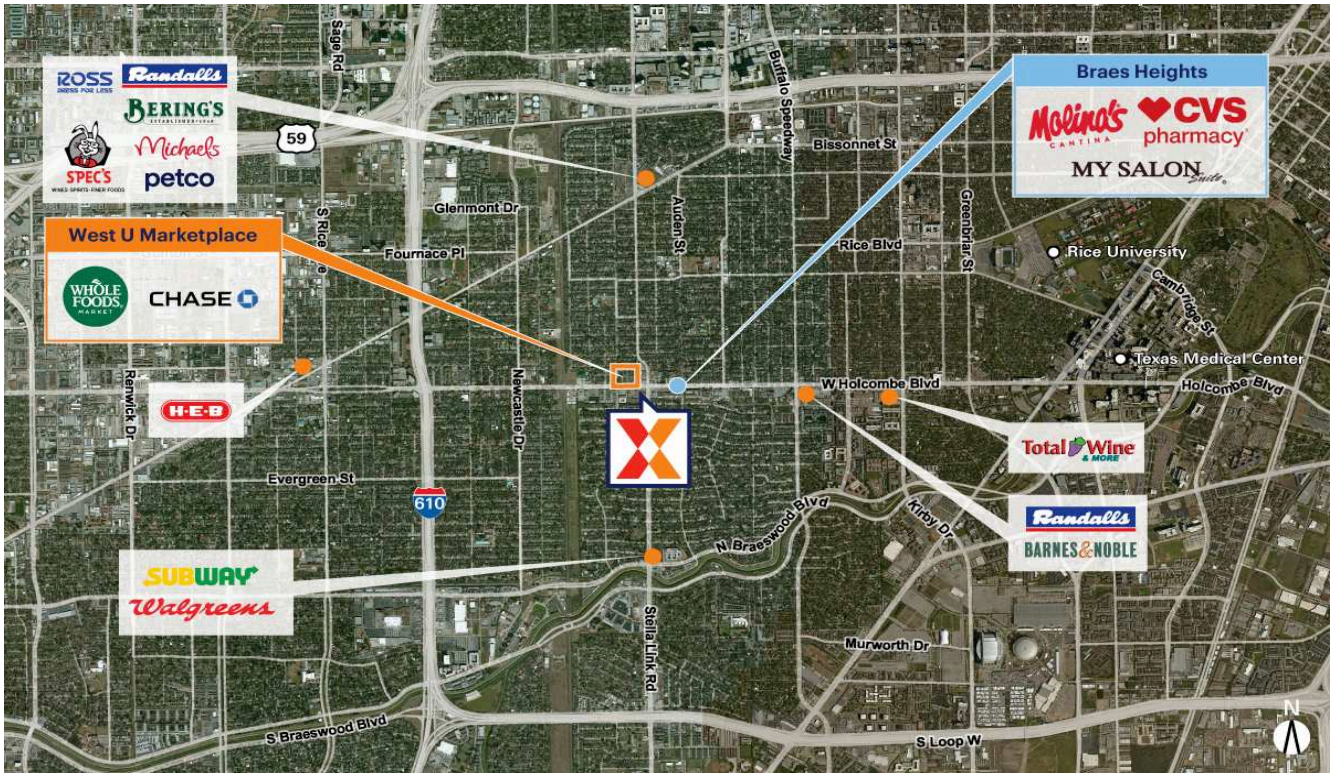
West U Marketplace

Houston-Pasadena-The Woodlands, TX

29.7063, -95.4412
4004 Bellaire Blvd | Houston, TX 77025



Center Size: 60,136 SF

Demographics	1 Mile	3 Mile	5 Mile
	19,774	202,853	502,445
	6,954	93,008	231,430
	$350,654	$169,569	$148,183

Whole Foods-anchored center with top national brands including Chase

Surrounded by a dense population of 202K+ within a 3-mile radius

Strong daytime population of 661K+ within 3 miles

Affluent and highly educated trade area with avg household income of $169K+ and 67% being college educated within a 3-mile radius

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

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)

Lexi Rangel (713) 660-4302 | lexi.rangel@brixmor.com | BRIXMOR.com

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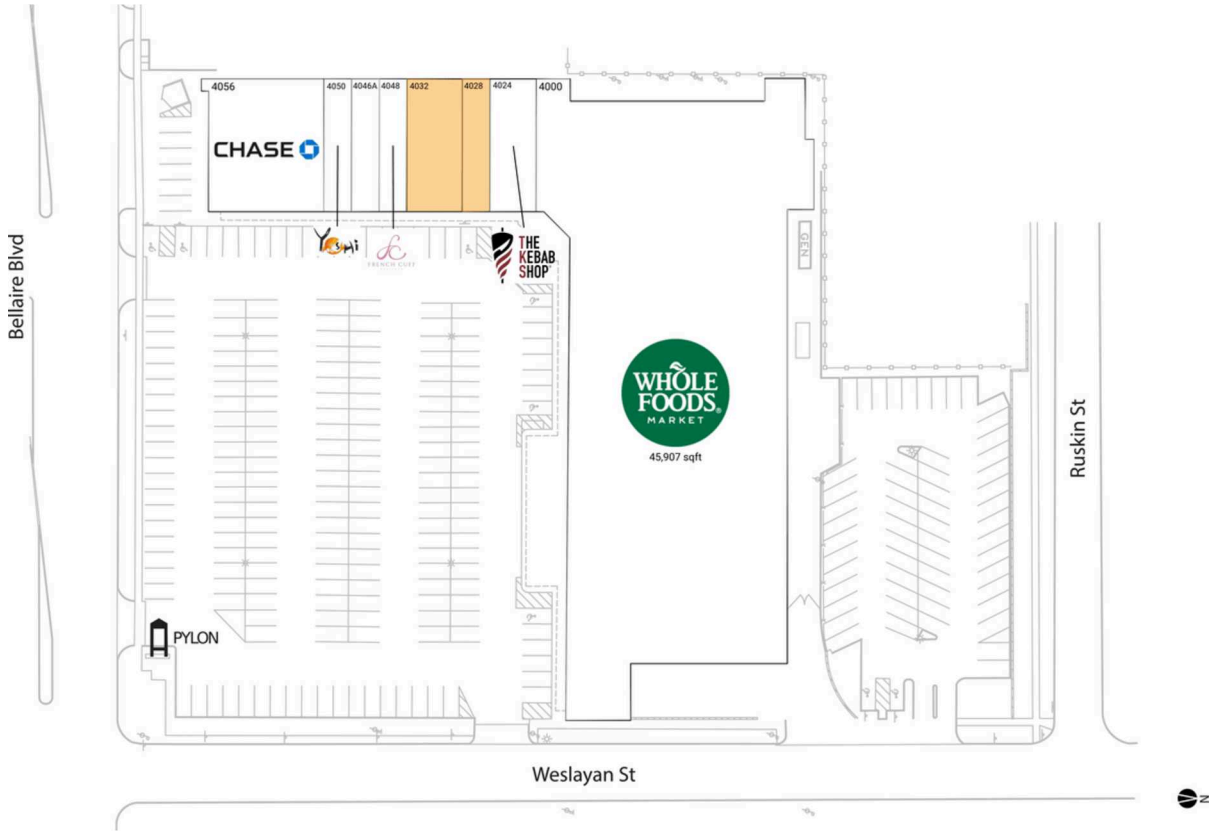

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Available Space

4028	1,200 SF
4032	2,400 SF

Current Retailers

4000	Whole Foods Market	45,907 SF
4024	The Kebab Shop	2,004 SF
4046A	River Oaks Nail & Spa	1,200 SF
4048	French Cuff Boutique	1,200 SF
4050	Yoshi Sushi	1,200 SF
4056	Chase	5,025 SF

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