

RETAIL LEASING OPPORTUNITY

River Oaks Village

Shopping Center

PROPERTY OVERVIEW

2810 Westheimer Rd · Houston, TX 77098 · Westheimer
& Kirby



2810 Westheimer Rd — 0.1 mi west of Kirby & Westheimer, in the heart of River Oaks / Upper Kirby

GLA

19,411 SF

Multi-tenant retail

LAND AREA

1.24 Acres

54,232 SF

SUITES

6 Total

1 of 6 available · 2,410 SF

OCCUPANCY

87%

2,410 SF available

ANCHOR

CVS

Pharmacy — 8,640 SF

ASKING RATE

\$60–\$70/SF

+NNN ~\$21.44/SF est.

PARKING

Ample On-Site

Surface lot, Westheimer frontage

OWNERSHIP

33-Year Hold

RHS Interests, LLC

THE OPPORTUNITY

- 0.1 mi west of Kirby & Westheimer — Houston's premier retail intersection (~35,000 VPD)
- Only one space remains: 2,410 SF
- Affluent infill location: 77098 avg HH income >\$190K; ~180,000 population within 3 miles

RHS Interests, LLC

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\$2.2M REMODEL PROGRAM

Façade refresh, roof, landscape, parking & signage · Completion 2026–2027



EXISTING CENTER



POST-REMODEL — RENDERINGS PENDING

Façade Refresh

Roof Updates

Parking/Striping

Landscape

Marquis Signage

*"The appeal of Upper Kirby is undeniable — a coveted location
where walkability and conveniences are at the forefront."*

— Tim Downey, Founder & CEO, Southern Land Company (Mar. 2026)

AVAILABLE SPACE & TENANT ROSTER

As of April 2026

AVAILABLE

2,410 SF

Sole Remaining Suite

2850 Westheimer · Active leasing interest

BASE RATE

\$60 – \$70 / SF

Annual base + NNN

Market rate, lease term & TI negotiable

2026 NNN

~\$21.44 / SF

Triple-net est.

Pro-rata; subject to final budget

OCCUPANCY

87%

100% committed once leased

H&H Bagel in buildout phase

Tenant	SF	Use
CVS	8,640	Pharmacy
Relish Restaurant & Bar	4,225	Restaurant
River Oaks Optical	1,385	Optical
H&H Bagel	1,385	Café
River Oaks Nails	1,366	Nail Salon
AVAILABLE	2,410	Open
Totals	19,411	Mixed-Use

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SITE LAYOUT & TENANT MIX

ANCHOR — CVS



CVS

CVS Pharmacy: 8,640 SF · 44% of GLA
Lease through March 2028 · drive-thru

RESTAURANT & SHOP TENANTS



Relish Restaurant

Relish, H&H Bagel, Optical, Nails
1,366–4,225 SF · 43% of GLA

AVAILABLE — 2850 WESTHEIMER



Available

2,410 SF in line retail suite
13% of GLA · Westheimer frontage

Anchor: CVS Pharmacy — 8,640 SF

Tenants: Relish Restaurant & Bar, H&H Bagel, River Oaks Optical, River Oaks Nails

Available: 2850 Westheimer — 2,515 SF in line retail suite; Westheimer frontage; active leasing interest

PROPERTY GALLERY

2810 Westheimer Rd — storefront & aerial views



Storefront view — Westheimer frontage & existing façade



Aerial view — full center footprint, 0.1 mi W of Kirby & Westheimer

RIVER OAKS VILLAGE • 2810 WESTHEIMER RD • 0.1 MI WEST OF KIRBY & WESTHEIMER • HOUSTON, TX 77098

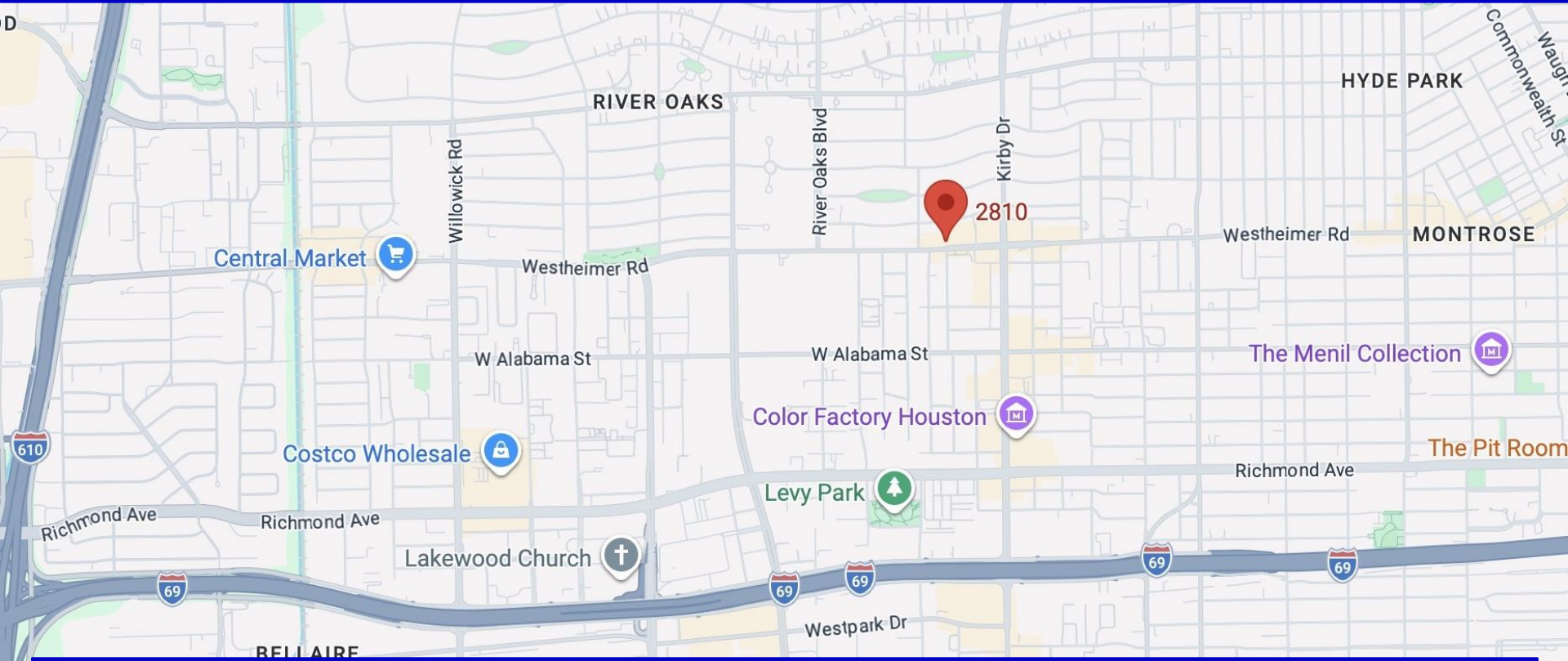


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LOCATION

River Oaks / Upper Kirby, Houston TX — Trade Area



○ River Oaks Village Shopping Center

● Westheimer Rd — ~35,000 VPD

○ Kirby Dr — premier N-S corridor

WESTHEIMER & KIRBY — RIVER OAKS / UPPER KIRBY

Houston's Premier Retail Intersection

Westheimer Road is Houston's highest-traffic retail artery, anchoring River Oaks, Upper Kirby, and the Galleria. Kirby Drive is the premier north-south spine connecting River Oaks to Rice Village and Greenway Plaza.

With ~35,000+ vehicles per day passing the Westheimer & Kirby corner, the trade area captures the highest household incomes in Houston and a dense, walkable mix of best-in-class restaurants, grocers, and boutique retail.

River Oaks (77019) and Upper Kirby (77098) consistently rank among Houston's wealthiest ZIP codes, with infill scarcity that has driven existing centers to record per-SF trades.

KEY PROXIMITY

- 0.1 Mi — Kirby & Westheimer intersection (~35,000 VPD)
- 0.1 Mi — James Surls sculpture, just south of Kirby & Westheimer
- 0.4 Mi — River Oaks Theatre & Highland Village mixed-use
- 0.5 Mi — Central Market & Whole Foods grocers
- 1.5 Mi — Greenway Plaza (~5M SF office, ~30K daytime employees)
- 2.0 Mi — The Galleria / Uptown (~84,000 employees)
- 2.5 Mi — Rice Village & Rice University (~7,500 students)

~35K

Vehicles/Day
on Westheimer Rd

\$190K+

Avg. Household
Income (77098)

180K+

Population
within 3 Miles

33-Yr

RHS Ownership
since 1993

"Westheimer & Kirby anchors Houston's most coveted retail trade area — affluent rooftops, dense daytime population, and a tenant mix that pulls from across the city."

— Houston retail brokers

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IDEAL USES FOR THE 2,410 SF SUITE

Medical / Dental

Dermatology, dental, optometry, or boutique wellness clinic. Affluent 77098 demographics and Westheimer visibility support daily-use practices and walk-in patient traffic.

Boutique Retail

Apparel, home goods, beauty, or specialty food. Serves the affluent 77098 base (\$190K+ avg HH income) and Highland Village shopper traffic 0.4 Mi west.

Beauty / Wellness

Salon, blowdry bar, medspa, or wellness studio. Highly complementary to existing Optical and Nails tenants serving repeat River Oaks clientele.

Professional Services

Wealth management, design studio, real estate, or law office. Direct visibility on Westheimer with surface parking ideal for daily client traffic.

Specialty Food

Wine bar, cheese shop, butcher, or curated grocer. Adjacent to Central Market & Whole Foods trade area with affluent food-forward clientele.

Health & Fitness

Boutique fitness, pilates, cycling, or recovery studio. Affluent young-professional density and walkable Highland Village adjacency support daily-use concepts.

CONTACT US TO TOUR THE 2,515 SF SUITE

Last available space at Westheimer & Kirby — 33-year RHS ownership, fresh remodel program, established CVS-anchored co-tenancy.

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