

## RETAIL CENTER FOR LEASE ROYAL OAKS CENTER

3818 WILCREST DR., HOUSTON, TX 77082



### PROPERTY OVERVIEW

•Royal Oaks Center is a clean, well-kept center anchored by a Valero convenient store. It sits adjacent to the Alta Royal Oaks Apartments, a 282 unit complex which provides Tenants a lot of day-time traffic.

•Other Tenants include:

- Valero
- N & M Cleaners

•4 spaces available

- 1,200-2,000 SF
- \$15/SF/YR
- Gross lease
- Free rent in lieu of build-out
- 60 month lease



Total Population			Avg HH Income			Traffic Counts	
1Mile	3 Mile	5 Mile	1Mile	3 Mile	5 Mile	Wilcrest Dr.	Westpark Dr.
27,304	223,681	531,318	\$71,007	\$63,538	\$70,326	22,660	25,300

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