

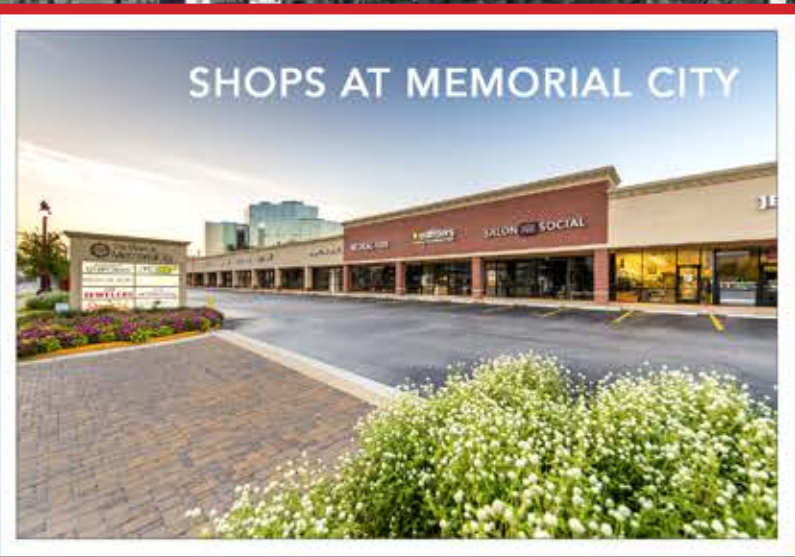
DINE • SHOP • PLAY • WORK • RELAX

# THE SHOPS AT MEMORIAL CITY

GESSNER RD & KINGSRIDE LN AND FROSTWOOD DR & KINGSRIDE LN



# MEMORIAL CITY AERIAL



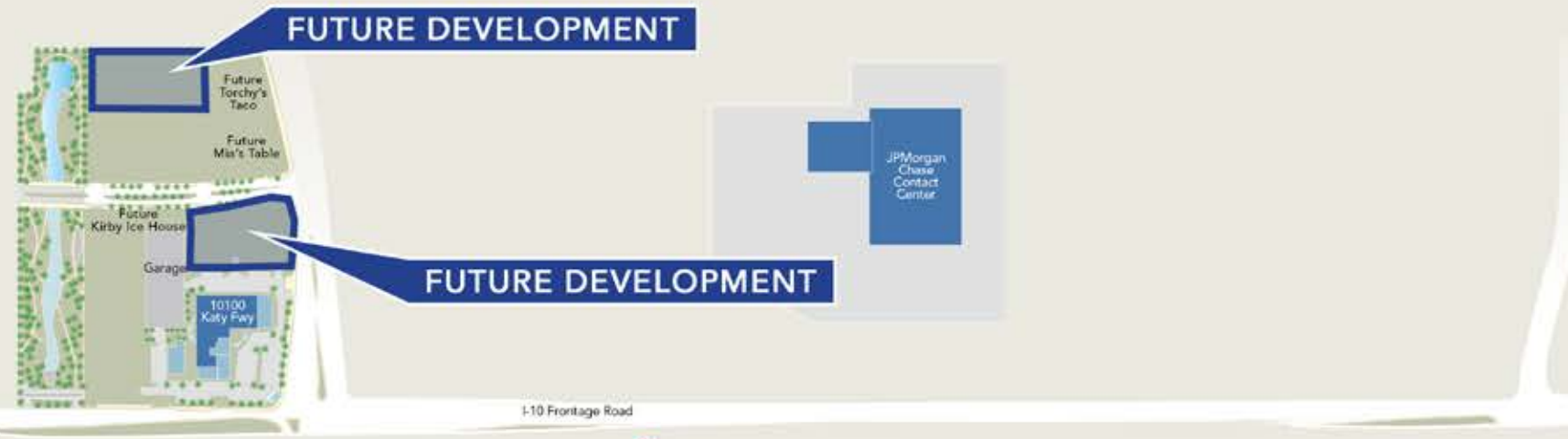
Gesner Rd

Bunker Hill Rd



HOTEL ZAZA

# MEMORIAL CITY DEVELOPMENT OVERVIEW



0 25 50 100 150 300

Skybridge	Retail	Office
Medical	Hospitality	Garage
Restaurant	Residential	Banking

# MEMORIAL CITY TRADE AREA OVERVIEW

10 MILE RADIUS

**THE CENTER** of west Houston's thriving economy, Memorial City is truly a city-within-a-city that's a thriving development nestled in the heart of Houston's most popular and affluent community. You can feel a captivating energy and vitality everywhere you turn: from the hustle and bustle in the stores and chef-inspired restaurants, to the constant flow of meetings and conventions at the hotel, and to the lights burning late into the night in the gleaming headquarters of the many corporations who make Memorial City their home. This is a place to do more, find more, and enjoy more.



**387,144 CARS PER DAY**  
Interstate 10

**147,736 CARS PER DAY**  
Beltway 8



**MEMORIAL CITY MALL**  
1,700,000 SF super regional mall with  
**OVER \$800 AVERAGE SALES PSF**  
and the highest grossing Macy's in Texas



The Memorial City trade area has **8.2 M SF** of existing mixed-use development and has **6.3 M SF** new/proposed mixed-use development for a total of **14.5 M SF**



**2,860,000 SF**  
Class A office space in Memorial City



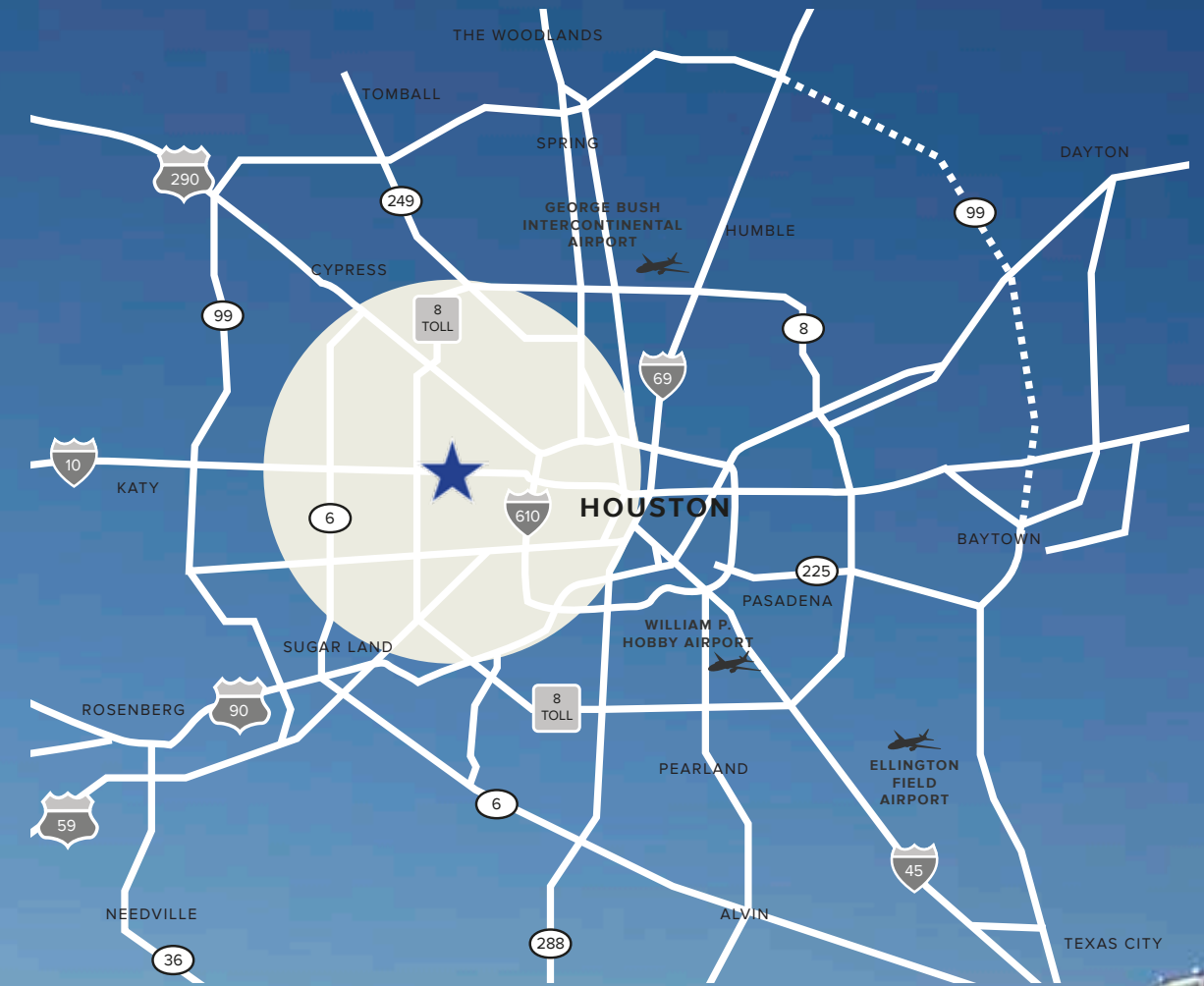
**EASY ACCESS**  
to Interstate 10 and Beltway 8



**1.5 MILLION**  
population within a 10 mile radius

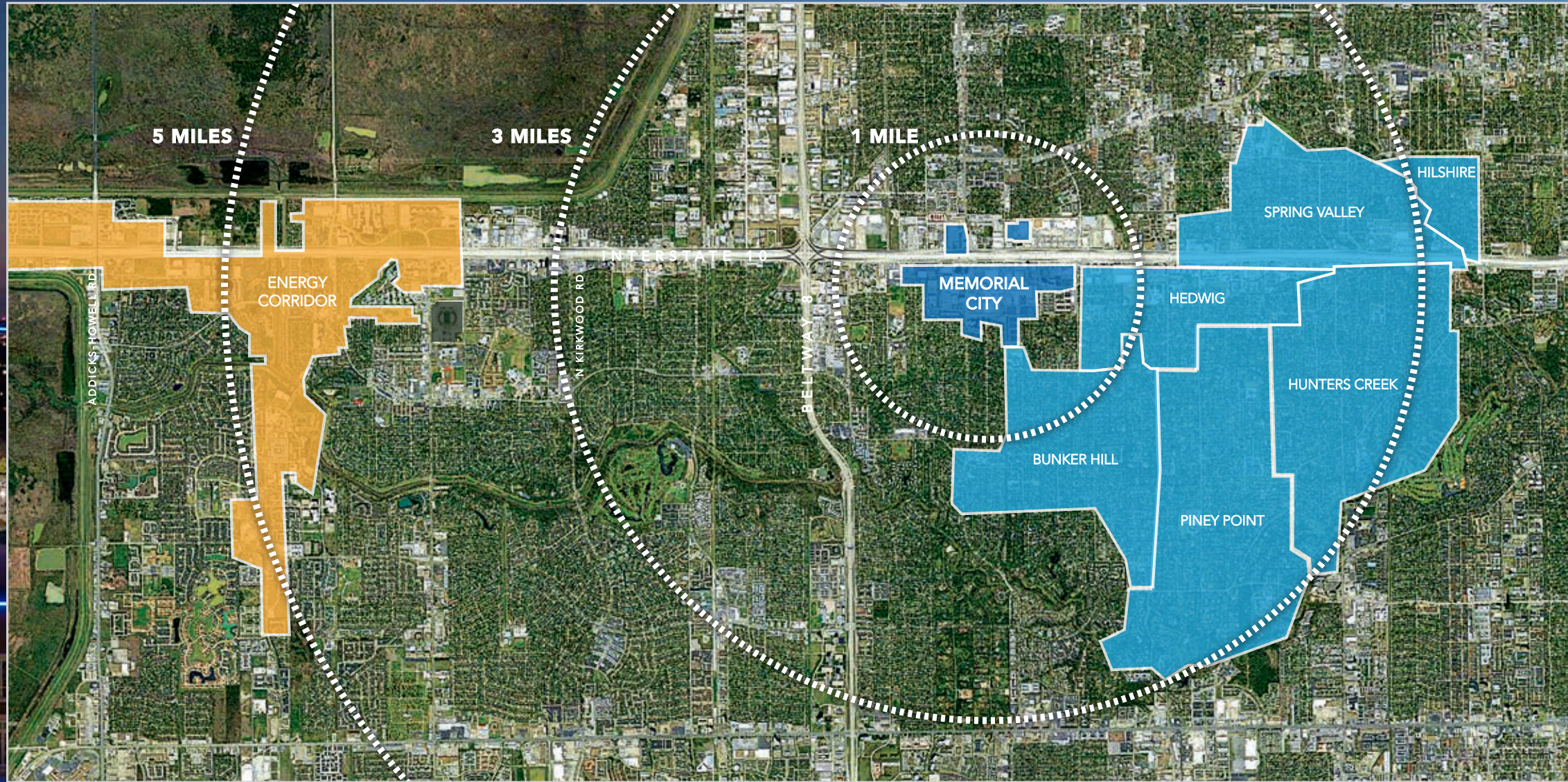


**\$200,000 MED INCOME**  
in the Memorial Villages



2019 DEMOGRAPHICS			
	3 MILE	5 MILE	10 MILE
POPULATION	131,342	396,074	1,558,428
DAYTIME POPULATION	139,706	444,230	1,482,461
TOTAL HOUSEHOLDS	49,591	163,365	609,008
AVG. HOUSEHOLD INCOME	\$91,991	\$77,250	\$78,127
MEDIAN AGE	38.1	36.5	36.2
BACHELOR DEGREE +	49%	43%	40%
TOTAL EMPLOYEES	94,616	319,435	1,001,323

# KEY PROXIMITY DRIVERS

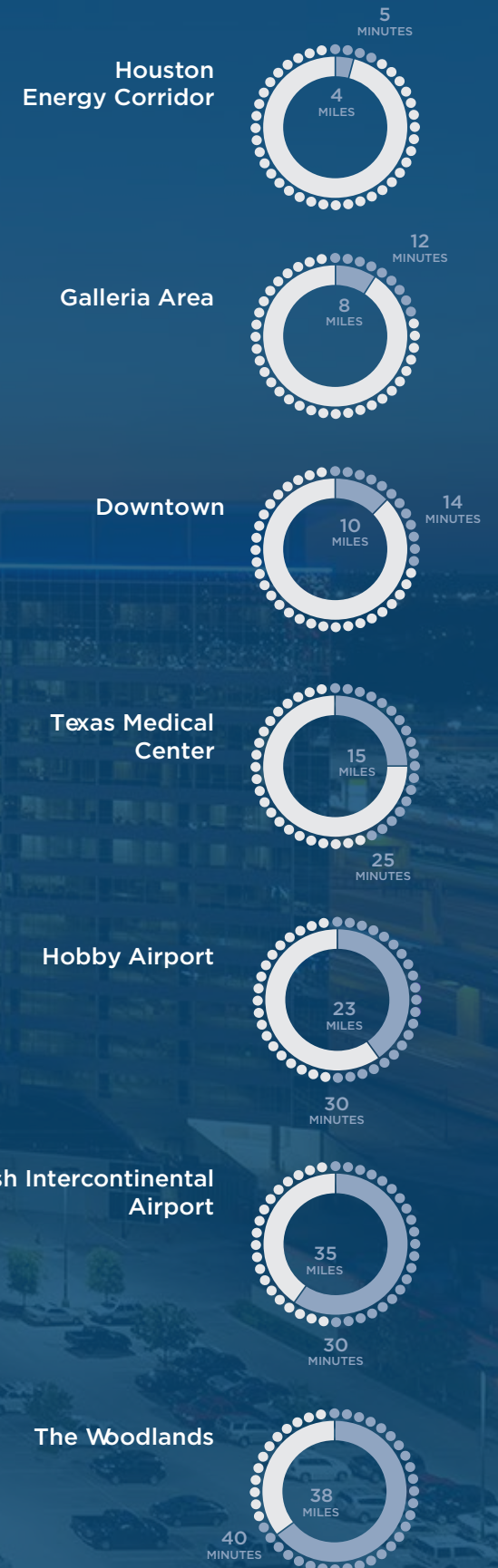


## HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 25 million SF of office space, the district is home to numerous prominent energy companies including ExxonMobil Chemical Company, BP America, ConocoPhillips, Shell Exploration, and hundreds of engineering firms.

## MEMORIAL VILLAGES

Memorial City, located in the affluent 77024 zip code, borders not only the wealthiest communities in Texas, but also the entire United States. The Memorial Villages, which include the cities of Hunters Creek, Piney Point, Bunker Hill, Spring Valley, Hedwig, and Hilshire, have an Average Household Income of over \$250,000 annually.



# THE SHOPS AT MEMORIAL CITY



## LOCATION

SWC of Gessner & Kingsride Ln and SWC of Frostwood Dr & Kingsride Ln

## PROPERTY HIGHLIGHTS

- One story, 78,000 square foot center
- Fully renovated in 2011-2012
- 328 Parking spaces
- Located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages
- Co-tenants include Kim Son Café, Pita Pit, Amegy Bank, Orange Leaf, Cazadores Mexican Restaurant, Subway, The UPS Store, Three Brothers Bakery, Nos Caves Vin, Salon Social, Pinot's Palette, Revolution Studio and Stretch Factor

# THE SHOPS AT MEMORIAL CITY I



FROSTWOOD DR

↑  
↓  
N

## KINGSRIDE LN

ADDRESS Kingsride Ln	TENANT	SF
12311	Kim Son Café	2,811
<b>12323</b>	<b>AVAILABLE</b>	<b>3,000</b>
12335	The UPS Store	1,500
12339	Nails by Tracy	1,037
<b>12343</b>	<b>AVAILABLE</b>	<b>1,963</b>
12345	Dapper & Dashing	1,500
12347	Dr. Suk DDS	1,500
12349	Marlo Miller Boutique	1,500
<b>12351</b>	<b>AVAILABLE</b>	<b>1,500</b>
12355	Salon Social	1,500
12357	Sharkey's Cuts for Kids	900
12363	Fix Ur Gadget	579

ADDRESS Kingsride Ln	TENANT	SF
12365	Subway	1,521
<b>12369</b>	<b>AVAILABLE</b>	<b>1,500</b>
12371	Memorial Uniforms	1,500
12373	TTN Alterations	900
12377	Bunker Hill Dog Grooming	900
12379	9 Round	1,200
12385	Quest Diagnostics	2,432
12389	Flying Biscuit Café	3,087
12390	We Care RX	826
<b>12392</b>	<b>AVAILABLE</b>	<b>982</b>
<b>12391</b>	<b>AVAILABLE</b>	<b>1,587</b>
12393	Three Brothers Bakery	1,980

# THE SHOPS AT MEMORIAL CITY II



ADDRESS Kingsride Ln	TENANT	SF
<b>821-C</b>	<b>AVAILABLE</b>	<b>3,900</b>
821-A	Dominic's Ultimate Pilates	2,100
821	Dominic's Ultimate Pilates	1,500
<b>825</b>	<b>AVAILABLE</b>	<b>1,489</b>
827	Cowboy Surfer	1,889
829	La Sculpt	1,130
831	Memorial City Dentistry	1,721
833	Miracle Ear	1,279
835	Nos Caves Vin	8,099
841	Stretch Factor	2,447
855	Lab Corp.	2,989
<b>863</b>	<b>AVAILABLE</b>	<b>1,499</b>
867	Solutions Education	1,500
869	House of Nails	1,500
879	China Baroque	3,000
899	Amegy Bank	3,554





## CONTACT INFO

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