



Center Highlights

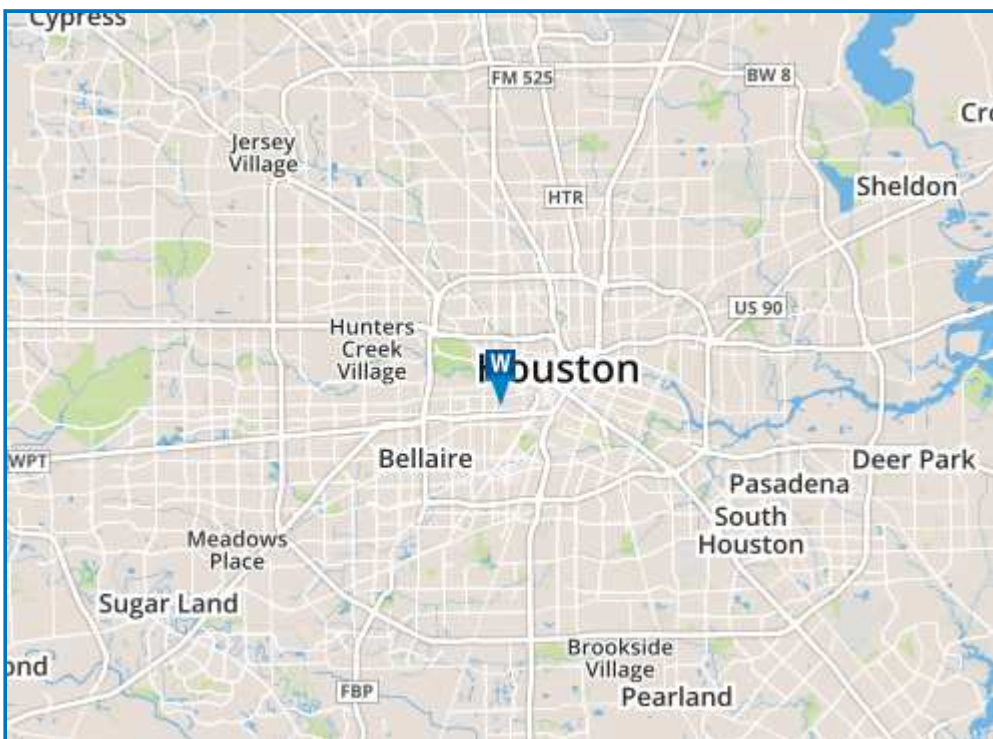
River Oaks is a 320,000 SF open-air specialty shopping center serving many of Houston's most affluent neighborhoods. The center is positioned between three major office centers (CBD, Uptown and Greenway Plaza). River Oaks enjoys a wide variety of local and national retailers, upscale restaurants and entertainment such as Kroger, Barnes & Noble, J. McLaughlin, Nina McLemore, White House | Black Market, Ann Taylor, Events, Brasserie 19, Americas, Steinway Piano Gallery, Sur La Table and the historic River Oaks Theatre. [The Driscoll at River Oaks](#), a luxury residential tower, and an additional 10,000 SF of ground floor retail will break ground in 2018 with an anticipated delivery date of 2021.

Center Address: W Gray St at S Shepherd Dr

City/State: Houston, TX

Property Size: 318,938 sq. ft.

Latitude/Longitude: 29.75322 N, -95.40777 W



Demographics



Population:
3-mile radius

175,580



Traffic Counts:
W Gray St at S
Shepherd Dr



**Average
Household
Income:**

\$156,306

54,968

Contact Us

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Paige Burbank

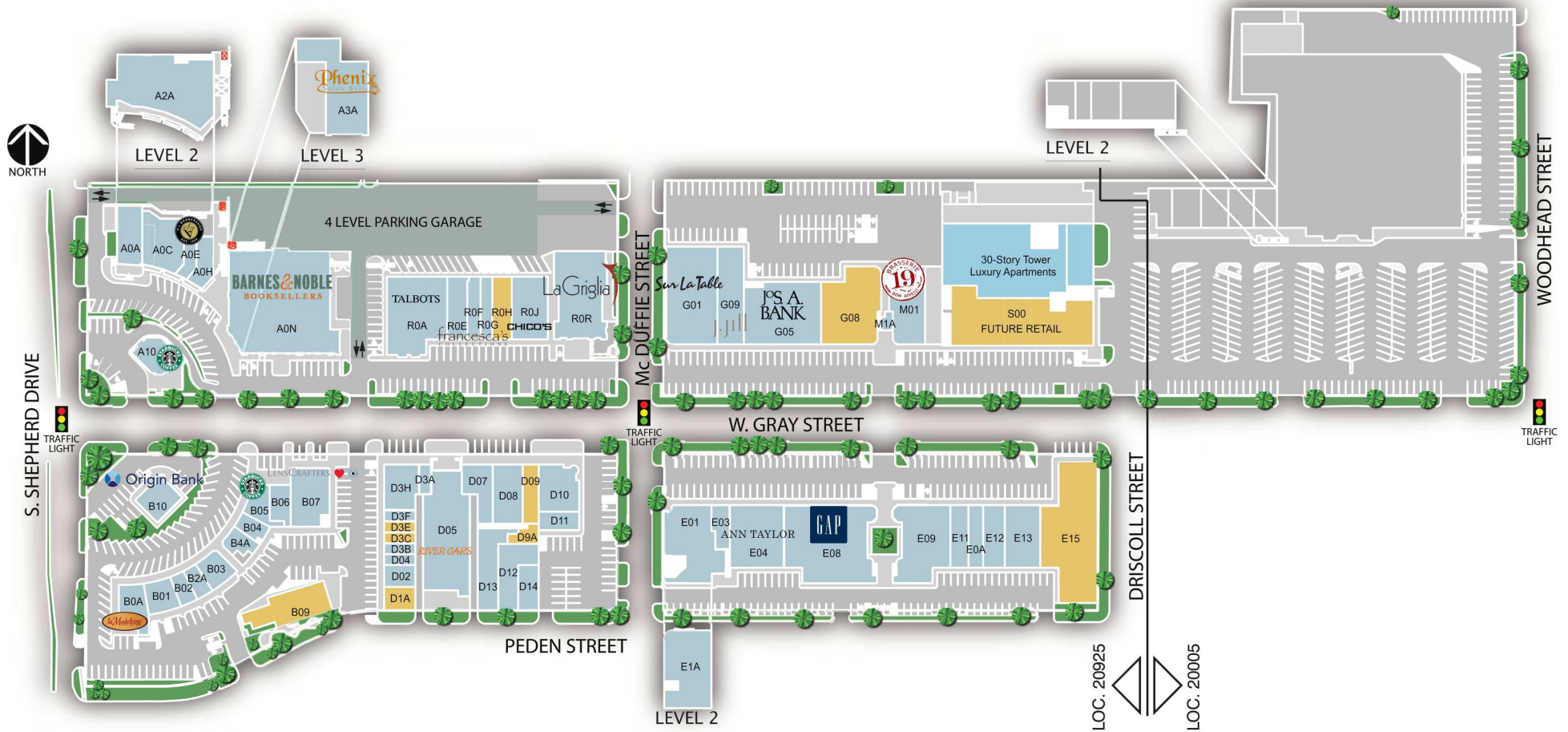
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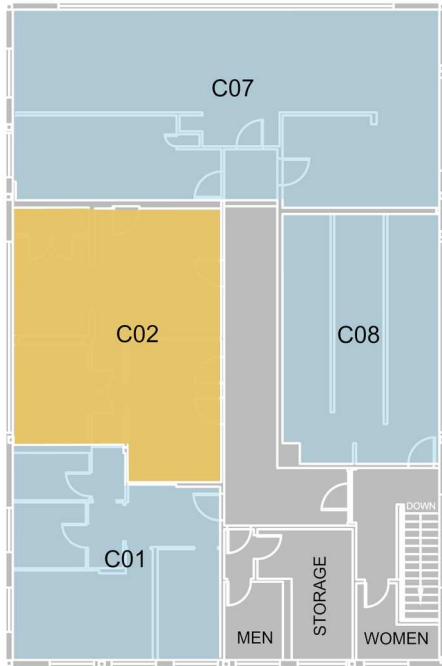
TENANT LIST

A0A	Quatrine Furniture	2,368 SF	D05	River Oaks Theater	9,310 SF	E09	Mutual of Omaha Bank	6,198 SF
A0C	Casa de Novia/Atrium	3,460 SF	D07	Ryde	2,272 SF	E0A	The Mad Potter	1,520 SF
A0E	V's Barber Shop	1,257 SF	D08	Epicure Bakery	2,904 SF	E11	Nina McLemore	1,840 SF
A0H	C2 Education Center	1,440 SF	D09	<i>Available</i>	1,523 SF	E12	J. McLaughlin	2,179 SF
A0N	Barnes & Noble	33,179 SF	D10	Steinway Piano Gallery	3,017 SF	E13	White House Black Market	3,549 SF
A10	Starbucks	1,957 SF	D11	Nailtique	1,238 SF	E15	<i>Available</i>	10,835 SF
A2A	Americas	9,078 SF	D12	Texas Gallery	2,878 SF	E1A	Future Tenant	6,532 SF
A3A	Phenix Salon Suites	6,734 SF	D13	Texas Gallery	3,077 SF	G01	Sur La Table	8,125 SF
B01	Hemline	1,475 SF	D14	Marfreless	2,694 SF	G05	Jos. A. Bank Clothiers	7,691 SF
B02	Steven Cash Diamonds	790 SF	D1A	<i>Available</i>	1,063 SF	G08	<i>Available</i>	6,410 SF
B03	Natural Pawz	1,362 SF	D3A	Araya Artisan Chocolate	580 SF	G09	J. Jill	4,186 SF
B04	Macaron by Patisse	912 SF	D3B	Beautifully Bronzed	560 SF	M01	Brasserie 19	4,675 SF
B05	Starbucks	1,500 SF	D3C	<i>Available</i>	560 SF	M1A	Storage	360 SF
B06	Modern Acupuncture	1,340 SF	D3E	<i>Available</i>	560 SF	R0A	Talbots	7,183 SF
B07	LensCrafters	3,545 SF	D3F	Vikari Paris	560 SF	R0E	Full Blown Blow Dry Bar	2,057 SF
B09	<i>Available</i>	3,000 SF	D3H	Kartell-Home Identity- Missoni	2,503 SF	R0F	Francesca's	1,350 SF
B0A	La Madeleine	2,213 SF	D9A	<i>Available</i>	589 SF	R0G	Saint Cloud	1,200 SF
B10	Origin Bank	1,927 SF	E01	Future Tenant	5,756 SF	R0H	<i>Available</i>	2,000 SF
B2A	Sunglass Hut	800 SF	E03	Allen Edmonds	1,220 SF	R0J	Chico's	3,650 SF
B4A	Marble Slab Creamery	1,048 SF	E04	Ann Taylor	5,520 SF	R0R	La Griglia Restaurant	7,480 SF
D02	International Derma Spa	1,120 SF	E08	Gap	10,885 SF	S00	<i>Available</i>	10,000 SF
D04	C'est Chic by Carmine	560 SF						

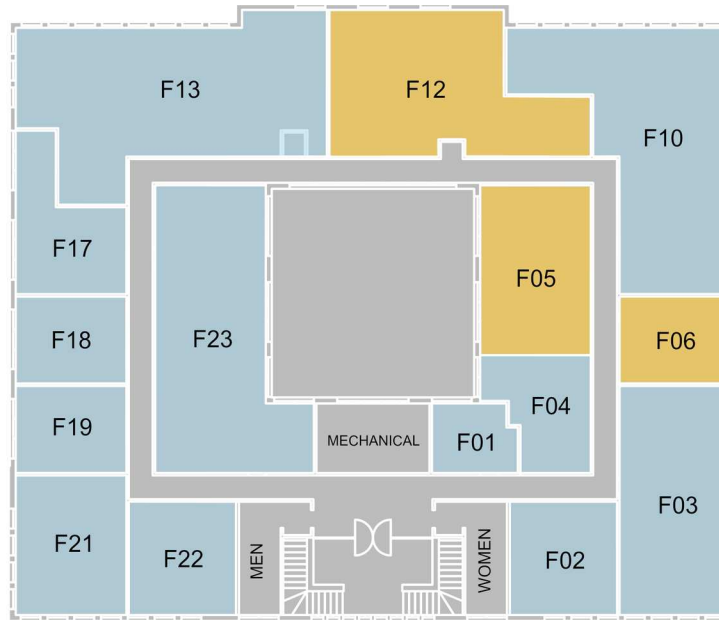


TENANT LIST

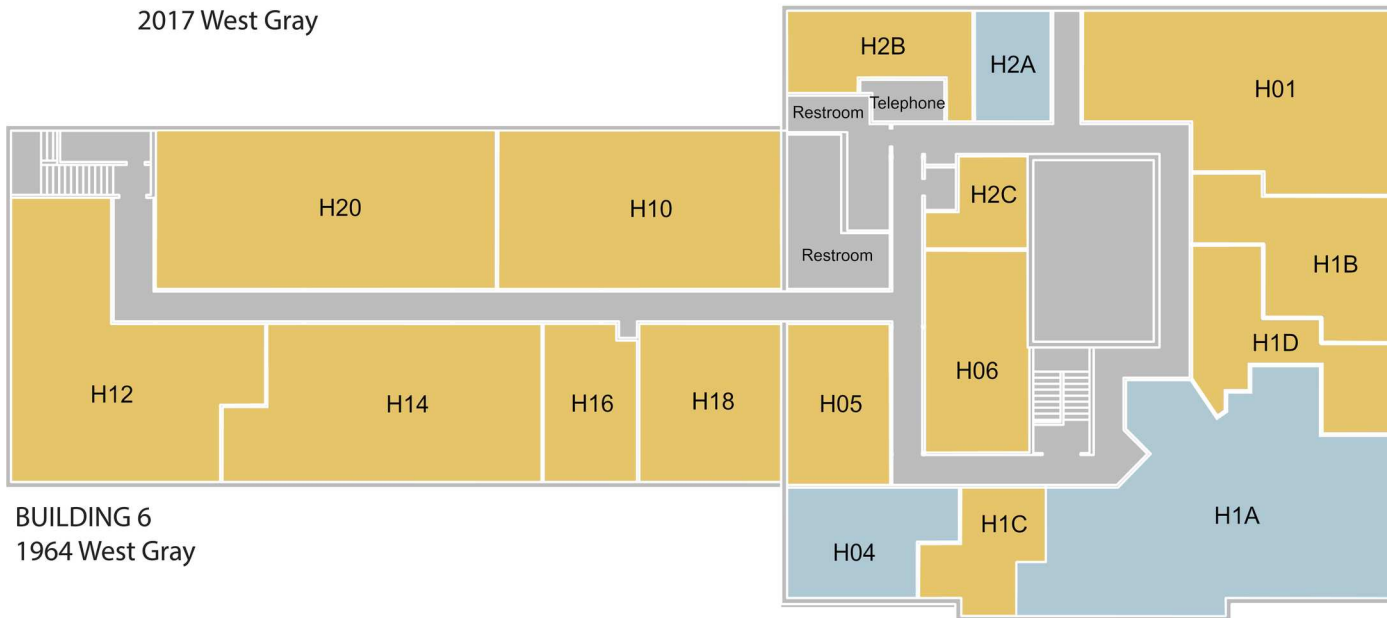
B0A	Allstate	1,445 SF
B0C	Classic Alterations	1,000 SF
B0D	Your Nail Time	1,800 SF
B0K	The Gym	3,432 SF
M02	Kroger Grocer	55,670 SF
M04	U.S. Cleaners	1,400 SF
M05	TGF Hair Salon	1,600 SF
M06	Restore Cryotherapy	1,750 SF
M08	Chalet Spirits	1,850 SF
M10	Pure Barre	1,318 SF



BUILDING 2
2017 West Gray



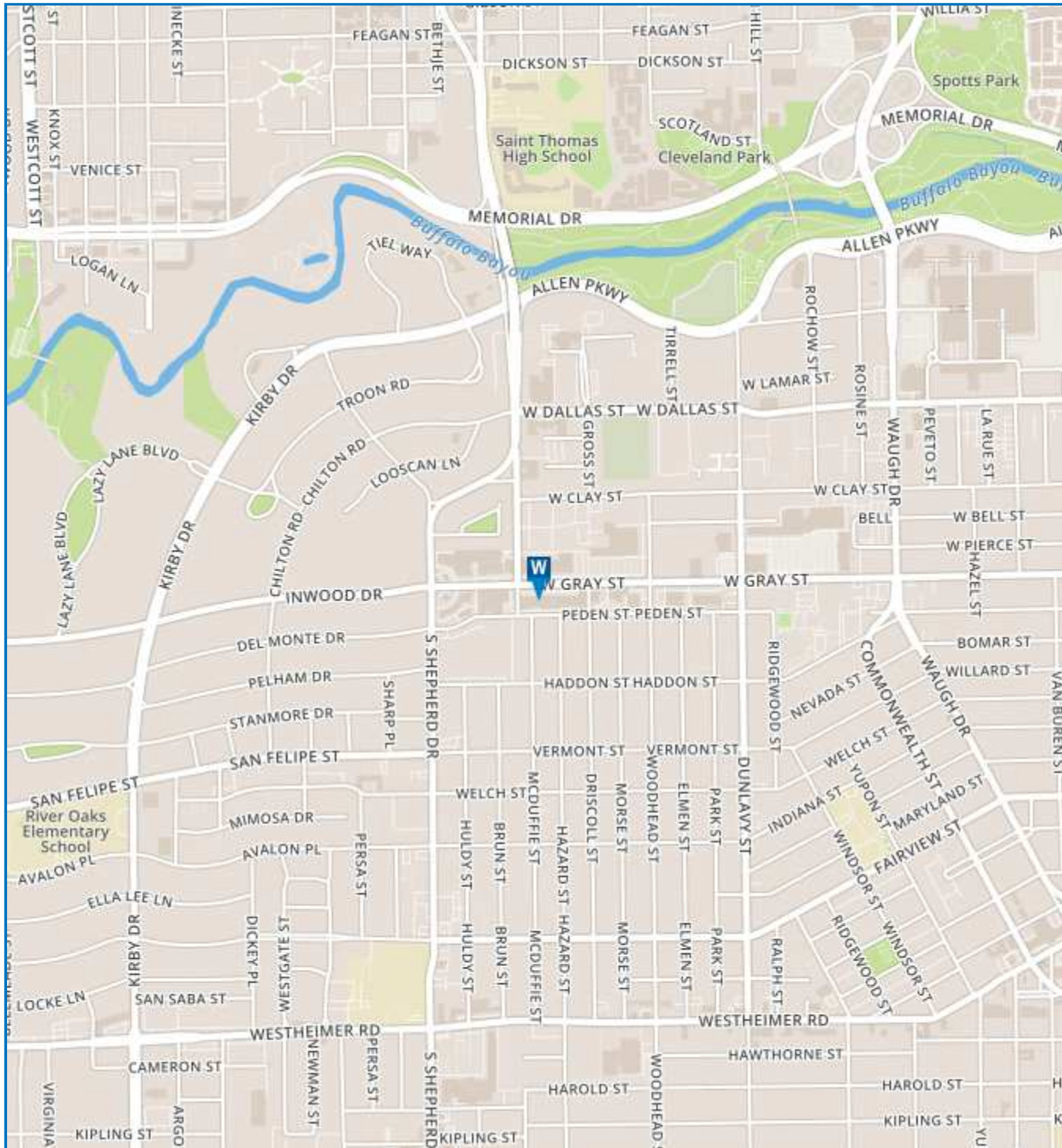
BUILDING 5
1973 West Gray



BUILDING 6
1964 West Gray

TENANT LIST

C01	5+8	560 SF
C02	Available	950 SF
C07	Rogers & Labarthe Architects	825 SF
C08	Torofino Trading	521 SF
F01	Blue Cure	186 SF
F02	Oak Interactive	375 SF
F03	Alan Edwards	760 SF
F04	Edna Tyler	288 SF
F05	Available	569 SF
F06	Available	282 SF
F10	River Oaks Chamber Orchestra	1,111 SF
F12	Available	1,026 SF
F13	Murphy Mears Architects	1,252 SF
F17	All-In-One Academics	394 SF
F18	All-In-One Academics	289 SF
F19	All-In-One Academics	367 SF
F21	All-In-One Academics	467 SF
F22	A Healey Art	375 SF
F23	The Mend Center	1,044 SF
H01	Available	1,212 SF
H04	Awards by Allstar	694 SF
H05	Available	459 SF
H06	Available	596 SF
H10	Available	1,304 SF
H12	Available	1,240 SF
H14	Available	1,477 SF
H16	Available	336 SF
H18	Available	610 SF
H1A	Edward R. Ziegler	1,876 SF
H1B	Available	788 SF
H1C	Available	217 SF
H1D	Available	575 SF
H20	Available	1,550 SF
H2A	Dr. Weisner- River Oaks Counseling	247 SF
H2B	Available	464 SF
H2C	Available	202 SF



Demographics



Population:

1-Mile **24,354**
 3-Mile **175,580**
 5-Mile **459,966**



Number of Households:

1-Mile **13,676**
 3-Mile **93,350**
 5-Mile **213,594**



Average Household Income:

1-Mile **177,505**
 3-Mile **156,306**
 5-Mile **133,005**



Total Number of Employees:

1-Mile **20,183**
 3-Mile **297,608**
 5-Mile **586,419**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date