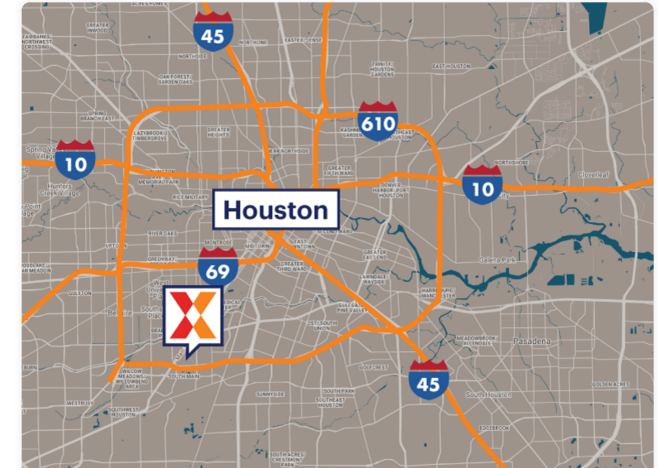
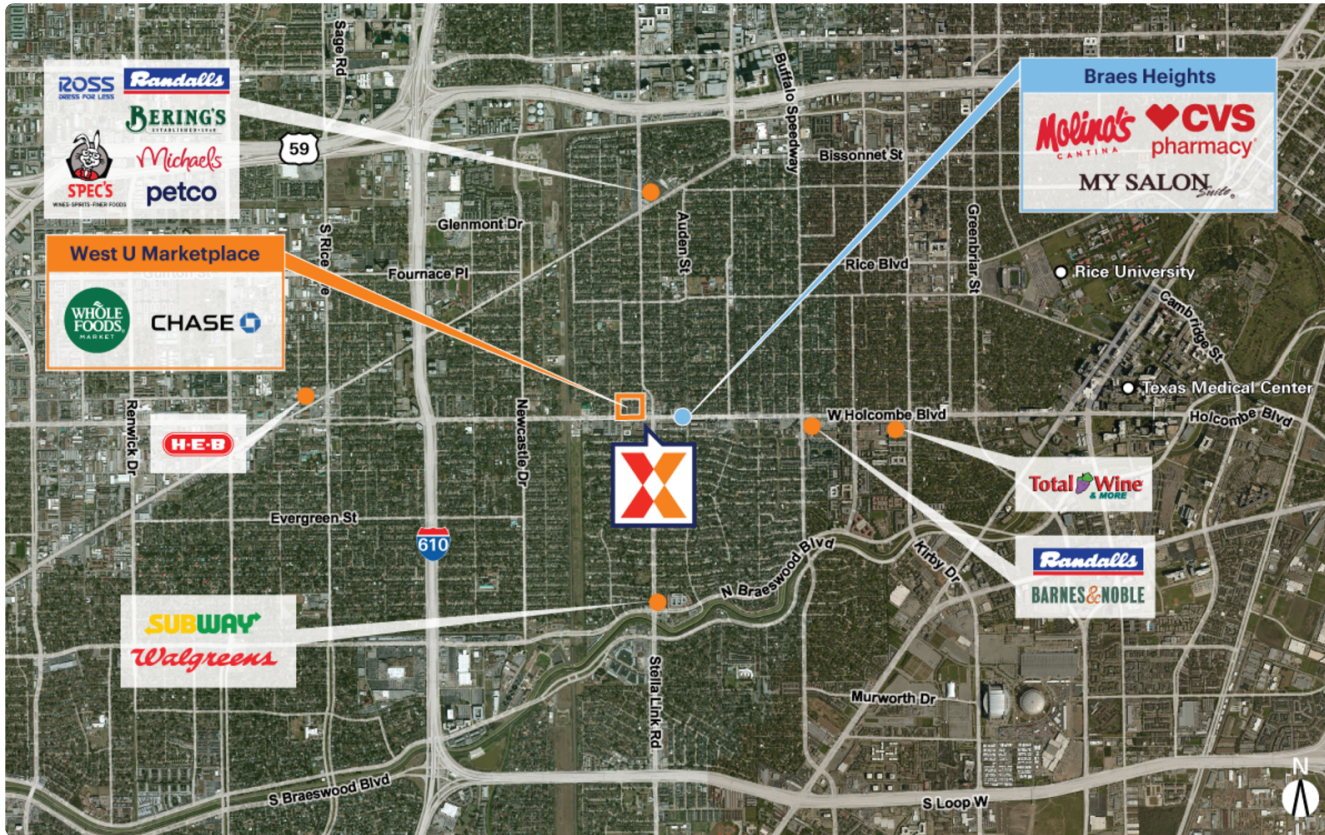


# West U Marketplace

4004 Bellaire Blvd | Houston, TX 77005

Harris County Houston-Pasadena-The Woodlands, TX 60,136 Sq Ft

29.7068, -95.4416



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 20,012    | 204,894   | 517,503   |
| Daytime Pop. | 21,564    | 696,314   | 1,158,122 |
| Households   | 7,043     | 94,046    | 239,383   |
| Income       | \$381,928 | \$183,238 | \$159,148 |

Source: Synergos Technologies, Inc. 2024

Whole Foods-anchored center with top national brands including Chase

Surrounded by a dense population of 204K+ within a 3-mile radius

Strong daytime population of 696K+ within 3 miles

Affluent and highly educated trade area with avg household income of \$183K+ and 66% being college educated within a 3-mile radius

High visibility from 29K+ vehicles daily on Bellaire Blvd and 13K+ vehicles daily on Stella Link Rd (Kalibrate 2025)

Located within 2 miles of the Texas Medical Center, the largest medical complex in the world, with 9.7M+ annual visits (Placer.ai 2025) and Rice University with 8.8K+ students (RICE 2024)

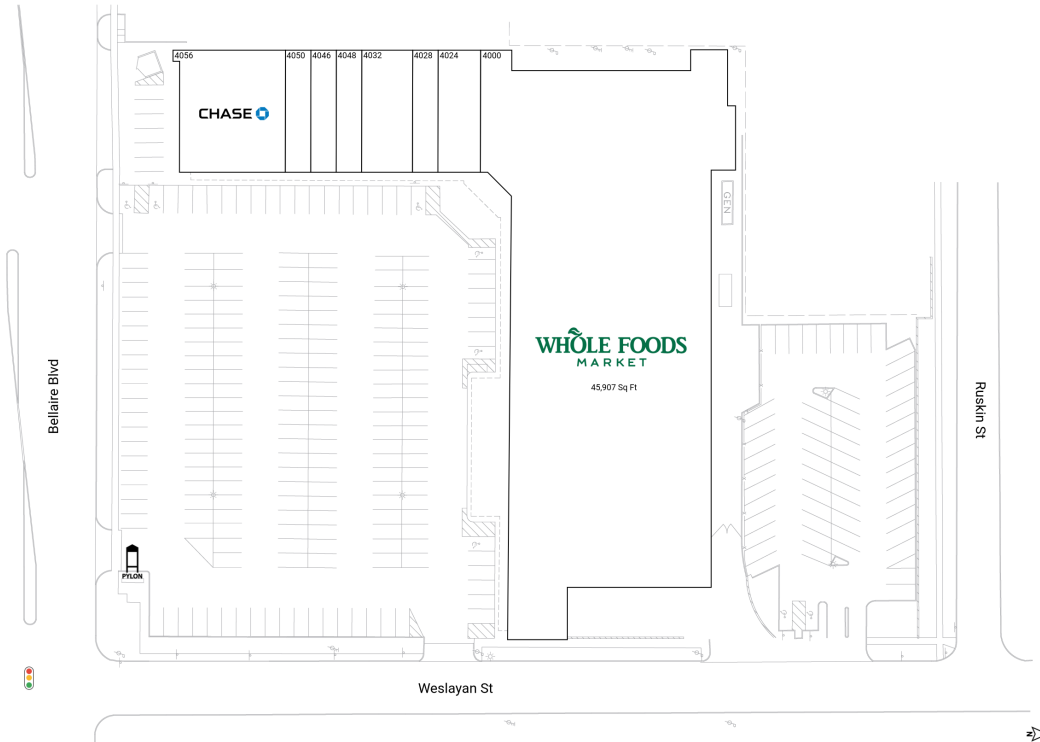


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## Current Tenants Space size listed in square feet

|                              |        |
|------------------------------|--------|
| 4000 Whole Foods Market      | 45,907 |
| 4024 The Kebab Shop          | 2,004  |
| 4028 Juice It Up!            | 1,200  |
| 4032 Dynamic Sports Medicine | 2,400  |
| 4046 River Oaks Nails & Spa  | 1,200  |
| 4048 French Cuff Boutique    | 1,200  |
| 4050 Yoshi Sushi             | 1,200  |
| 4056 Chase                   | 5,025  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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