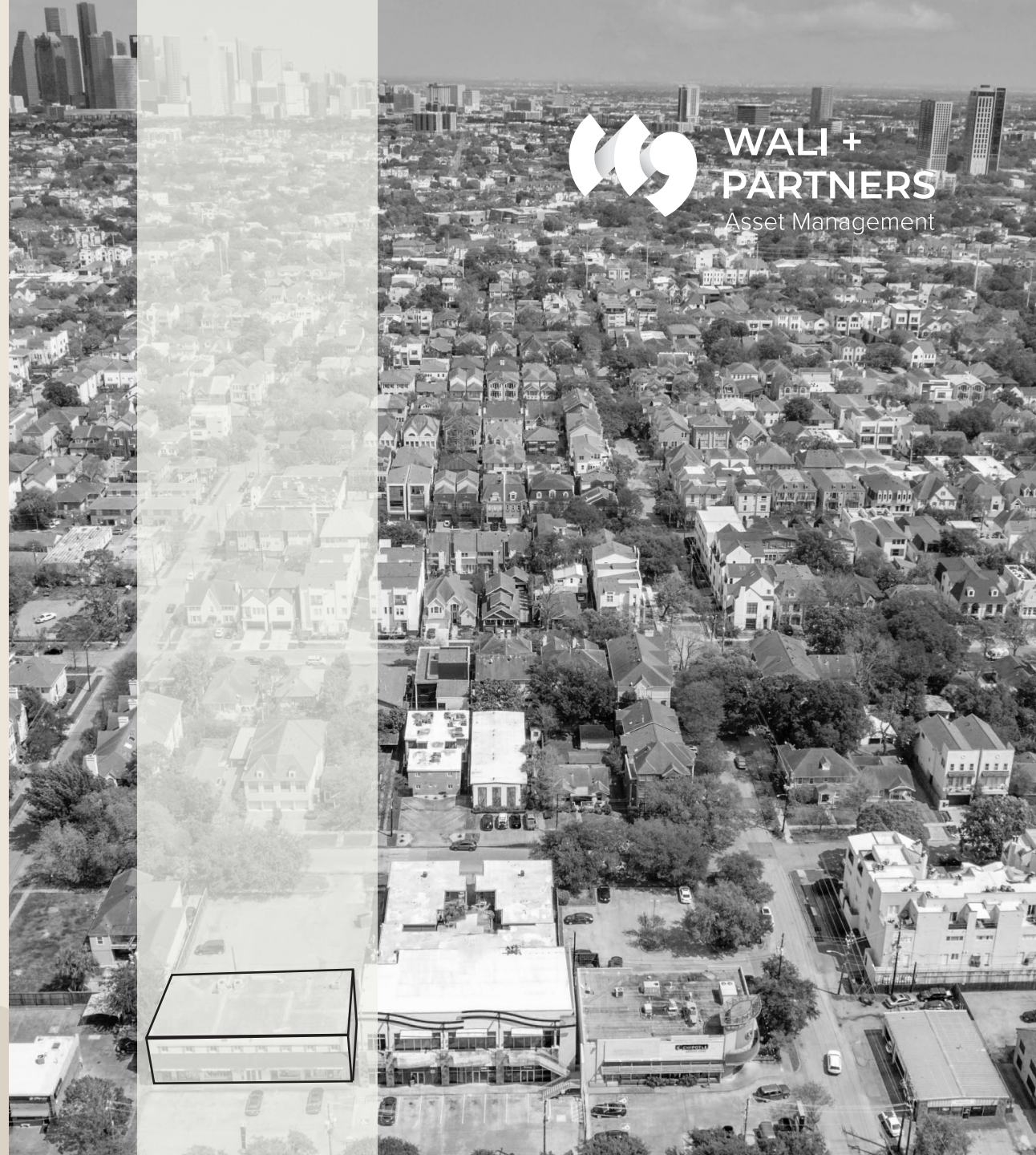


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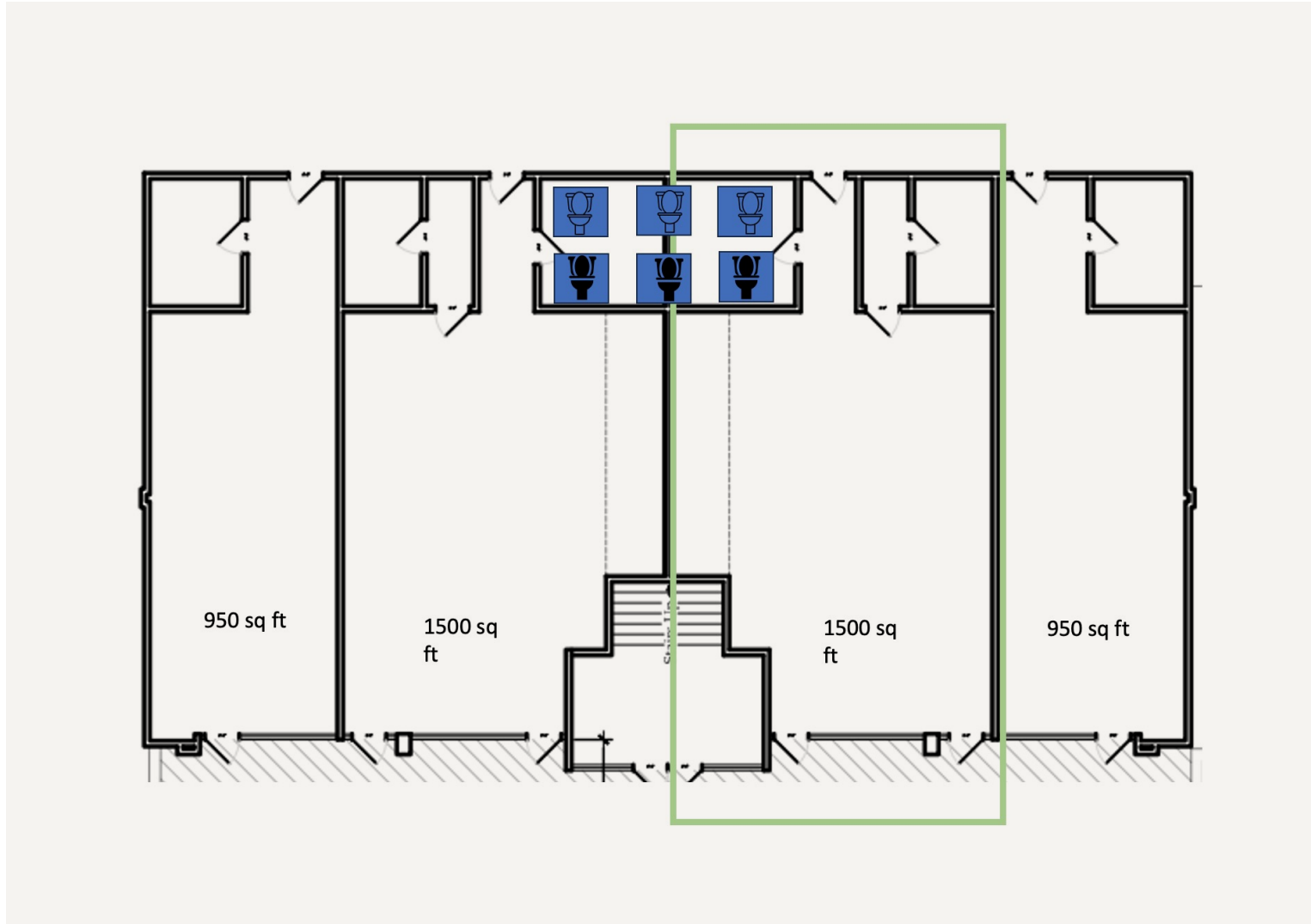
SHEPHERD COMMONS

New White Box Retail
Space Available in
River Oaks



**WALI +
PARTNERS**
Asset Management

Prime 1,500 sq ft Retail Unit Available for Lease in River Oaks



Location: Inner Loop, River Oaks, Houston, Texas

Property Highlights:

Size: 1,500 square feet of premium retail space, ideal for a yoga studio, trendy bar, or upscale hair salon, boutique, nail salon and more!.

Location: Situated in the heart of River Oaks, one of the most affluent and sought-after neighborhoods, known for its vibrant community and high foot traffic.

Visibility: Large storefront windows provide excellent visibility and natural light, perfect for showcasing your business.

Ability to Increase the Layout: 1500 square feet of versatile, open floor space, with the ability to expand into the 950 square feet space next door.

Modern Amenities: The space features a 11-12ft ceilings, and a whitebox layout providing a flexible layout options to suit your business needs.

Accessibility: Conveniently located parking available for customers in the front and rear of the building.

Community Appeal: Very near to other upscale dining, shopping, and entertainment options, attracting a discerning and loyal clientele.



Prime Retail Space Available in River Oaks -1500 sq ft

The square footage required for a yoga studio can vary based on the type of classes offered and the number of participants. The final design would need to be approved to meet code requirements.

Here are some examples of what we've seen in the market:

- 1. Private Sessions or Small Classes:** For one-on-one sessions or small group classes (up to 5 people), a space of about 200-400 square feet can be sufficient. This allows enough room for mats, movement, and some basic equipment.
- 2. Medium Classes:** For classes with 10-15 participants, a space of around 500-800 square feet is typically needed. This provides adequate space for each participant to have a comfortable practice area.
- 3. Large Classes:** For larger classes with 20 or more participants, a space of 1,000 square feet or more is recommended. This ensures each participant has enough room to practice without feeling crowded.
- 4. Additional Areas:** Consideration should also be given to space for reception, storage, changing rooms, and restrooms. These areas can add an additional 200-400 square feet to the overall size of the studio.



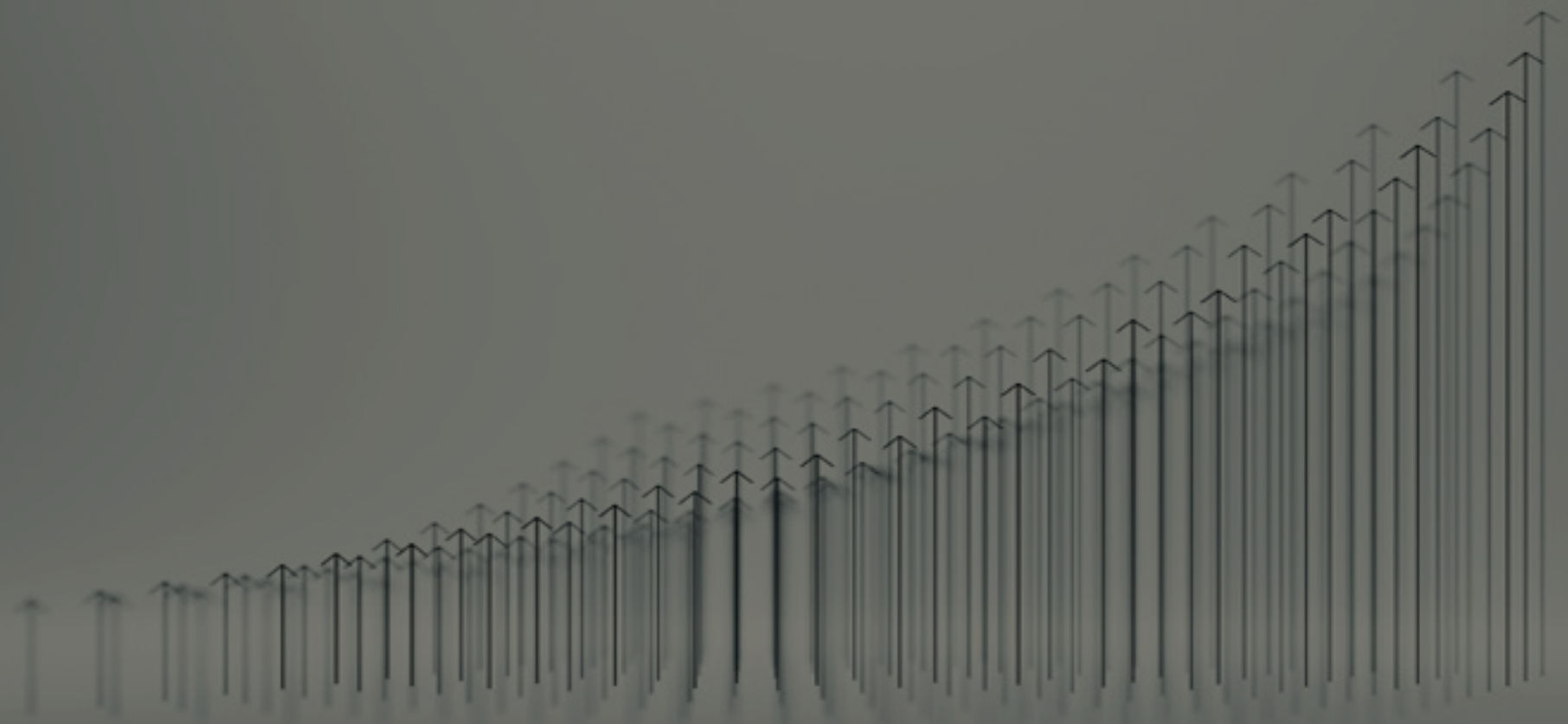
YOGA STUDIO



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