

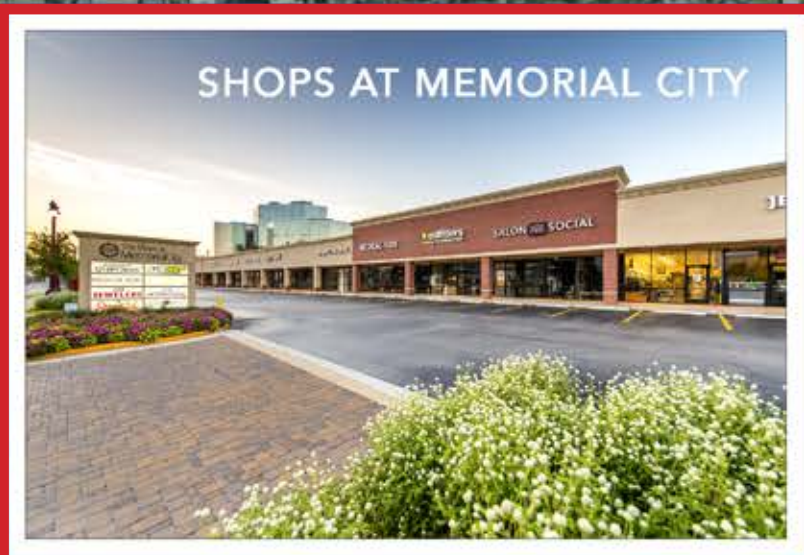
DINE • SHOP • PLAY • WORK • RELAX

THE SHOPS AT MEMORIAL CITY

GESSNER RD & KINGSRIDE LN AND FROSTWOOD DR & KINGSRIDE LN



MEMORIAL CITY AERIAL



MEMORIAL HERMANN



MEMORIAL CITY MALL

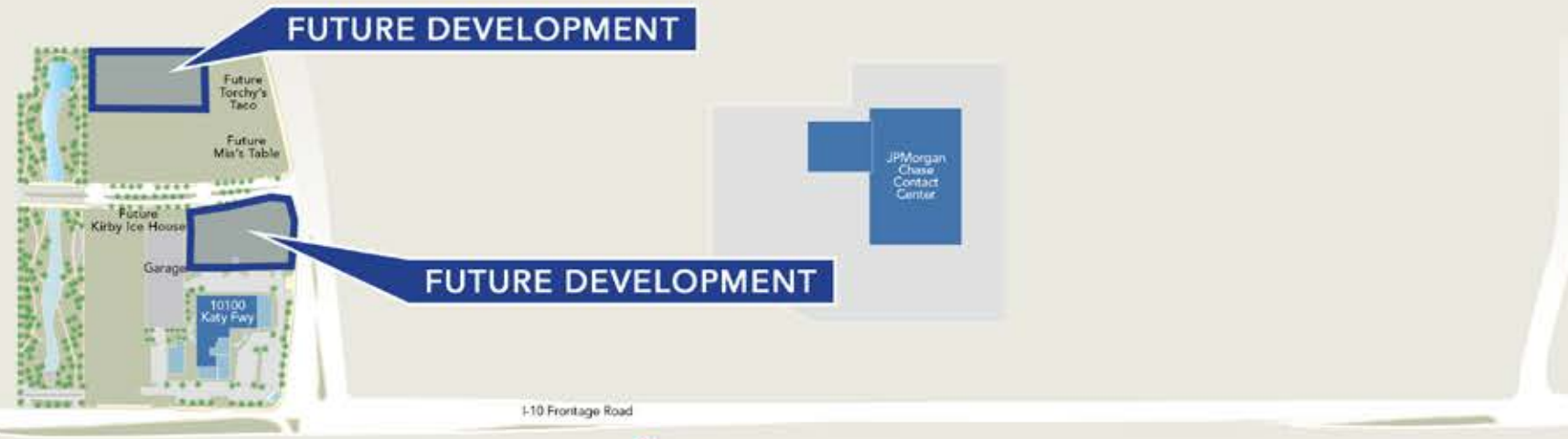
HOTEL ZAZA

Gesner Rd

Bunker Hill Rd


MetroNational

MEMORIAL CITY DEVELOPMENT OVERVIEW



KATY FREEWAY RETAIL CENTER

GATEWAY MEMORIAL CITY

BUNKER HILL RETAIL

SHOPS AT MEMORIAL CITY

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



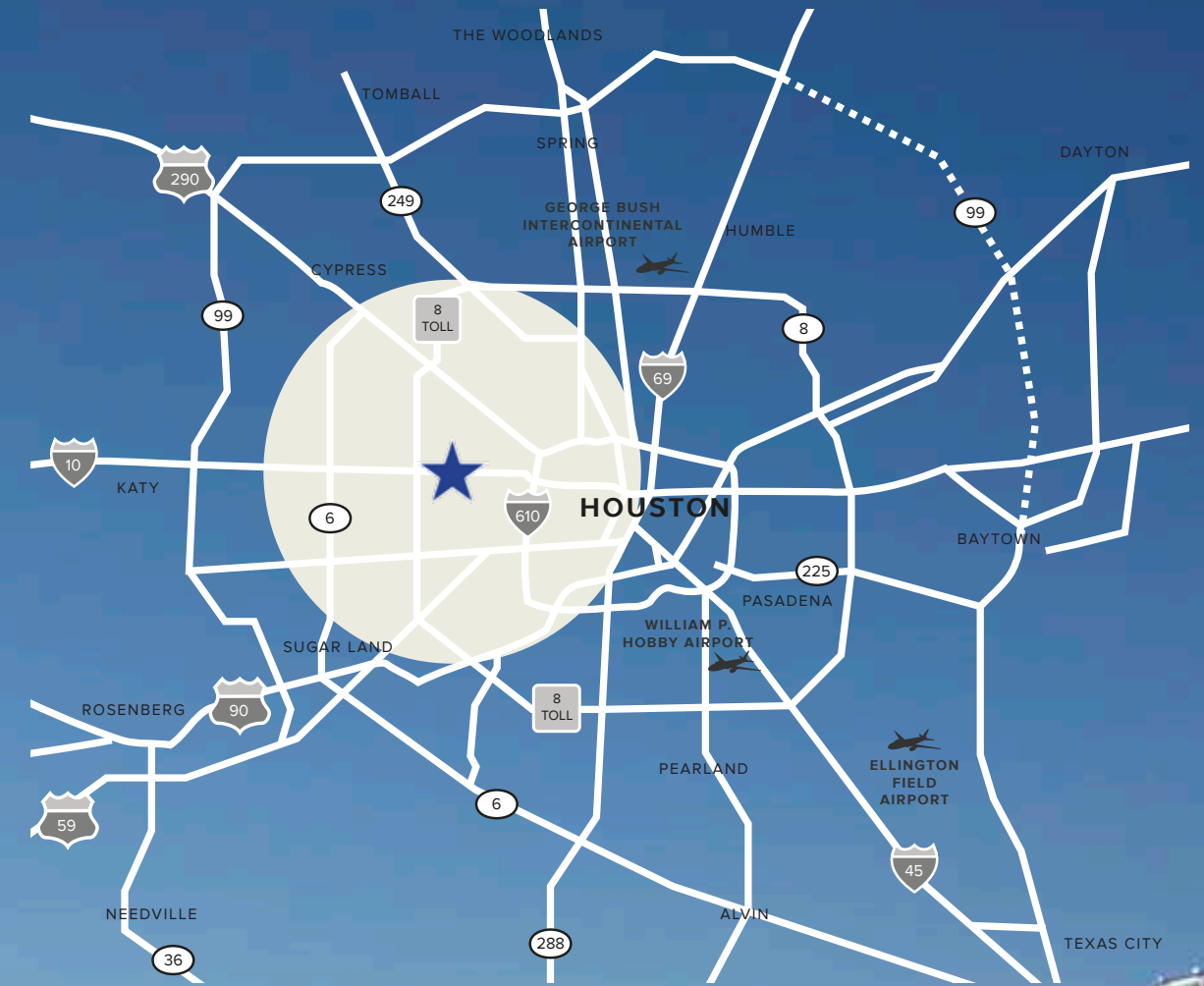
EASY ACCESS
to Interstate 10 and Beltway 8



1.5 MILLION
population within a 10 mile radius

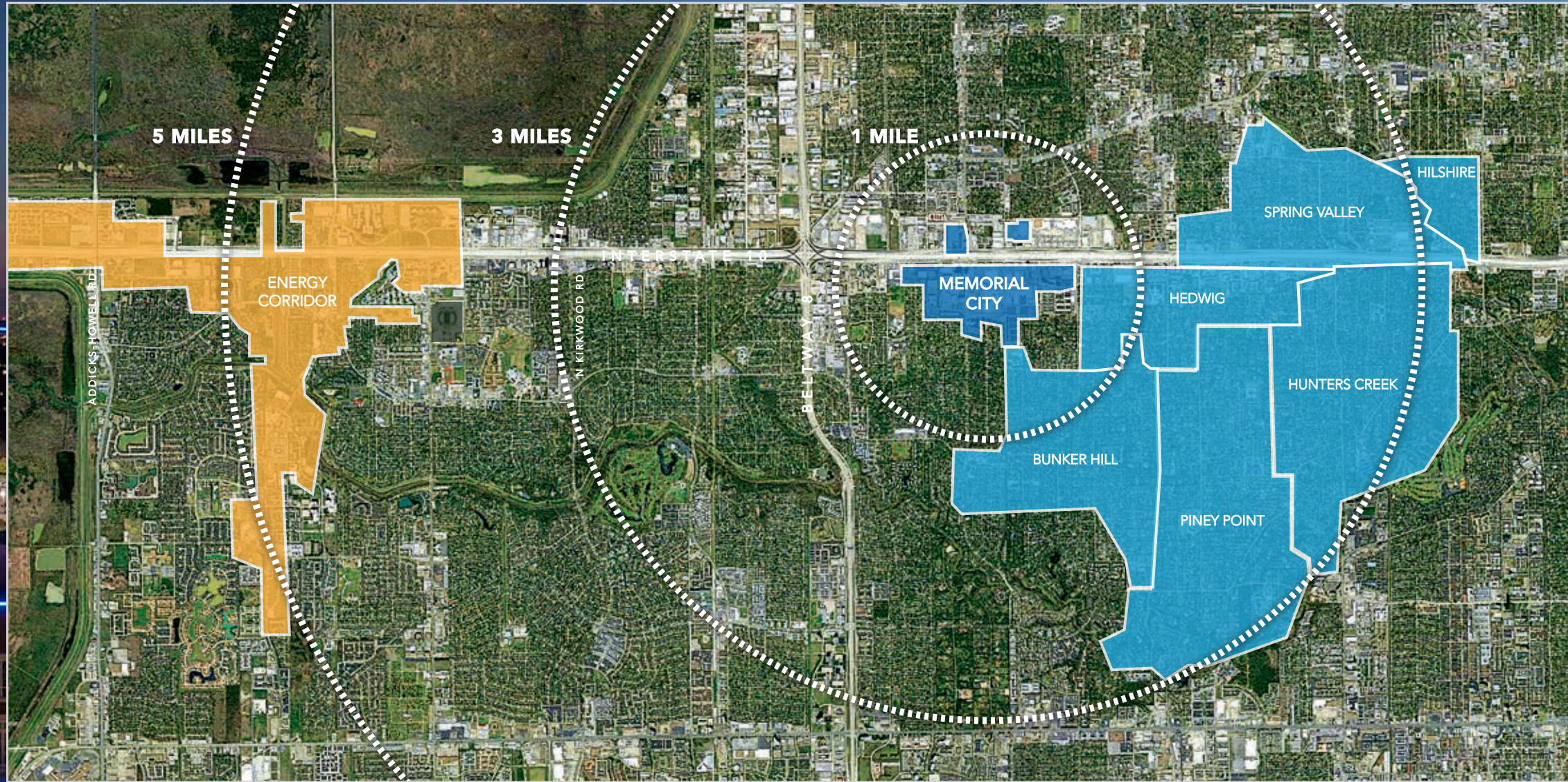


\$200,000 MED INCOME
in the Memorial Villages



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

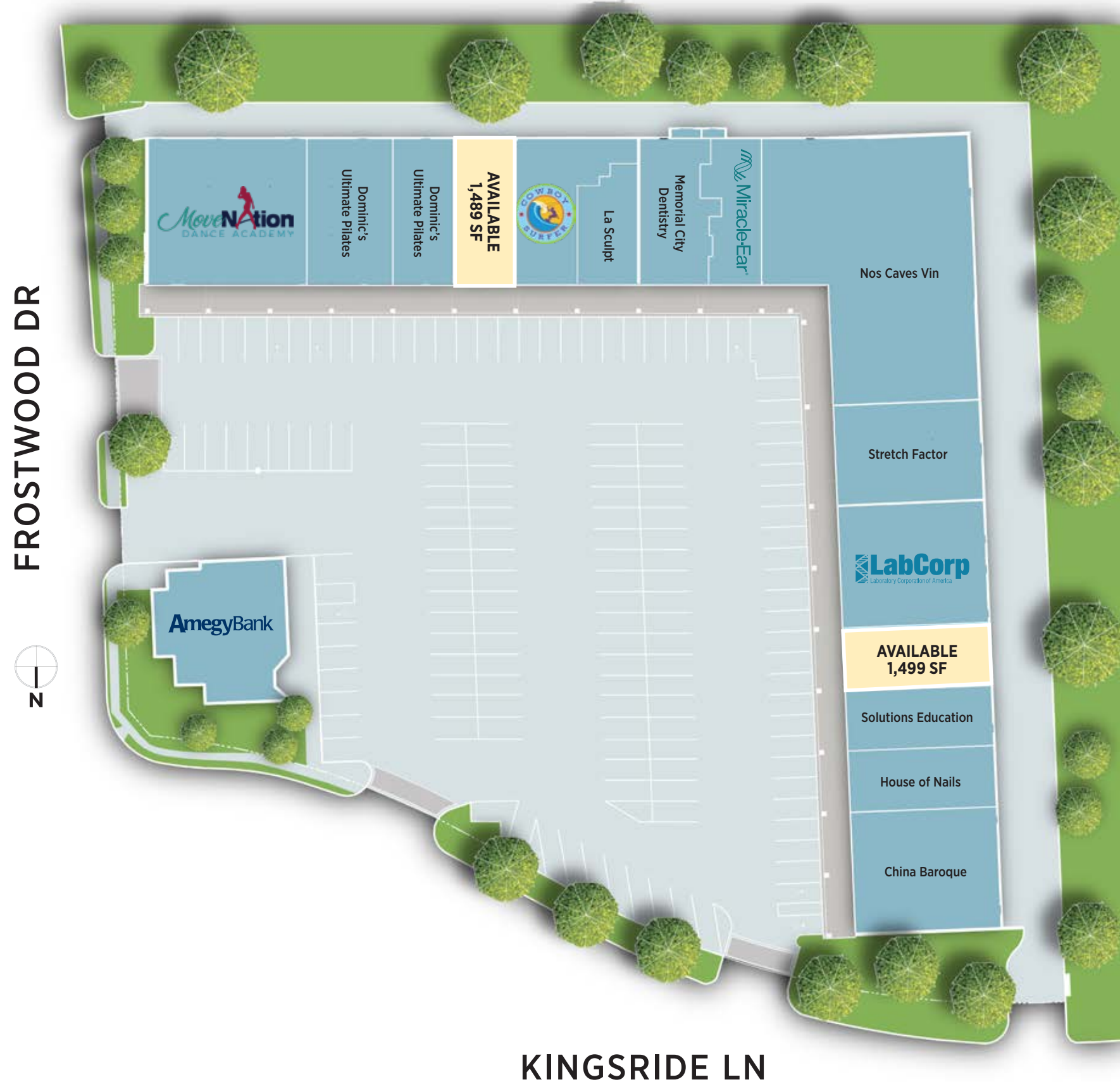
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KINGSRIDE LN

ADDRESS Kingsride Ln	TENANT	SF
12311	Kim Son Café	2,811
12323	AVAILABLE	3,000
12335	The UPS Store	1,500
12339	Nails by Tracy	1,037
12343	HOTWORX	1,963
12345	Dapper & Dashing	1,500
12347	Dr. Suk DDS	1,500
12349	Marlo Miller Boutique	1,500
12351	Zalat Pizza	1,500
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
12369	AVAILABLE	1,500
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
12391	Iris Gifts & Décor	2,569
12393	Three Brothers Bakery	1,980

THE SHOPS AT MEMORIAL CITY II



ADDRESS Frostwood Dr	TENANT	SF
821-C	MoveNation Dance Academy	3,900
821-A	Dominic's Ultimate Pilates	2,100
821	Dominic's Ultimate Pilates	1,500
825	AVAILABLE	1,489
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
863	AVAILABLE	1,499
867	Solutions Education	1,500
869	House of Nails	1,500
879	China Baroque	3,000
899	Amegy Bank	3,554



CONTACT INFO

METRONATIONAL

945 BUNKER HILL, SUITE 400
HOUSTON, TEXAS 77024
713.973.6400 MAIN
METRONATIONAL.COM

DANNA DIAMOND

VICE PRESIDENT OF RETAIL LEASING
713.984.1001

DANNA.DIAMOND@MEMORIALCITYMALL.COM