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WEINGARTEN REALTY INVESTORS /TX/

Form 424B3

June 28, 2004

Pricing Supplement No.9  
Dated June 23, 2004  
Cusip # 948 74R CP9

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

WEINGARTEN REALTY INVESTORS  
MEDIUM-TERM NOTES, SERIES A

Principal amount: \$50,000,000	Floating Rate Notes: N/A
Interest Rate (if fixed rate): 5.263%	Interest rate basis: N/A
Stated Maturity: 05/15/12	Paper Rate
Specified Currency: U.S. \$	Prime Rate
Applicable Exchange Rate (if any):	LIBOR
U.S. \$1.00 = N/A	Treasury Rate
Issue price (as a percentage of principal amount): 98.713%	CD Rate
Selling Agent's commission (%): .625%	Federal Funds Rate
Purchasing Agent's discount or commission (%): N/A	Other
Settlement date (original issue date): 06/28/04	Index Maturity: N/A
Redemption Commencement Date (if any): N/A	Spread Multiplier: N/A
Interest Determination Date(s): N/A	Maximum Rate: N/A
Calculation Date(s): N/A	Minimum Rate: N/A
Interest Payment Date(s): 3/15, 9/15	Initial Interest Rate: N/A
Regular Record Date(s): 3/1, 9/1	Interest Reset Date(s): N/A
	Optional Repayment Date: N/A
	Cusip # 948 74RCP9

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 \$450,000,000.

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

These notes represent a reopening of the 5.263% medium-term note due 2012 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 May 6, 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 May 6, 2004 ("pre-issuance accrued interest") which will be included in the accrued interest

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to be paid on the first interest payment date on September 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.

J. P. MORGAN SECURITIES