WEINGARTEN REALTY INVESTORS /TX/
Form 424B3
February 10, 2004

Pricing Supplement No.5
Dated February 5, 2004
Cusip # 948 74R CN4

Filing under Rule 424(b)(3)
Registration File No. 333-104560

WEINGARTEN REALTY INVESTORS
MEDIUM-TERM NOTES, SERIES A

Principal amount: $100,000,000
Interest Rate (if fixed rate): 4.857%
Stated Maturity: 01/15/14
Specified Currency: U.S. $
Applicable Exchange Rate (if any):
U.S. $1.00 = N/A
Issue price (as a percentage of principal amount): 98.575%
Selling Agent's commission (%): .625%
Purchasing Agent's discount or commission (%): N/A
Settlement date (original issue date): 02/10/04
Redemption Commencement Date (if any): N/A
Interest Determination Date(s): N/A
Calculation Date(s): N/A
Accrued Interest: $350,783.33
Interest Payment Date (s): 3/15, 9/15
Regular Record Date(s): 3/1, 9/1

Floating Rate Notes: N/A
Interest rate basis: N/A
Paper Rate
Prime Rate
LIBOR
Treasury Rate
CD Rate
Federal Funds Rate
Other:
Index Maturity: N/A
Spread Multiplier: N/A
Maximum Rate: N/A
Minimum Rate: N/A
Initial Interest Rate: N/A
Interest Reset Date(s): N/A
Optional Repayment Date: N/A
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Redemption prices (if any): The Redemption Price shall initially be N/A % of the principal amount of such Notes to be redeemed.

If such Notes are denominated in other than U.S. dollars, the applicable Foreign Currency Supplement is attached hereto.

Additional terms: N/A

As of the date of this Pricing Supplement, the aggregate initial public offering price (or its equivalent in other currencies) of the Debt Securities (as defined in the Prospectus) which have been sold (including the Notes to which this Pricing Supplement relates) is $225,000,000.

"N/A" as used herein means "Not Applicable."

These notes represent a reopening of the 4.857% medium-term note due 2014 issued by Weingarten Realty Investors and these notes constitute a single series of notes with these notes.

Pursuant to U.S. Treasury regulations section 1.1275-2(k)(3), the issuance of the notes will be treated as a "qualified reopening" of the fixed rate notes with an original issue date of January 14, 2004 (the "original notes'). Therefore, for purposes of the rules governing original issue discount, the notes will have the same issue date, issue price and adjusted issue price as the original notes. See "Federal Income Tax Consequences - U.S. Holders - Original Issue Discount" in the prospectus supplement. Depending on your purchase price for your notes, your notes may have a market discount or amortizable bond premium. See "Federal Income Tax Consequences - U.S. Holders - Market Discount" and "-Acquisition Premium; Amortizable Bond Premium" in the prospectus supplement. The purchase price for the notes will also reflect interest accrued from January 14, 2004 ("pre-issuance accrued interest") which will be included in the accrued interest to be paid on the first interest payment date on March 15, 2004. In accordance with U.S. Treasury regulations section 1.1273-2(m), for purposes of the rules governing original issue, Weingarten Realty Investors will exclude the pre-issuance accrued interest from the issue price of the notes. In accordance with this treatment, holders must treat a corresponding portion of the interest payable on the first interest payment date as a return of the excluded pre-issuance accrued interest, rather than as an amount payable on the notes.

Bookrunning Manager

Wachovia Securities

BB&T Capital Markets	Commerzbank Capital Market Group
Banc One Capital Markets, Inc.	McDonald Investments Inc.