

DINE • SHOP • PLAY • WORK • RELAX



GATEWAY MEMORIAL CITY


MetroNational

MEMORIAL CITY AERIAL



MEMORIAL HERMANN



MEMORIAL CITY MALL

HOTEL ZAZA

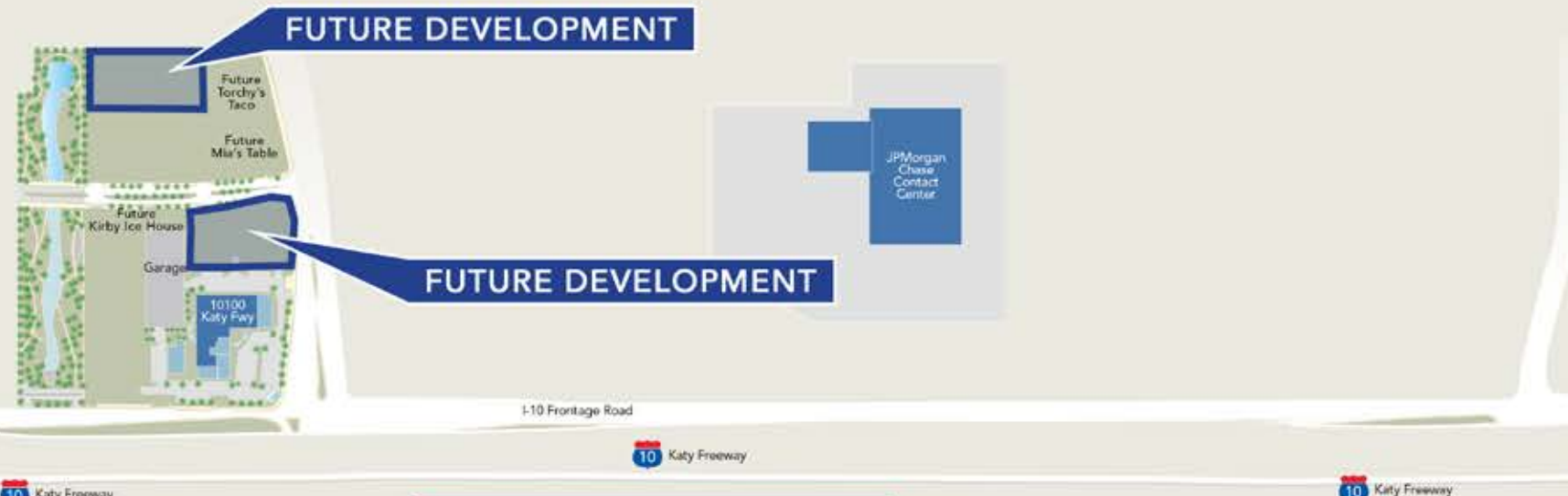
Gesner Rd

Bunker Hill Rd




MetroNational

MEMORIAL CITY DEVELOPMENT OVERVIEW



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

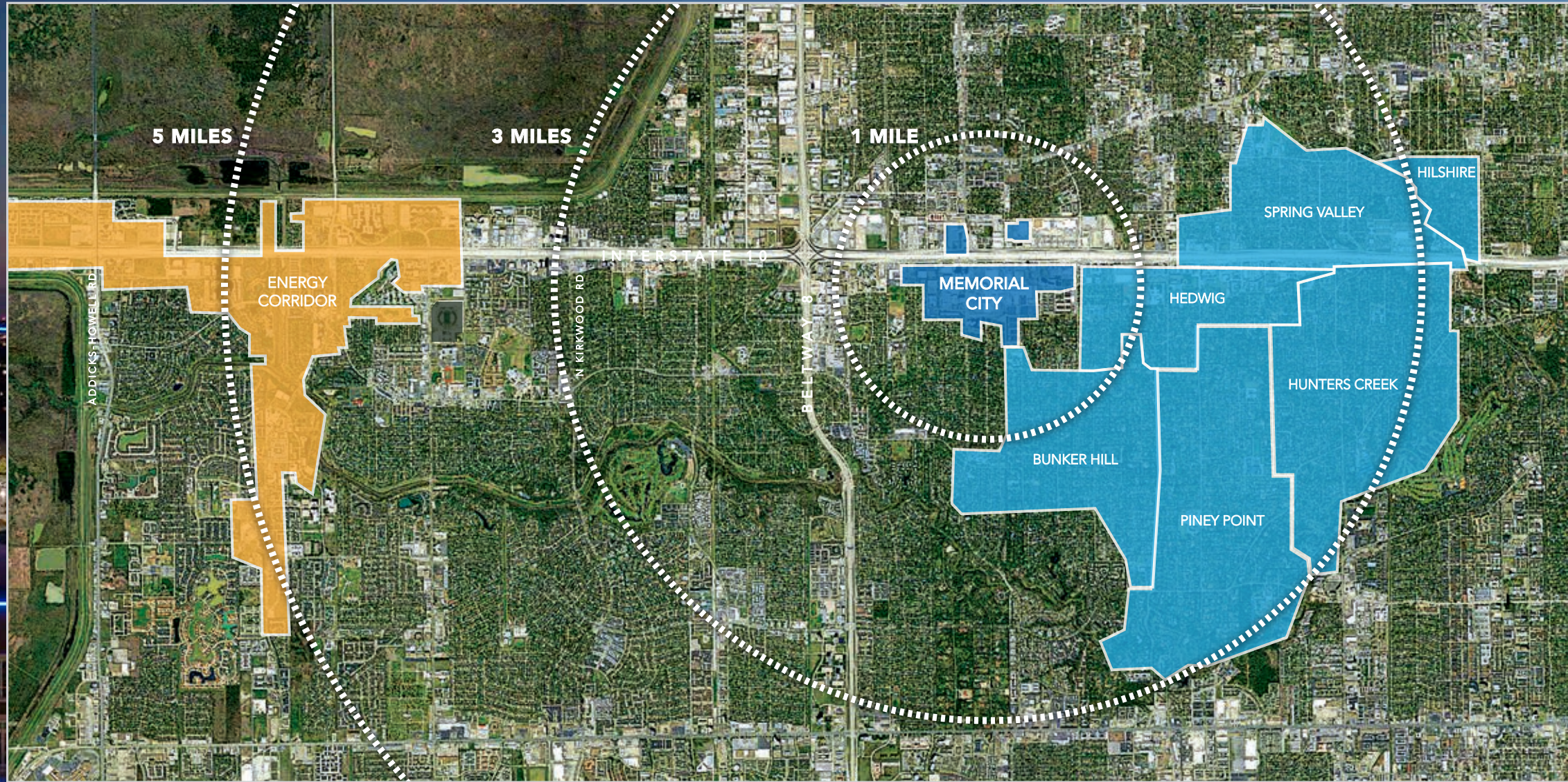


\$200,000 MED INCOME
in the Memorial Villages



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

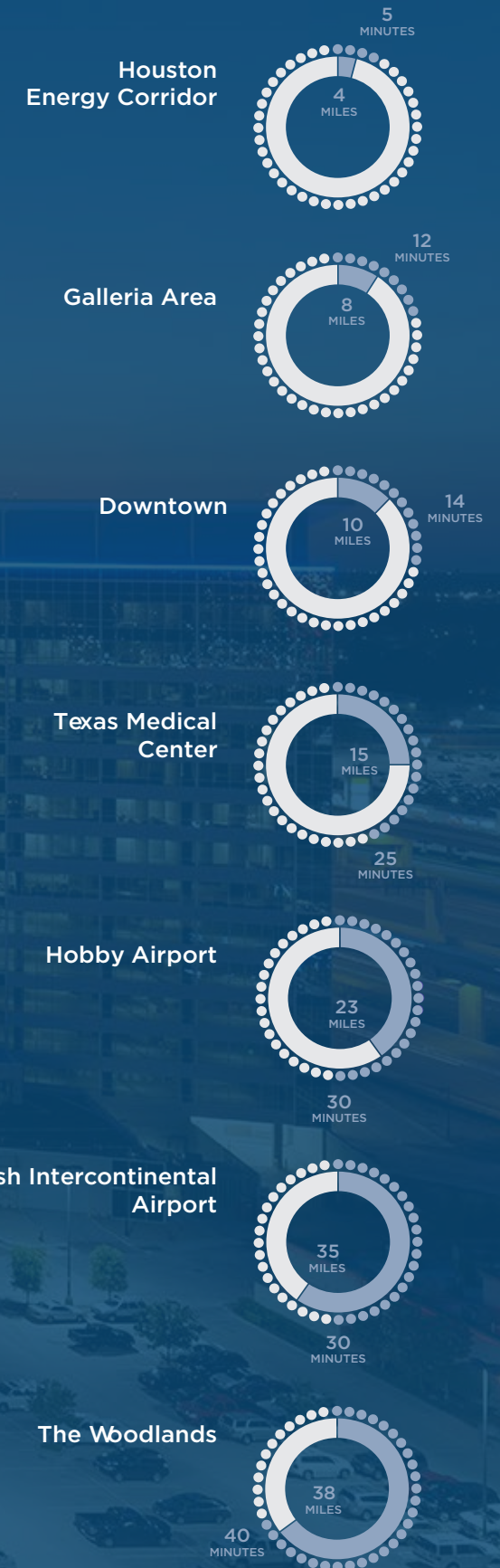


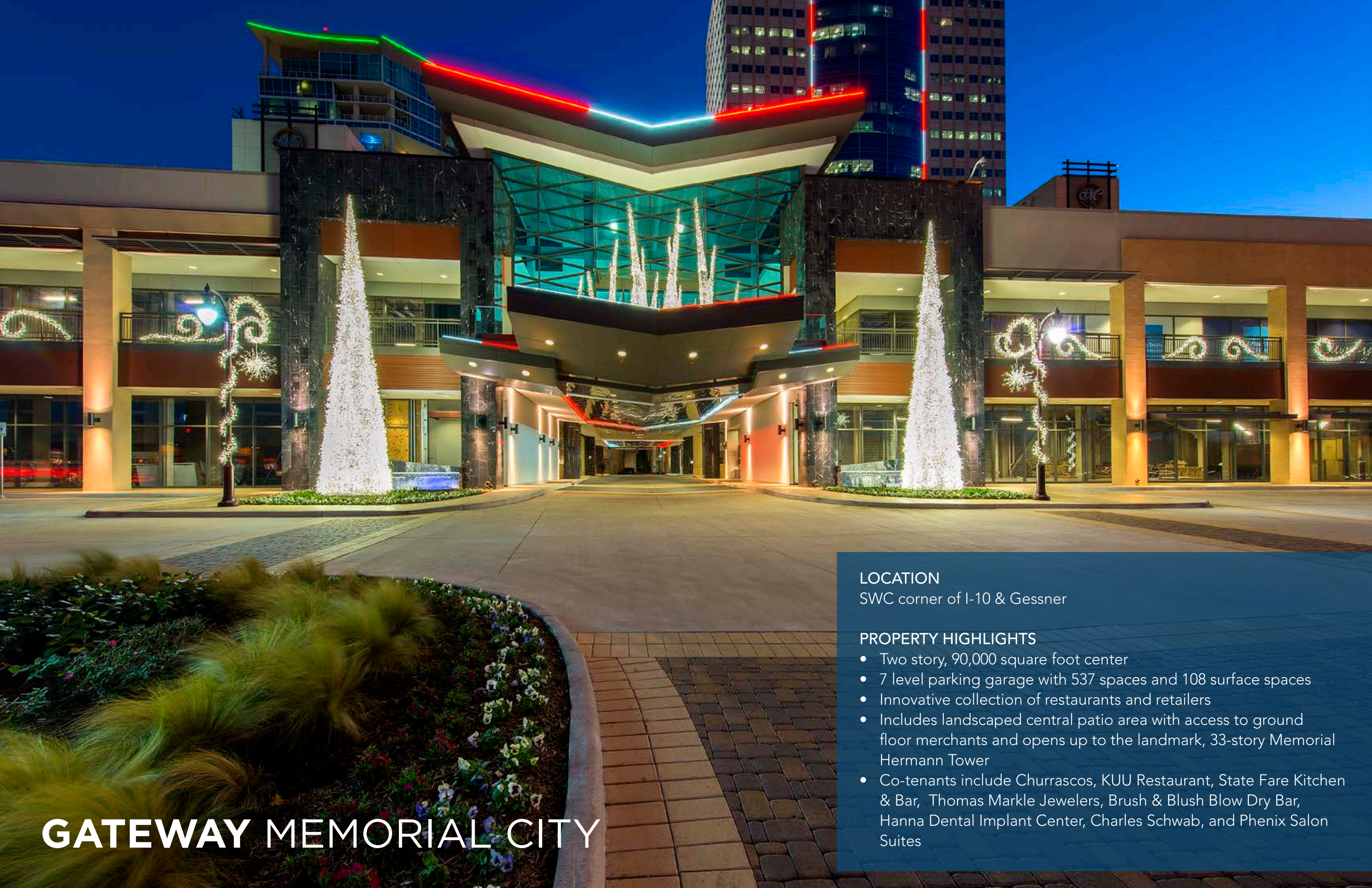
HOUSTON ENERGY CORRIDOR

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.





GATEWAY MEMORIAL CITY

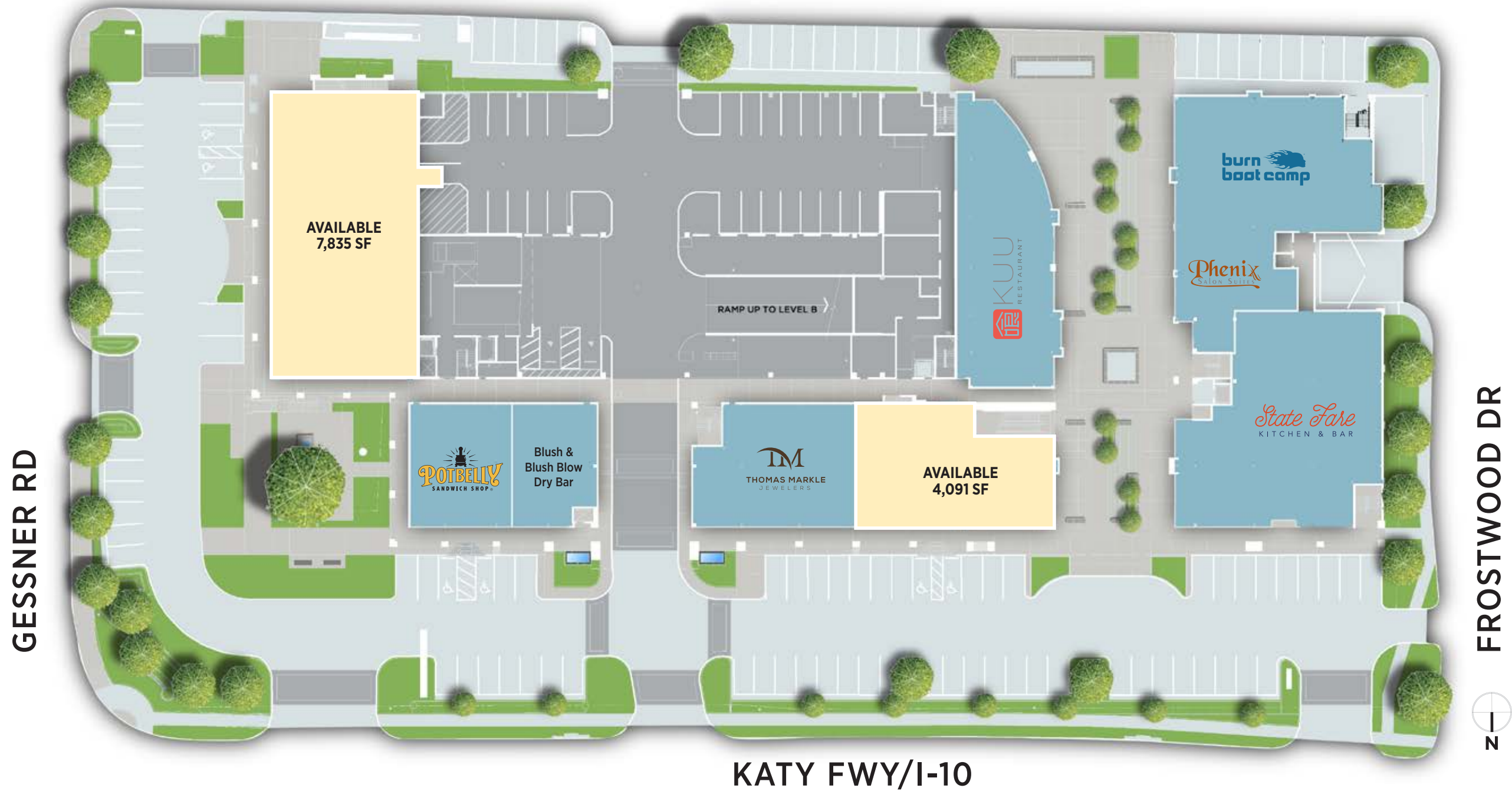
LOCATION

SWC corner of I-10 & Gessner

PROPERTY HIGHLIGHTS

- Two story, 90,000 square foot center
- 7 level parking garage with 537 spaces and 108 surface spaces
- Innovative collection of restaurants and retailers
- Includes landscaped central patio area with access to ground floor merchants and opens up to the landmark, 33-story Memorial Hermann Tower
- Co-tenants include Churrascos, KUU Restaurant, State Fare Kitchen & Bar, Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental Implant Center, Charles Schwab, and Phenix Salon Suites

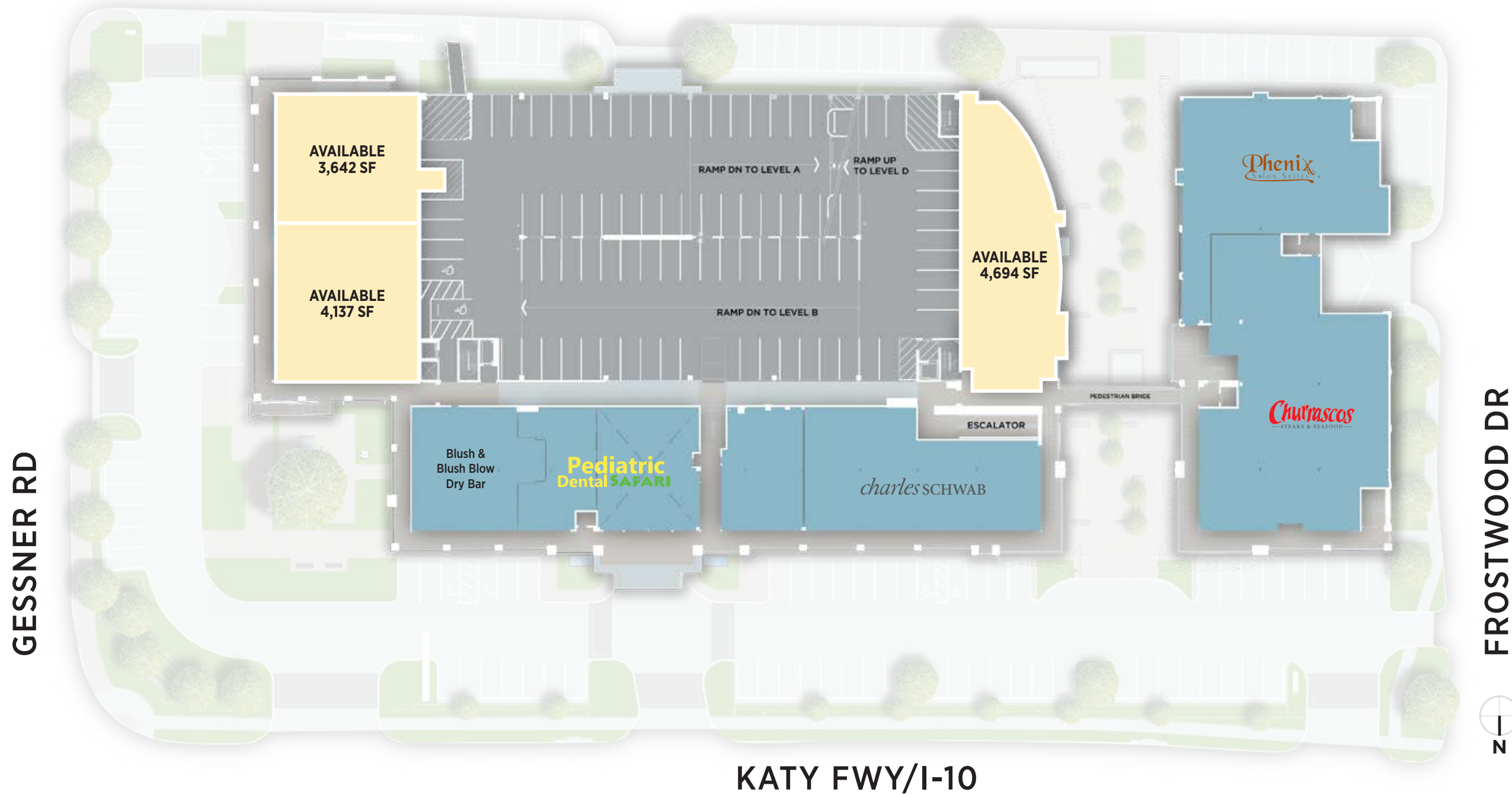
GATEWAY MEMORIAL CITY LEVEL 1



ADDRESS	TENANT	SF
970 Gessner		
A100	AVAILABLE	7,835
A135	Potbelly	2,392
A140	Blush & Blush Blow Dry Bar	1,910
A150	Thomas Markle Jewelers	3,573
A160	AVAILABLE	4,091

ADDRESS	TENANT	SF
970 Gessner		
B170	Burn Boot Camp	4,832
A180	KUU	4,820
B180	Phenix Salon Suites (Level 1)	2,120
B190	State Fare	7,036

GATEWAY MEMORIAL CITY LEVEL 2



GESSNER RD

FROSTWOOD DR

KATY FWY/I-10

ADDRESS	TENANT	SF
970 Gessner		
A200	AVAILABLE	3,642
A210	AVAILABLE	4,137
A230	Hanna Dental Implant Center	2,466
A240	Safari Pediatric Dental	4,128
A250	Active Chirocare	1,860

ADDRESS	TENANT	SF
970 Gessner		
A260	Charles Schwab	4,710
A270	AVAILABLE	4,694
B275	Phenix Salon Suites (Level 2)	5,335
B290	Churrascos	8,407



CONTACT INFO

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