



River Oaks Shopping Center

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



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Houston, TX

www.kimcorealty.com/117820



AERIAL



GROSS LEASABLE AREA (GLA)

338,701 SF

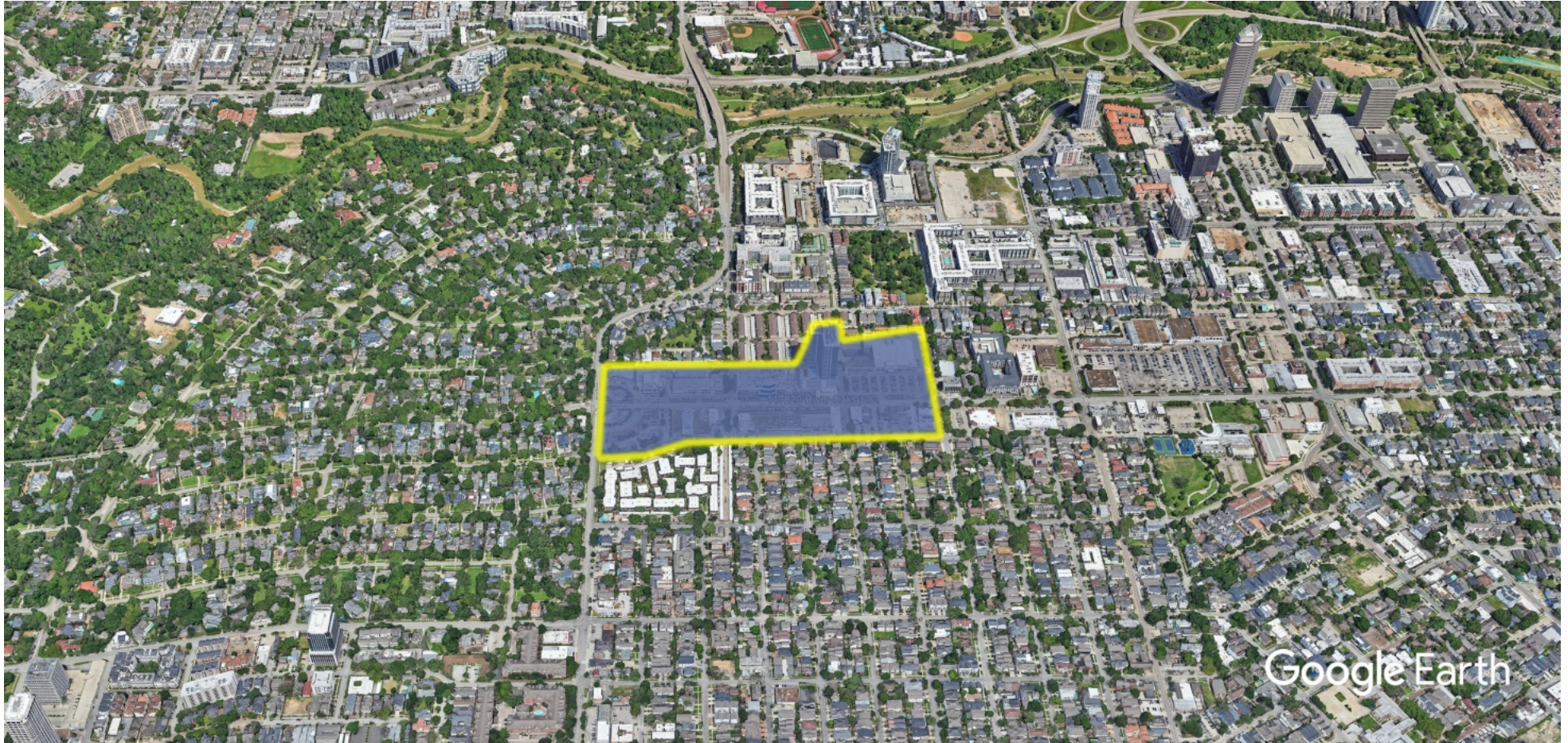
PARKING SPACES

1,019

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DENSITY AERIAL



Property Overview

River Oaks is an open-air specialty shopping center with over 330,000 square feet serving many of Houston's most affluent neighborhoods. The center is positioned between three major offices parks (CBD, Uptown and Greenway Plaza). River Oaks enjoys a wide variety of local and national retailers, upscale restaurants and entertainment. The Driscoll at River Oaks, a luxury residential tower, is home to Zanti Italian Cucina with available ground-floor retail and restaurant spaces totaling 11,000+SF.

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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	21 Brasserie 19	5,553	43 Marfreless	2,694	67 Starbucks Coffee Company	1,957
2 Kelsey Seybold Clinic	3,460	22 Maison Chinoise	3,746	44 Available	2,878	68 Available	1,318
3 V's Barbershop	1,257	23 Zanti Cucina Italiana	8,181	45 The Texas Gallery	3,077	69 Chalet Spirits	1,850
4 Available (Former Hair Salon)	1,440	24 Barry's Bootcamp	6,218	46 River Oaks Theater	12,414	70 Restore Hyper Wellness + [...]	1,750
5 Kelsey Seybold Clinic	12,538	26 Beverly Hills Rejuvenation Center	1,920	46A Leo's River Oaks	3,739	71 Cost Cutters	1,600
6 Barnes & Noble	33,179	27 White House / Black Market	3,549	51 Available	560	72 PostNet	1,400
7 Phenix Salon Suites	6,734	28 J. McLaughlin	2,179	52 Houston Lash Boutique	560	73 Kroger	55,670
8 Evereve	5,109	29 The Mad Potter	1,520	53 Available	1,120	74 Available	1,445
8A Available	2,074	30 Sense Pilates	1,840	54 Available	1,063	75 Classic Alterations	1,000
9 Heyday Skincare	2,057	31 Cocody	6,198	55 Izakaya WA	3,000	76 Nail Time	1,800
10 The Style Concierge	1,350	32 Ballard Designs	10,885	56 Lenscrafters	3,545	77 Seviin Cosmetics	1,750
11 Available	1,200	33 Sephora	4,500	58 Pizzana	2,840	77A Available	1,682
12 Fleet Feet Sports	2,000	34 Available	2,240	59 Macaron by Patisse	912	78 Available	825
13 Chico's	3,650	35 Perry's Steakhouse & Grille	12,288	60 Marble Slab Creamery	1,048	80 Torofino Trading LLC	521
14 Goode Company Kitchen and Cantina	7,480	37 Steinway Piano Gallery	3,017	61 Clorinda Antinori Italian Shoe	1,362	81 5 plus 8	1,510
15 Sur La Table	8,125	38 Eklektic Jewelry Studio	1,238	62 Sunglass Hut International	800	85 Available	282
16 J. Jill	4,186	39 French Cuff Boutique	1,523	63 Available	790	86 Available	569
17 Jos. A. Bank	7,691	40 Epicure Bakery	2,904	64 Hemline	1,475	88 Available	288
18 The Antiquarium	2,000	41 Ryde	2,272	65 la Madeleine Cuisine	2,213	102 Available	3,772
19 Hudson House	4,644	42 Available	589	66 Origin Bank	1,927	110 Kimco Realty Corp	12,766

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.

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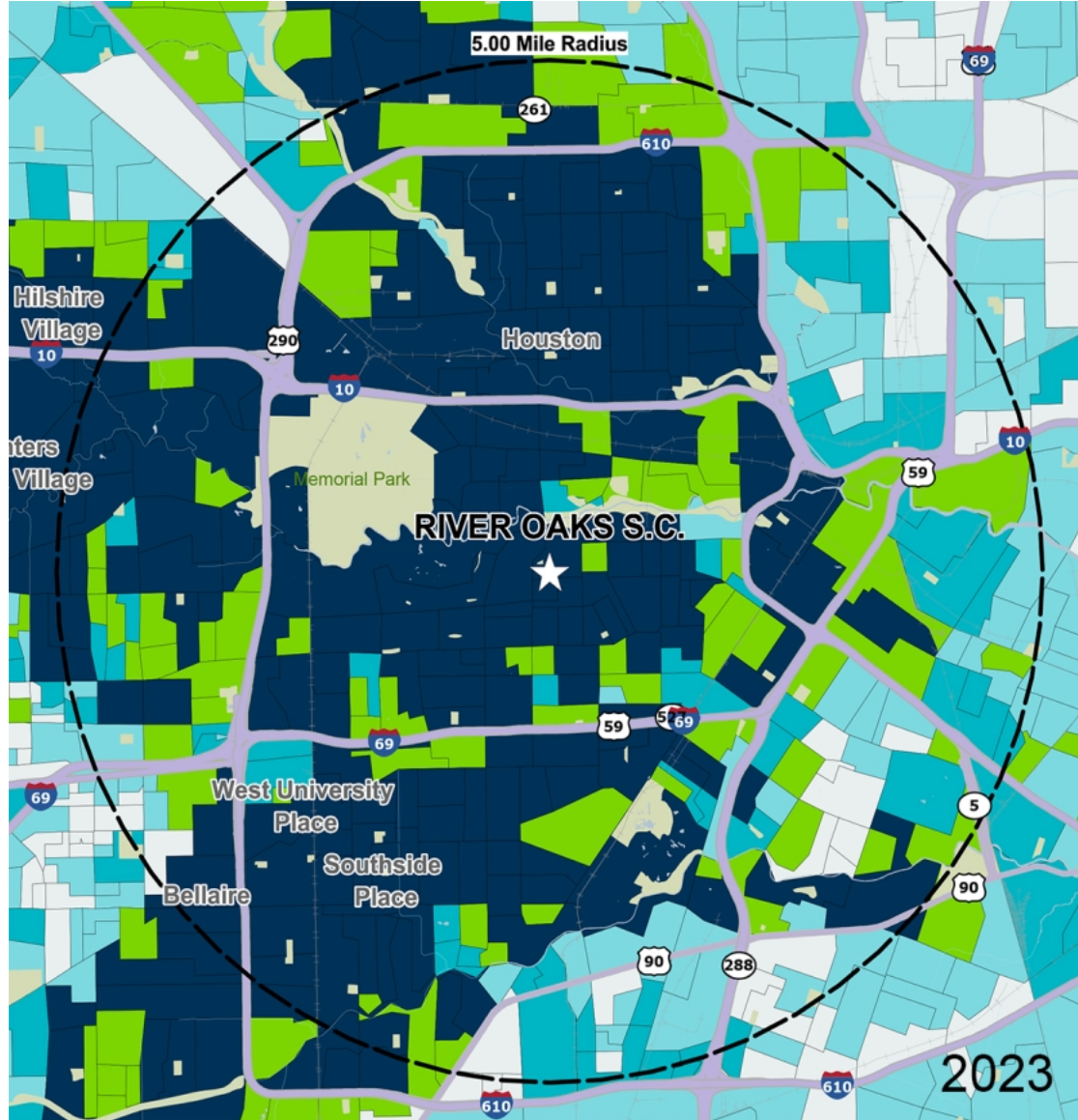


COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	29,874	202,909	499,405
Daytime Pop	29,708	597,158	1,215,656
Households	16,543	108,096	237,875
Average HH Income	\$198,705	\$184,923	\$164,372
Median HH Income	\$136,170	\$125,067	\$103,930
Per Capita Income	\$110,742	\$99,841	\$79,641

Average Household Income

Popstats, 4Q 2023, 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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