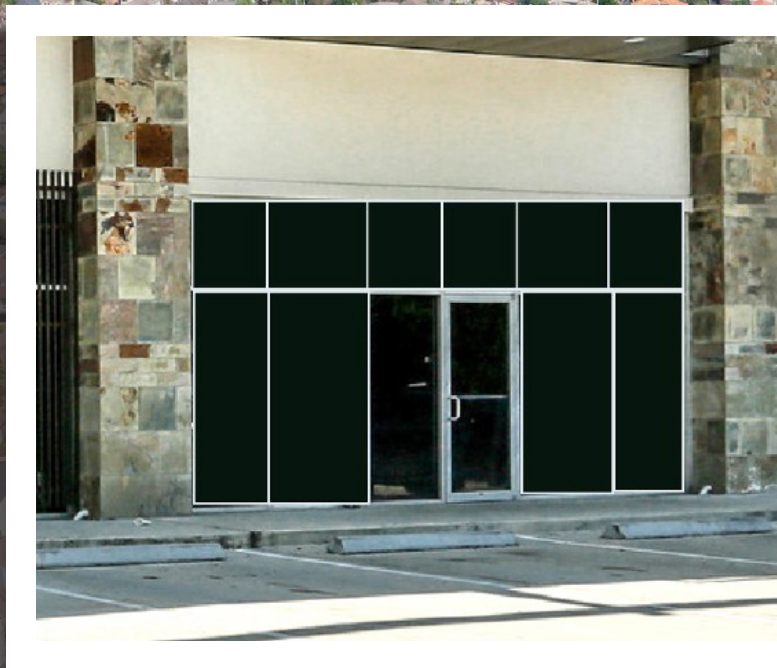




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**Premium Storefront  
Space 1000 Sq. Ft.  
Two Parking Areas**

**RIVER OAKS**  
RETAIL SPACE  
INNER LOOP



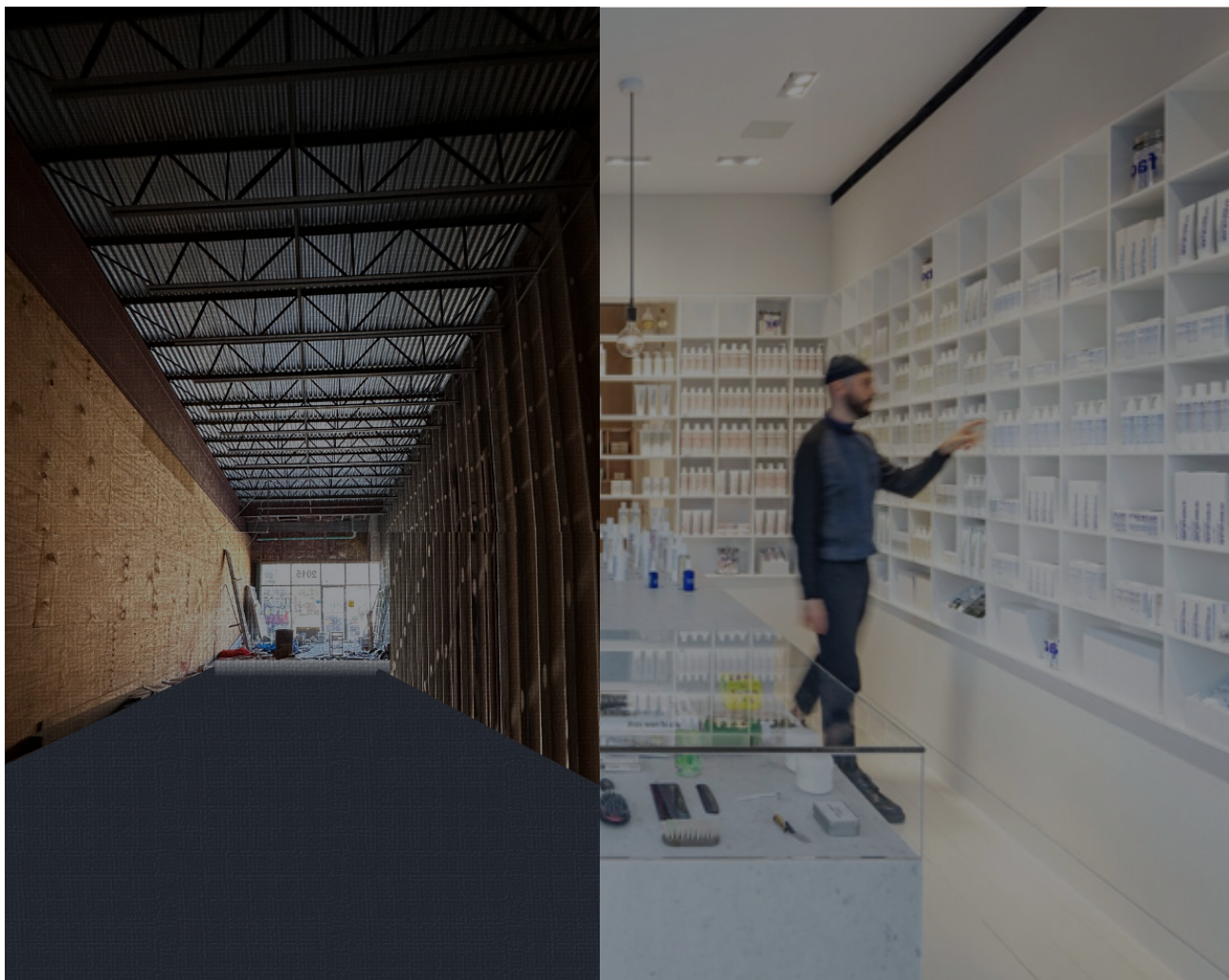
## Prime Retail Opportunity in River Oaks:

### Lease 1000 Sq. Ft. of Premium Storefront Space

Welcome to River Oaks, Houston’s premier destination for upscale living and shopping. Nestled amidst the vibrant streets and affluent community, this 1000 square foot commercial property offers an exceptional opportunity for retailers seeking to establish or expand their presence in one of the city’s most coveted neighborhoods.

This is a first-floor storefront position, this property commands attention with its prominent location along a bustling thoroughfare. With excellent visibility and foot traffic, it provides maximum exposure to the discerning clientele that frequents this affluent area.





The interior space is long and narrow with high ceilings

.....

It provides a blank canvas for the tenant's retail vision

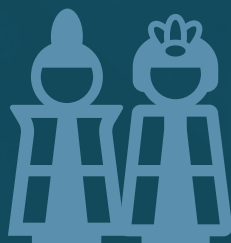
.....

The infrastructure for plumbing, HVAC and electrical are in place and ready for the tenant's customization

.....

There are 2 hour rated firewalls on each side

.....



Whether you're a boutique fashion retailer, a specialty food vendor, or a trendy cafe, the versatile layout can be customized to suit your unique needs and branding requirements.



In addition to the prime location and flexible layout, tenants will benefit from the affluent demographics of the surrounding area. River Oaks is known for its high-income residents and discerning shoppers who appreciate quality and luxury, making it an ideal location for businesses targeting upscale clientele.



With competitive lease terms and a supportive landlord, this retail space offers the perfect opportunity to elevate your brand and capitalize on the prestige of River Oaks.





POTENTIAL NAIL SALON









# POTENTIAL PHARMACY





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## Contact Us

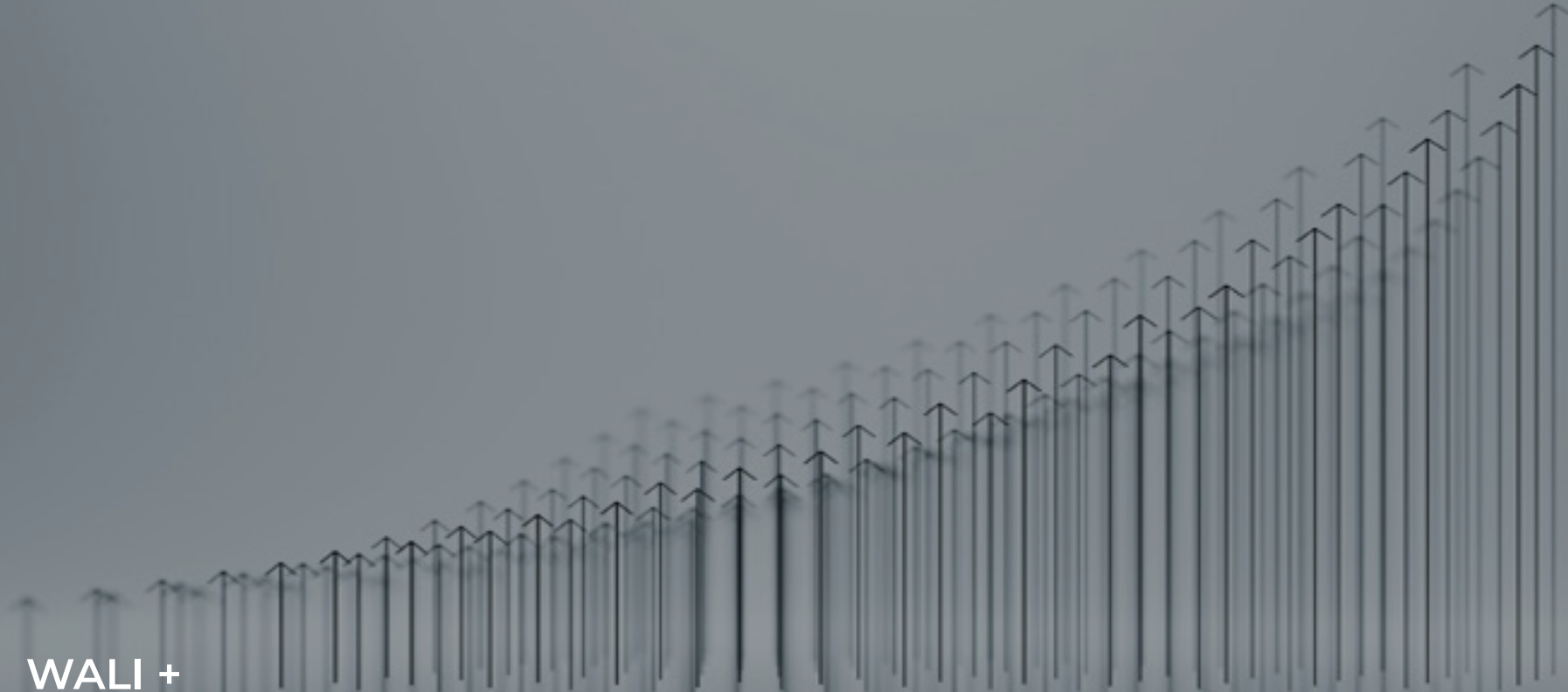
T : 713.263.3604

D : 713.263.3603

F : 713.263.3605

[azeemeh@walipartners.com](mailto:azeemeh@walipartners.com)

[www.walipartners.com](http://www.walipartners.com)



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