



River Oaks S.C.

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



Ali Runkel

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)

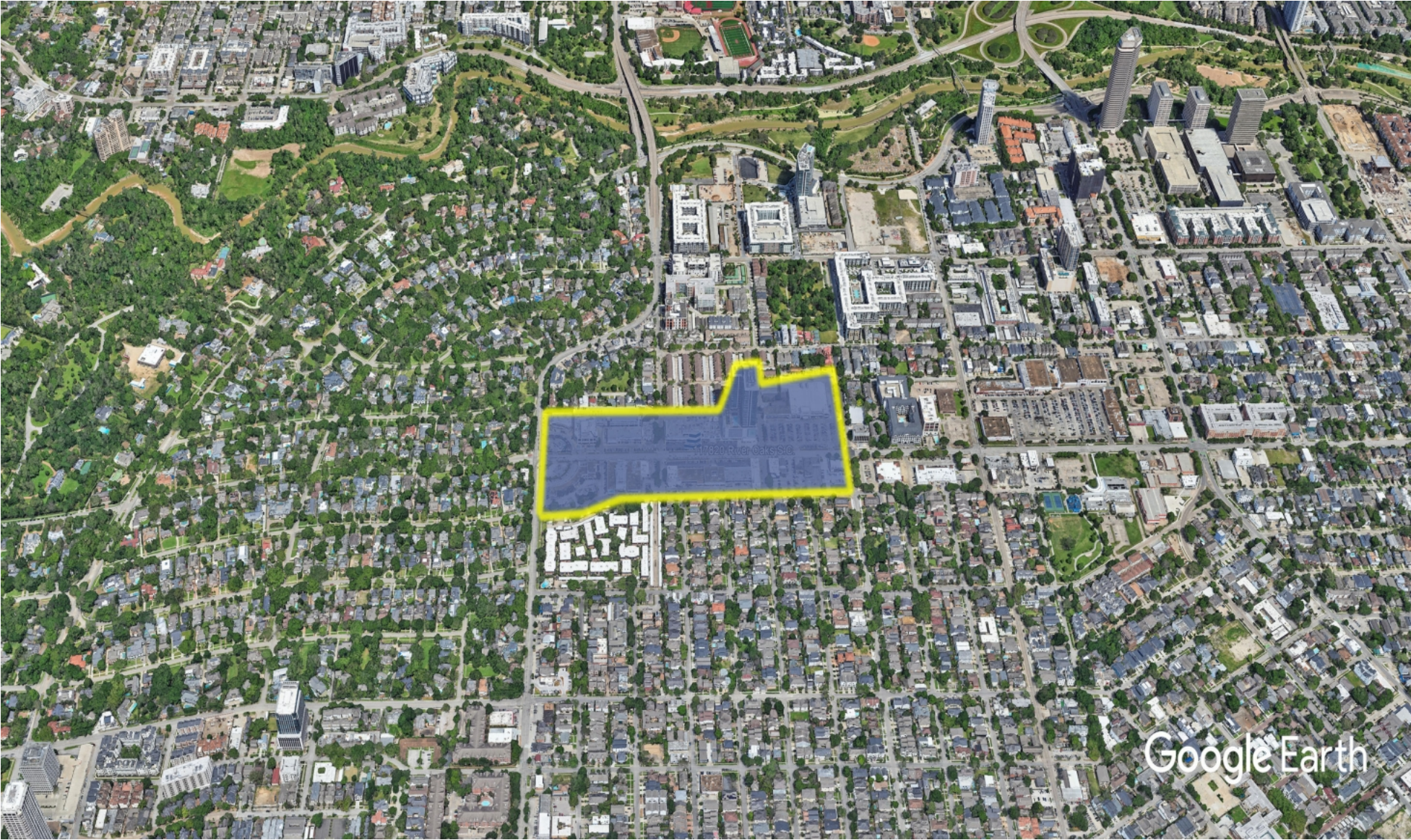
336,585 SF

PARKING SPACES

1,019

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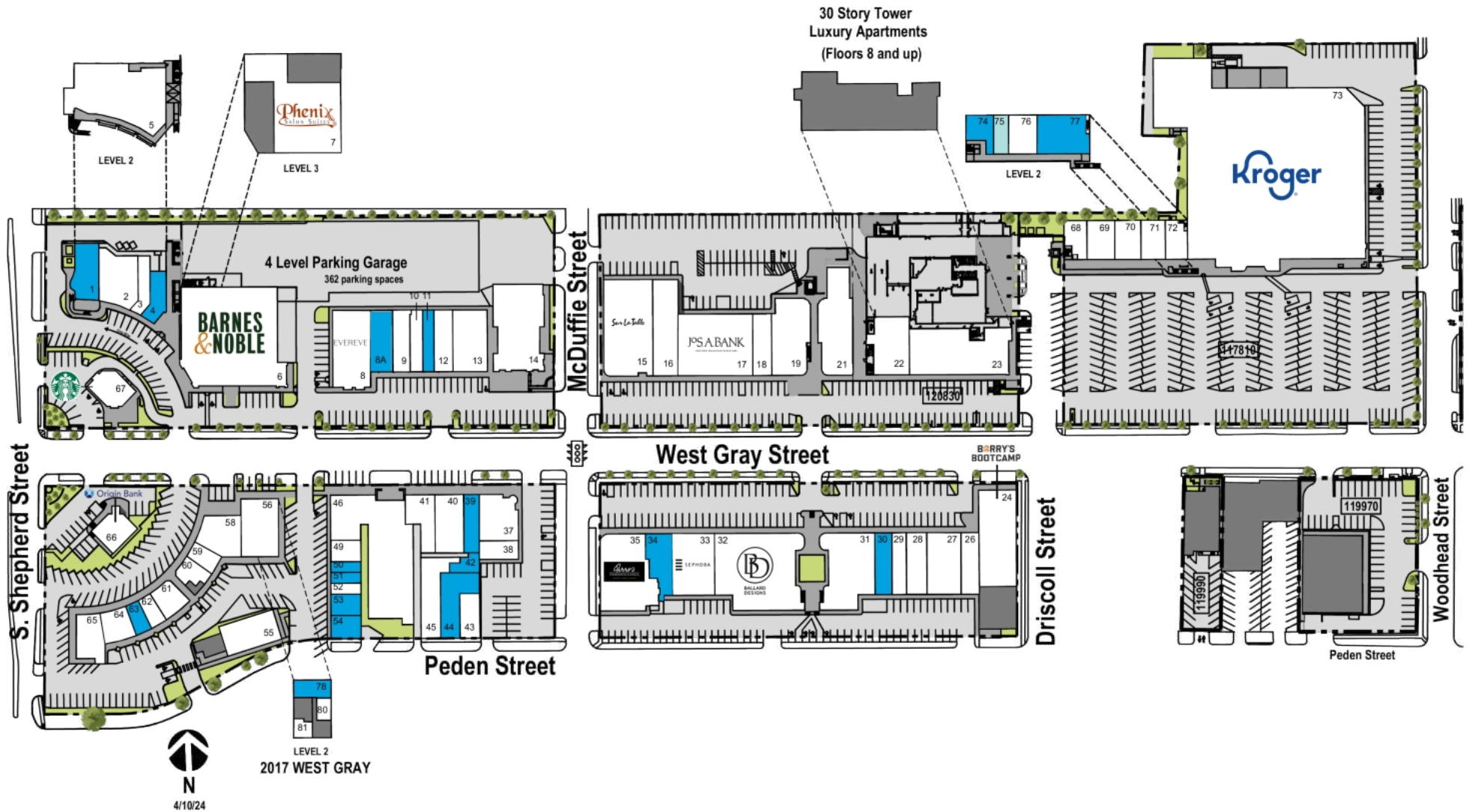
DENSITY AERIAL

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■ Available ■ Potentially Available ■ Non-Controlled



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Available	2,368	19 Hudson House	4,644	41 Ryde	2,272	63 Available	790
2 Kelsey Seybold Clinic	3,460	21 Brasserie 19	5,553	42 Available	589	64 Hemline	1,475
3 V's Barbershop	1,257	22 Maison Chinoise	3,746	43 Marfreless	2,694	65 la Madeleine Cuisine	2,213
4 Available (Former Hair Salon)	1,440	23 Zanti Cucina Italiana	8,181	44 Available	2,878	66 Origin Bank	1,927
5 Kelsey Seybold Clinic	12,538	24 Barry's Bootcamp	6,218	45 The Texas Gallery	3,077	67 Starbucks Coffee Company	1,957
6 Barnes & Noble	33,179	26 Beverly Hills Rejuvenation Center	1,920	46 River Oaks Theater & Restaurant	12,099	68 Pure Barre	1,318
7 Phenix Salon Suites	6,734	27 White House / Black Market	3,549	49 River Oaks Theater & Leo's [...]	1,120	69 Chalet Spirits	1,850
8 Evereve	5,109	28 J. McLaughlin	2,179	50 Available	560	70 Restore Hyper Wellness + [...]	1,750
8A Available	2,074	29 The Mad Potter	1,520	51 Available	560	71 Cost Cutters	1,600
9 Heyday Skincare	2,057	30 Available	1,840	52 Houston Lash Boutique	560	72 PostNet	1,400
10 The Style Concierge	1,350	31 Cocody	6,198	53 Available	1,120	73 Kroger	55,670
11 Available	1,200	32 Ballard Designs	10,885	54 Available	1,063	74 Available	1,445
12 Fleet Feet Sports	2,000	33 Sephora	4,500	55 Izakaya WA	3,000	75 Classic Alterations	1,000
13 Chico's	3,650	34 Available	2,240	56 Lenscrafters	3,545	76 Nail Time	1,800
14 Tenant	7,480	35 Perry's Steakhouse & Grille	12,288	58 Pizzana	2,840	77 Available	3,432
15 Sur La Table	8,125	37 Steinway Piano Gallery	3,017	59 Macaron by Patisse	912	78 Available	825
16 J. Jill	4,186	38 Eklektic Jewelry Studio	1,238	60 Marble Slab Creamery	1,048	80 Torofino Trading LLC	521
17 Jos. A. Bank Clothiers	7,691	39 Available	1,523	61 Clorinda Antinori Italian Shoe	1,362	81 5 plus 8	1,510
18 The Antiquarium	2,000	40 Epicure Bakery	2,904	62 Sunglass Hut International	800	85 Available	282

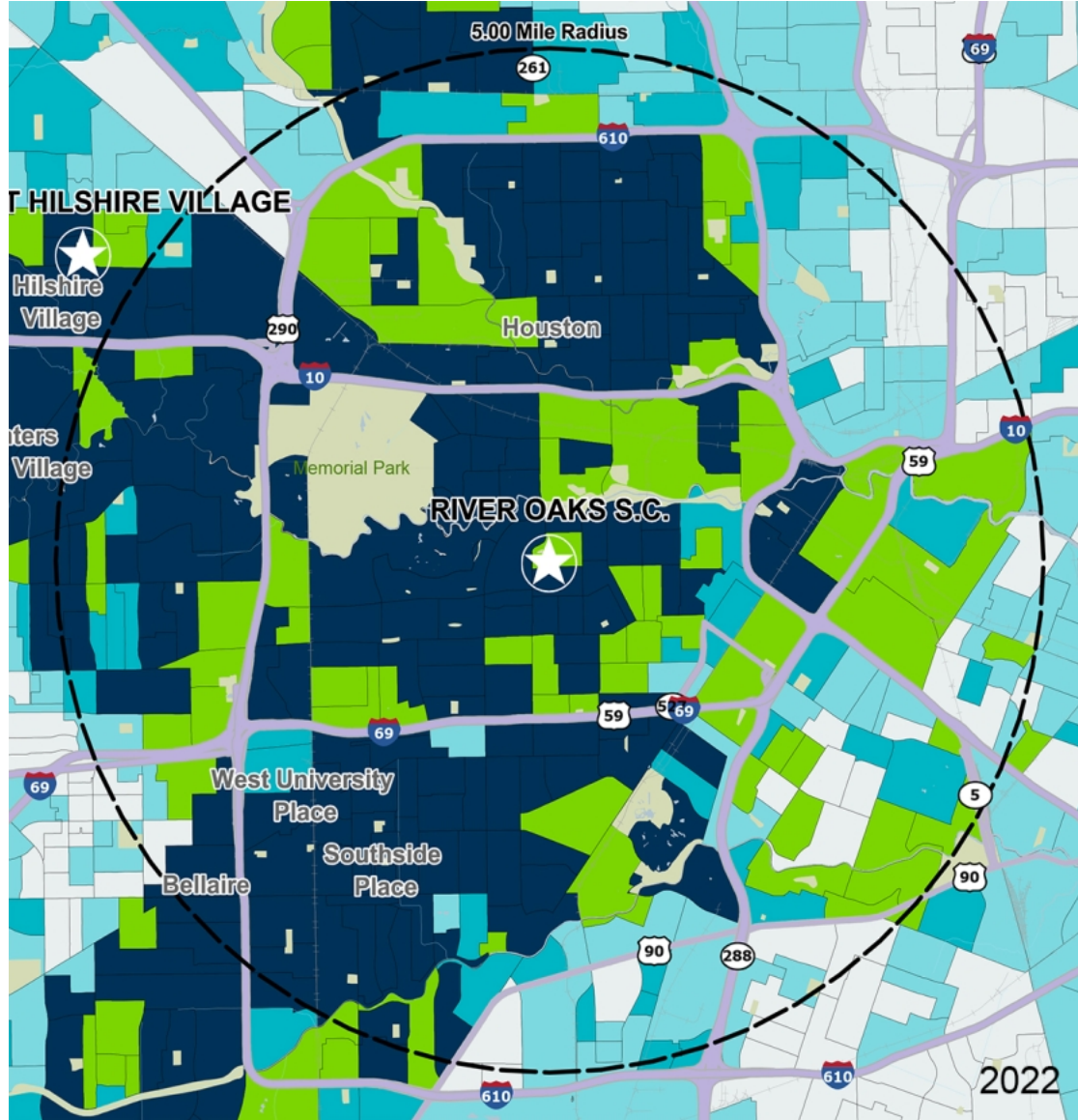
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	30,451	199,982	496,848
Daytime Pop	30,308	467,776	945,118
Households	17,329	106,496	233,550
Average HH Income	\$191,570	\$176,651	\$156,946
Median HH Income	\$128,844	\$119,711	\$99,576
Per Capita Income	\$109,923	\$95,970	\$75,429

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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W Gray St. & Shepherd Dr., Houston, TX



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