DINE • SHOP • PLAY • WORK • RELAX

THE SHOPS AT MEMORIAL CITY
GESSNER RD & KINGSRIDE LN AND FROSTWOOD DR & KINGSRIDE LN
MEMORIAL CITY DEVELOPMENT OVERVIEW

- FUTURE DEVELOPMENT
- GATEWAY MEMORIAL CITY
- BUNKER HILL RETAIL
- KATY FREEWAY RETAIL CENTER
- SHOPS AT MEMORIAL CITY

[Map of Memorial City development with various areas highlighted and labeled.]
MEMORIAL CITY TRADE AREA OVERVIEW

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 147,736 CARS PER DAY
Interstate 10 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

<table>
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<th>2019 DEMOGRAPHICS</th>
<th>3 MILE</th>
<th>5 MILE</th>
<th>10 MILE</th>
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<tbody>
<tr>
<td>POPULATION</td>
<td>131,342</td>
<td>396,074</td>
<td>1,558,428</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>139,706</td>
<td>444,230</td>
<td>1,482,461</td>
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<tr>
<td>TOTAL HOUSEHOLDS</td>
<td>49,591</td>
<td>163,365</td>
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<td>AVG. HOUSEHOLD INCOME</td>
<td>$91,991</td>
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<td>MEDIAN AGE</td>
<td>38.1</td>
<td>36.5</td>
<td>36.2</td>
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<tr>
<td>BACHELOR DEGREE +</td>
<td>49%</td>
<td>43%</td>
<td>40%</td>
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<tr>
<td>TOTAL EMPLOYEES</td>
<td>94,616</td>
<td>319,435</td>
<td>1,001,323</td>
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</table>
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
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