston Press* ranked the center the "Best Strip Mall - 2012"

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Available Space

| | |
|----|----------|
| 03 | 524 SF |
| 12 | 1,615 SF |

Current Retailers

| | | |
|-----|---------------------------|-----------|
| 01 | Brixmor Leasing | 6,916 SF |
| 01B | My Salon Suite | 14,208 SF |
| 02 | Wise Financial | 6,731 SF |
| 04 | Ticket Stop | 345 SF |
| 05 | Eric's Car Care | 340 SF |
| 06 | Michael Henry Inselmann | 560 SF |
| 07 | Molina's Restaurant | 5,600 SF |
| 08 | Executive Nails and Spa | 5,002 SF |
| 08A | Wild Birds Unlimited | 1,599 SF |
| 08B | Lick Honest Ice Creams | 1,399 SF |
| 09 | Paulie's | 1,747 SF |
| 10 | Verizon Wireless | 1,280 SF |
| 11 | Hunan's | 5,009 SF |
| 12A | Body20 - West University | 1,500 SF |
| 13 | Tenenbaum Jewelers | 6,373 SF |
| 13A | Ride Indoor Cycling | 2,887 SF |
| 13B | iCRYO | 2,336 SF |
| 14 | VIO Med Spa | 2,000 SF |
| 14A | Jeff's Bagel Run | 1,630 SF |
| 15 | Pet Supplies Plus | 6,257 SF |
| 16 | Braes Heights Barber Shop | 800 SF |
| 17 | Dan's Vitamin House | 900 SF |
| 18 | Pure Body Studio | 1,935 SF |
| 18A | Orangetheory Fitness | 3,165 SF |
| 19 | River Oaks Cleaners | 3,000 SF |
| 20 | CVS/pharmacy | 13,824 SF |



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