



**SECOND-  
GENERATION  
RETAIL SPACE  
LEASING  
OPPORTUNITY**

6,645 SF restaurant

2,695 SF nail salon





**STOREFRONT**



**BAR AREA**



**DINING ROOM**



**DINING ROOM**





# SECOND-GENERATION RETAIL SPACE AVAILABLE FOR LEASE IN RIVER OAKS

The second-generation restaurant and second-generation nail salon spaces are available at 2929 Wesleyan (the "Property"), a luxury mixed-use tower centrally located in the heart of River Oaks and within Houston's Inner Loop. The Property, currently 95% occupied, offers a captive retail demand from the 254 apartment units onsite. Valet and surface parking options are available.

The Property is strategically located between affluent River Oaks to the North and West University to the South, surrounded by dense residential and daytime populations with some of the highest household incomes in the Houston market.

River Oaks is a high-end residential neighborhood, featuring palatial homes and the upscale stores and eclectic global restaurants of the nearby River Oaks Shopping Center. The art deco River Oaks Theatre shows indie and foreign films, and Rienzi, an opulent outpost of the Museum of Fine Arts, displays European paintings, miniatures and ceramics. The community is also home to River Oaks Country Club, which includes a golf course designed by architect Donald Ross.





## DEMOGRAPHICS IN A 1-MILE RADIUS



**26,549**

Total Population



**\$161,728**

Average Household



**\$1.2M**

Average Home Value



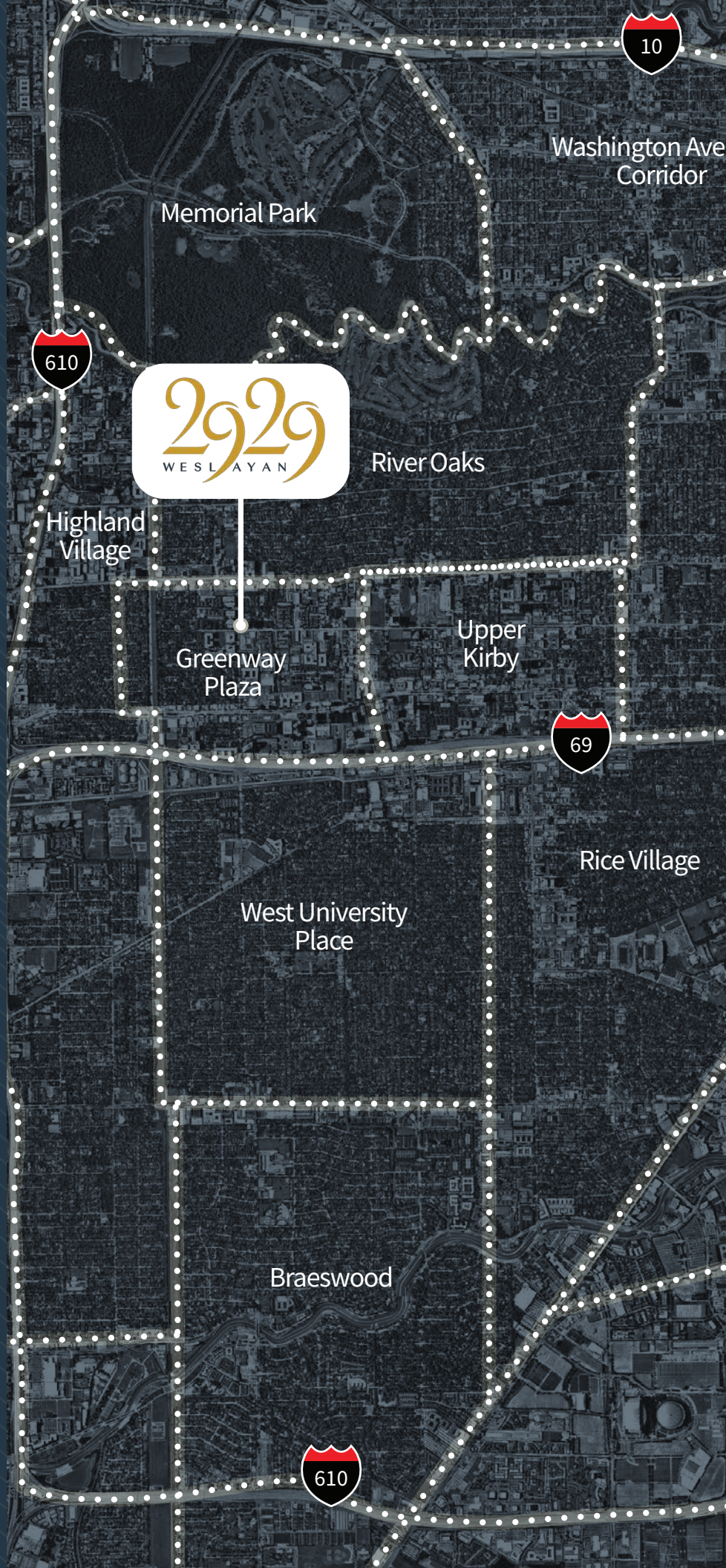
**35.2**

Median Age



**80.9%**

Edu. Attainment - College  
Degree or Higher







2929  
WESLEYAN

*For more information, please contact:*

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