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Form 424B3

May 04, 2004

Pricing Supplement No. 8

Dated May 3, 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: \$75,000,000

Interest Rate (if fixed rate): 5.263%

Stated Maturity: 05/15/12

Specified Currency: U.S. \$

Applicable Exchange Rate (if any):

U.S. \$1.00 = N/A

Issue price (as a percentage of principal amount): 99.40%

Selling Agent's commission (%): .60%

Purchasing Agent's discount

or commission (%): N/A

Settlement date (original

issue date): 05/06/04

Redemption Commencement

Date (if any): N/A

Interest Determination Date(s): N/A

Calculation Date(s): N/A

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 \$400,000,000.

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

WACHOVIA SECURITIES