



MEMORIAL CITY | HOUSTON, TEXAS

MEMORIAL CITY MUCH MORE THAN A MALL

macy's



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MEMORIAL CITY | HOUSTON, TEXAS

MEMORIAL CITY MALL



 American Girl

MEMORIAL CITY MALL

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 visitors at Memorial Hermann Memorial City. The centerpiece of Memorial City is Memorial City Mall, a 1.7 million square foot super regional center featuring more than 150 select shops, restaurants and entertainment attractions. The mall can easily be accessed via a network of skywalks connecting to The Westin Memorial City, medical center, numerous Class A office towers, and a luxury multi-family midrise. This is a place to do more, find more, and enjoy more.

Featured Stores and Restaurants:

Macy's, Dillard's, American Girl, Michael Kors, Apple, ZARA, Lush, Coach, Brighton Collectibles, Vera Bradley, Banana Republic, Johnston & Murphy, TUMI, Ben Bridge Jeweler, Pandora, Disney Store, True Religion, Morphe, Athleta, The Rouxpour, The Cheesecake Factory, Perry's Steakhouse & Grille, Maggiano's Little Italy, and California Pizza Kitchen.



MEMORIAL CITY **MALL**

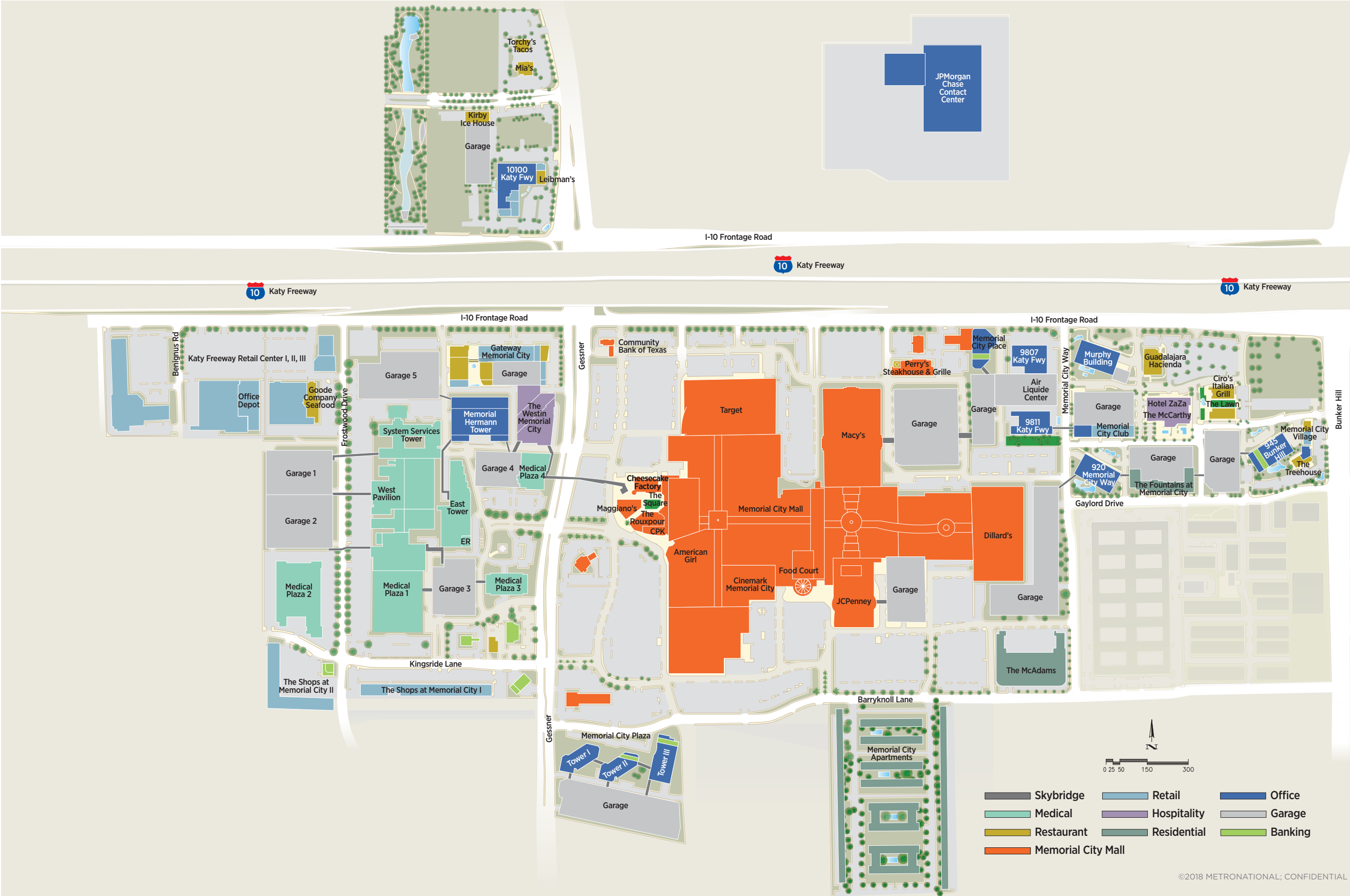


MEMORIAL CITY MALL

STORE DIRECTORY



MEMORIAL CITY THE MALL DEVELOPMENT





MEMORIAL CITY | HOUSTON, TEXAS

THE SQUARE AT MEMORIAL CITY



THE SQUARE
MEMORIAL CITY
6:00 pm
UP NEXT
Memorial City Lights
After Party featuring
The Mockingbirds

M
MEMORIAL CITY

THE SQUIRE

THE SQUIRE
GAP

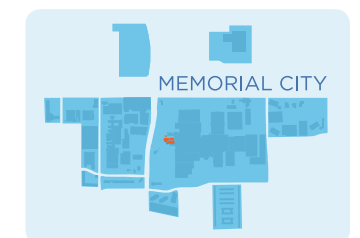
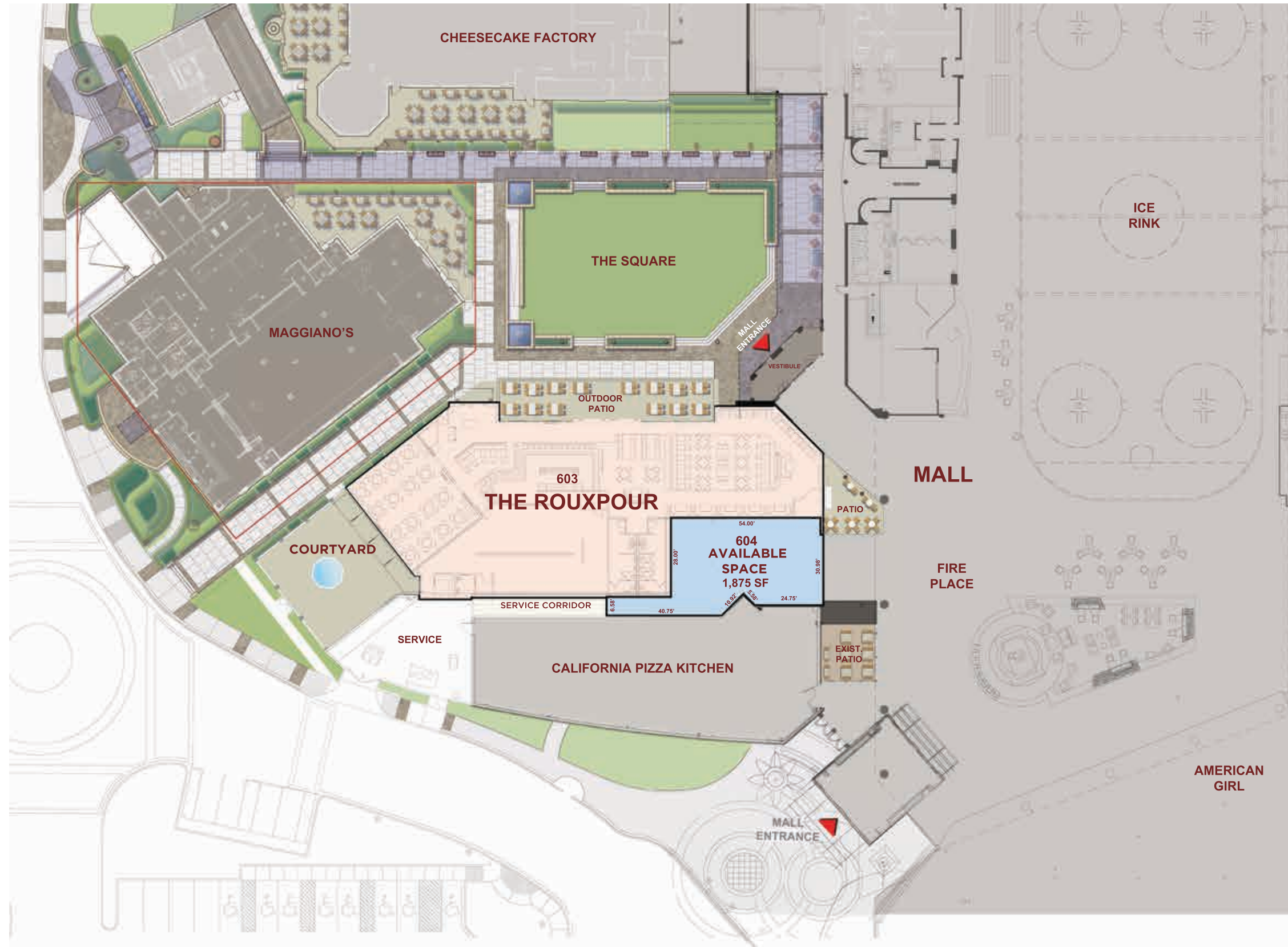


THE SQUARE AT MEMORIAL CITY

The Square at Memorial City is a family-friendly green space located on the west end of the mall, outside Ice Skate Memorial City and between The Cheesecake Factory and brand-new Maggiano's Little Italy. The 4,000 square foot outdoor venue, complete with a 24' X 14' high-definition video screen and attractive water features, is the new home for culture and entertainment in the Memorial area and West Houston. Each week, The Square offers family-friendly events that are sure to delight your senses.



THE SQUARE AT MEMORIAL CITY | SITE PLAN



The Westin Memorial City is connected via a skybridge network to Memorial City Mall and the Memorial Hermann Memorial City Medical Center. Hotel amenities include 289 rooms and suites, 30,000 square feet of meeting / conference space, roof-top infinity pool, WestinWORKOUT Gym, 024 Grille and Lounge, and an Ingredients Café featuring Starbucks.

WESTIN
HOTELS & RESORTS

A photograph of a hotel room. In the center is a large bed with white linens and a grey patterned pillow. The bed is flanked by two wooden nightstands, each with a lamp that has a textured base and a white shade. The walls are covered in a dense, gold-colored patterned wallpaper. Above the bed is a large, ornate mirror with a colorful, carved wooden frame. The mirror reflects another part of the room, showing a red patterned sofa and a hanging lamp. The floor is covered with a large, colorful rug with a complex geometric pattern.

HOTEL ZAZA MEMORIAL CITY

Ranked #9 in the 2019 US News & World Report list, 2nd best hotel in Houston and 8th best in Texas according to Condé Nast Traveler. Hotel ZaZa Memorial City blends the best of business travel with the luxury of a destination resort. To that end, the boutique hotel provides 159 creative and exciting guest rooms including ZaZa's renowned Magnificent Seven suites and 11,250 square feet of event and meeting spaces. Additional amenities include the indulgent ZaSpa, Tipping Point Restaurant & Terrace, and the Beach Club pool area.

MARKET HIGHLIGHTS

MEMORIAL CITY



- \$800 Average Sales Per Square Foot (Memorial City Mall)
- 9 million square feet of existing mixed-use development
- Ranked 20th nationally (Memorial City Mall) in Travel & Leisure's list of America's Most-Visited Shopping Malls in 2017
- 1.6 million population within a 10 mile radius
- \$250,000 Median Household Income (Memorial Villages)
- 3.1 million square feet of Class A office space in Memorial City
- 1.7 million square foot super regional mall (Memorial City Mall)
- Highest-Grossing Macy's in Texas
- Located at the center of west Houston's thriving economy
- Easy access to Interstate 10 and Beltway 8



MARKET HIGHLIGHTS | HOUSTON



- [Houston MSA Population: 6.93 million \(projected\)](#) - State of Texas 2017
- [Houston Tops Census List On New Metro Area Residents](#) - U.S. Census March 2016
- [Home to 21 “Fortune 500” Companies](#) - Fortune Magazine 2018
- [15 Foreign Governments Trade and Commercial Offices](#) - Houston.org 2019
- [35 Foreign Chambers of Commerce](#) - Houston.org 2019
- [No. 1: Greenest Metros](#) - Business Facilities Magazine July 29, 2016
- [No. 2: Best Places To Live In The World](#) - InterNations November 2016
- [No. 2: Top Counties For Incoming Investments Nationally - Harris County](#) - SmartAsset July 2016
- [No. 3: Construction Starts](#) - Forbes.com 2019
- [No. 5: Most Populous Areas](#) - Census.gov 2018



DAYTIME POPULATION

- 1 mile: 81,105
- 5 miles: 493,547
- 10 miles: 1,620,146

TOTAL POPULATION

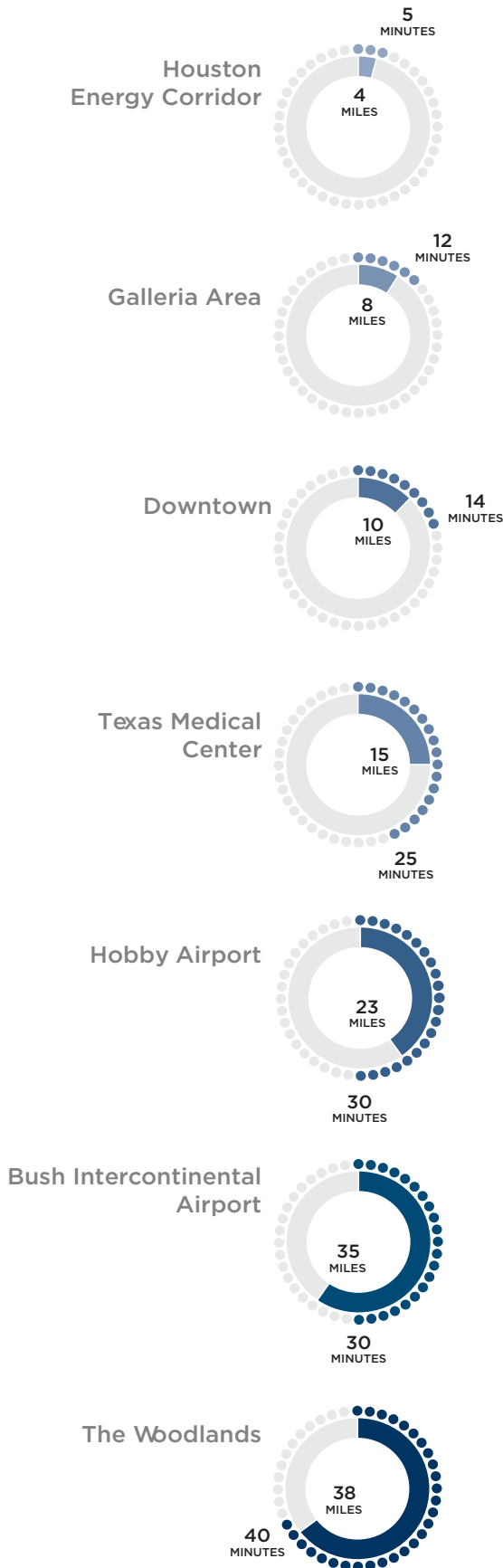
- 1 mile: 14,596
- 5 miles: 411,229
- 10 miles: 1,600,816

TOTAL HOUSEHOLDS

- 1 mile: 5,706
- 5 miles: 173,434
- 10 miles: 641,316

AVERAGE HOUSEHOLD INCOME

- 1 mile: \$128,634
- 5 miles: \$109,324
- 10 miles: \$103,921

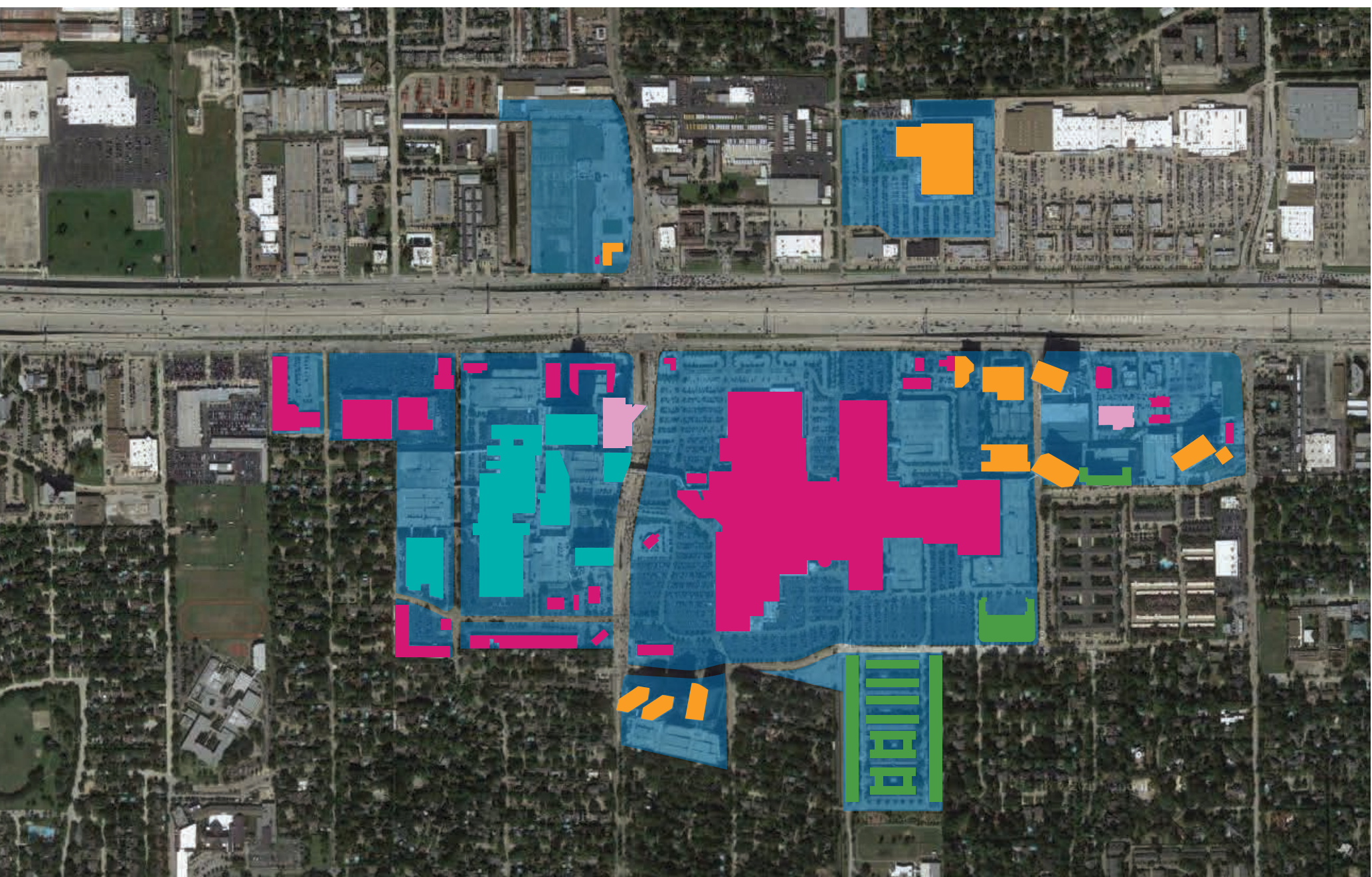


10 MILE RADIUS

Conveniently situated along the expansive Interstate 10 freeway – one mile east of Beltway 8 – Memorial City is located at the center of west Houston’s thriving economy.



MEMORIAL CITY CURRENT FOOTPRINT



OFFICE
3.1 MILLION SF

RETAIL
2.1 MILLION SF

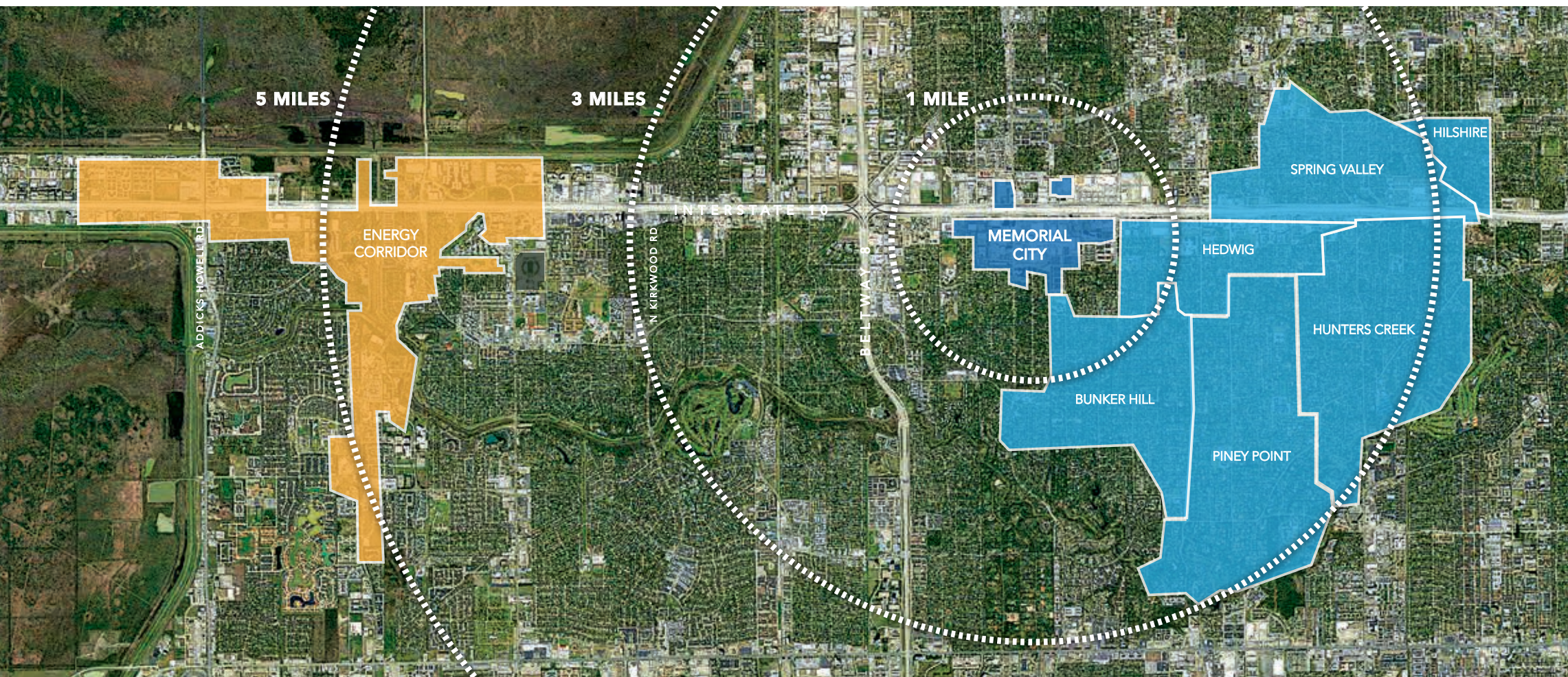
HOSPITALITY
470,000 SF

MULTI-FAMILY
950,000 SF

MEDICAL
2.3 MILLION SF

9 MILLION GRAND TOTAL SF

MEMORIAL CITY DEMOGRAPHIC PROXIMITY DRIVERS



HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 20 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.

A WEALTH OF INFORMATION

According to November 2015 report in the *Houston Business Journal*, Memorial City has three neighboring communities that rank in the top 20 for being the wealthiest in the U.S.

THE AFFLUENCE SCORE* NATIONAL RANK

No. 2 Hunters Creek Village
No. 17 Piney Point Village

* The Affluence Score includes 12 factors, including per capita income, median household income, percentage of households with incomes greater than \$150,000, and residences with 9 or more rooms.

MEDIAN HOUSEHOLD INCOME NATIONAL RANK

No. 4 Bunker Hill Village: \$250,000 +
No. 6 Hunters Creek Village: \$243,000
No. 14 Piney Point Village: \$230,000

PER CAPITA INCOME NATIONAL RANK

No. 17 Bunker Hill Village: \$116,000
No. 18 Piney Point Village: \$115,000

77024 ZIP CODE AFFLUENCE SCORE

According to a 2018 report by the *Houston Business Journal*, 77024 is the number 4 ranked in the state of Texas:

- 2018 National Affluence Rank: 96 (of 22,568 zip codes)
- 2018 Texas Affluence Rank: 4
- 2018 Houston Affluence Rank: 3
- Median household income: \$114,223
- Households with incomes of \$150,000 or more: 41.2%
- Workers with earnings of \$100,000 or more: 38.9%

MEMORIAL CITY DEVELOPMENT OVERVIEW



1 BUNKER HILL DEVELOPMENT

- Hotel ZaZa Memorial City – 159-room luxury boutique hotel
- The McCarthy – 133-unit luxury highrise apartment complex
- The Lawn at Memorial City – 7,000 SF greenspace for events and festivals
- LEED Silver Headquarters: Air Liquide, 600,000 SF
- The Fountains at Memorial City, 114 luxury apartments
- LEED Silver 920 Memorial City Way, 320,000 SF
- LEED Silver U.S. Headquarters: CNOOC Limited, 320,000 SF
- LEED Gold Headquarters: Murphy Exploration & Production, 320,000 SF
- Double LEED Platinum: Treehouse Memorial City and retail, 20,100 SF

2 JPMORGAN CHASE CALL CENTER

- 17.8-acres tract
- Two-levels totaling 235,200 SF

3 MEMORIAL CITY MALL

- 1.7 Million SF super regional mall
- 150+ distinctive stores and restaurants
- Mid-rise apartments at Memorial City Mall – 333 luxury units
- Featured stores: Macy's, Dillard's, American Girl, Michael Kors, Apple Store, Ben Bridge Jewelers, Coach, ZARA, TUMI, Morphe, Athleta, True Religion
- Featured restaurants: Perry's Steakhouse, The Cheesecake Factory, California Pizza Kitchen, Maggiano's Little Italy, The Rouxpour
- Attractions: Cinemark movie theater, NHL-sized ice rink, children's play castle

4 THE SQUARE AT MEMORIAL CITY

- Greenspace with outdoor dining and entertainment center totaling 48,300 SF

- Featured tenants include Maggiano's Little Italy & Cheesecake Factory
- Connected to Memorial City Mall and The Westin Memorial City via skywalk
- Vibrant patio area for outdoor dining, events and entertainment

5 MEMORIAL CITY PLAZA

- 3 Class A office towers – I, II and III
- Tower I: LEED EB:O+M Gold Certification
- Tower III: LEED EB:O+M Silver Certification
- 963,000 total SF
- TOBY Award Recipient – Office Building; multiple years

6 THE WESTIN MEMORIAL CITY

- 289 well-appointed rooms and extended stay suites, and 5 penthouse apartments
- 30,000 SF of flexible meeting and conference space

- Direct access to Mall and Medical Center via enclosed Skywalk

7 GATEWAY MEMORIAL CITY

- Upscale lifestyle center featuring chef-inspired restaurants, luxury boutiques, health & beauty, and financial services
- Two-levels totaling 90,000 SF of mixed-use space
- Featured tenants include Churrascos, State Fare, KUU Restaurant, Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental Implant Center and Charles Schwab.

8 MEMORIAL HERMANN TOWER AND MEMORIAL HERMANN MEMORIAL CITY MEDICAL CENTER

- Landmark 33-story high-rise; 900,000 SF
- Tenants include Memorial Hermann Health System, CBRE
- 2.5 Million SF Class A medical campus and professional offices

- Women's Memorial Hermann Hospital
- Memorial Hermann Cancer Center
- Bobetta Lindig Breast Care Center
- Heart & Vascular Institute – Memorial City
- Children's Memorial Hermann Hospital

9 NORTHWEST CORNER

- 10100 Katy Fwy tracking LEED Certification Cemex U.S. Headquarters; 240,000 SF
- Future mixed-use development; 18-acres with Class A office, hotel, and residential components
- Featured restaurants: Mia's Table, Kirby Ice House, Torchy's Tacos, Leibman's

10 KATY FREEWAY RETAIL

- 215,000 total SF of retail and restaurants



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