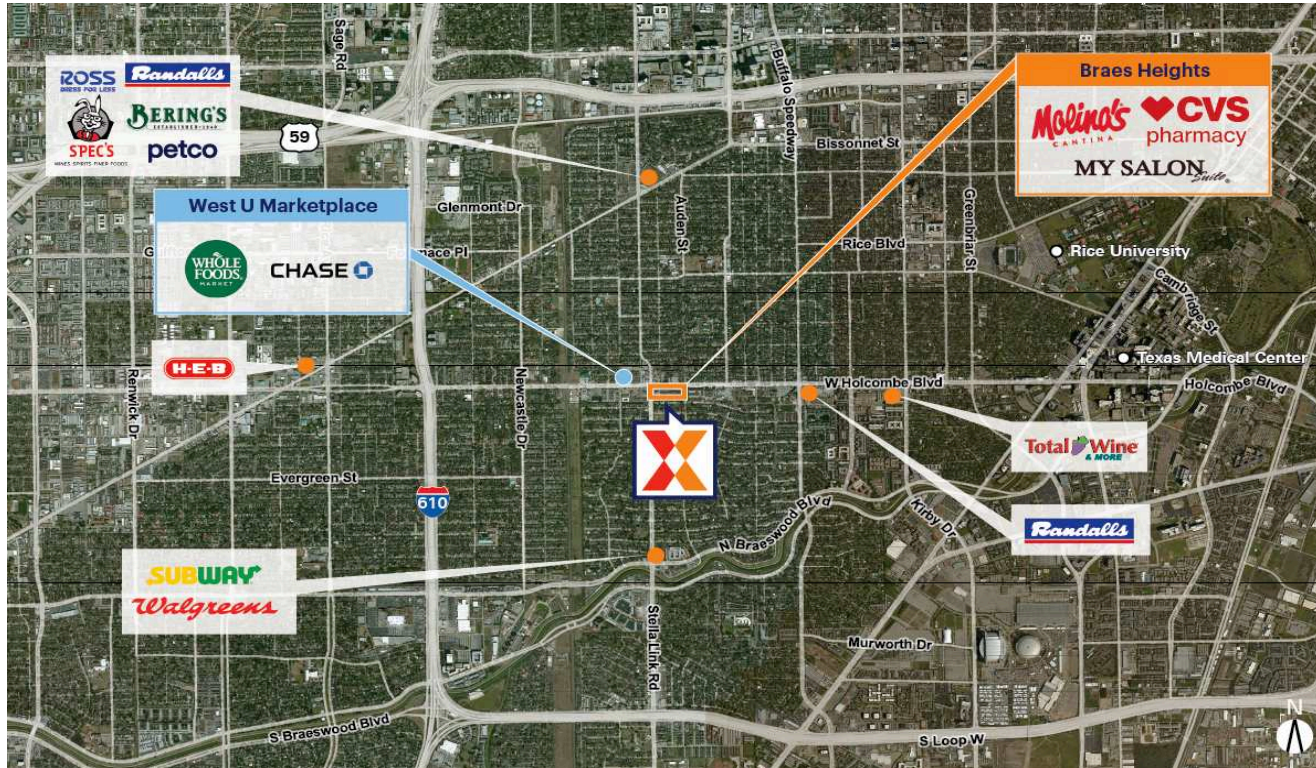


# Braes Heights

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

Strong daytime population of 657K+ within a 3-mile radius

Strong lineup of national retailers including CVS/pharmacy, My Salon Suite, and Orangetheory Fitness

High visibility from 29K+ vehicles daily on Bellaire Blvd and 13K+ vehicles daily on Stella Link Rd (Kalibrate 2019)

Affluent and highly educated trade area with an avg household income of \$170K+ with 70% that have a college education within 3 miles

Surrounded by a dense population of 194K+ within a 3-mile radius

Located within 2 miles of the Texas Medical Center, the largest medical complex in the world, with 160K+ visitors daily (TMC 2025) and Rice University with 8.8K+ students (RICE 2024)

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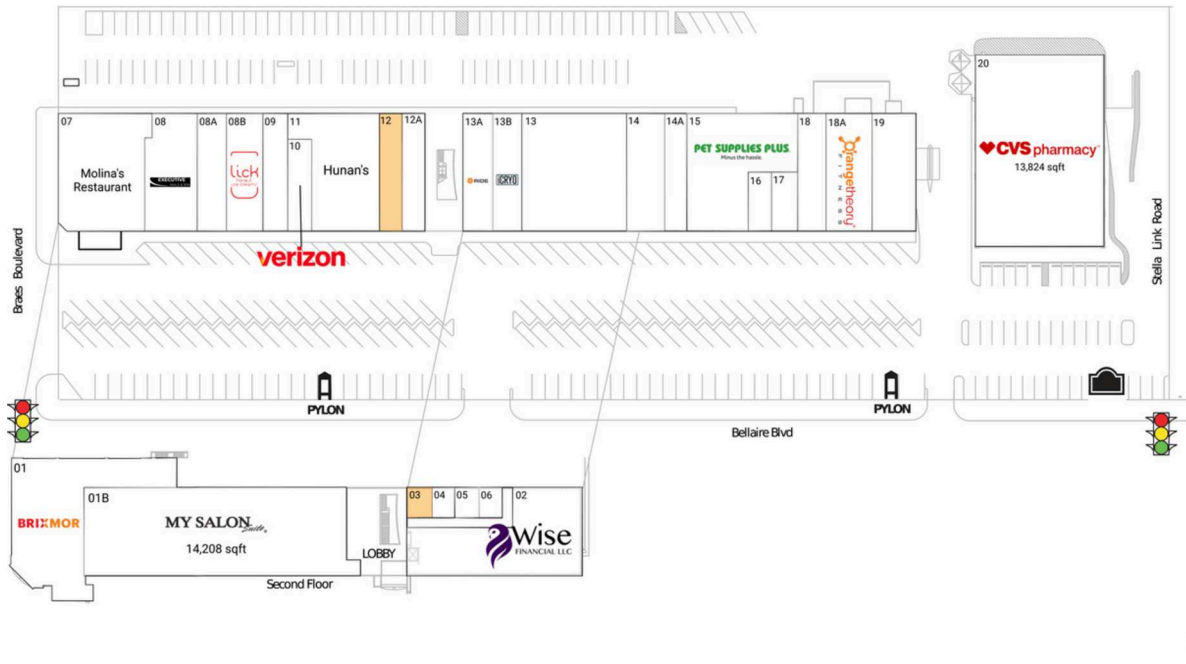
3737-3949 Bellaire Boulevard | Houston, TX 77025

## 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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