



REGIONAL POWER CENTER • NORTH HOUSTON RETAIL

Northoaks *Shopping Center*

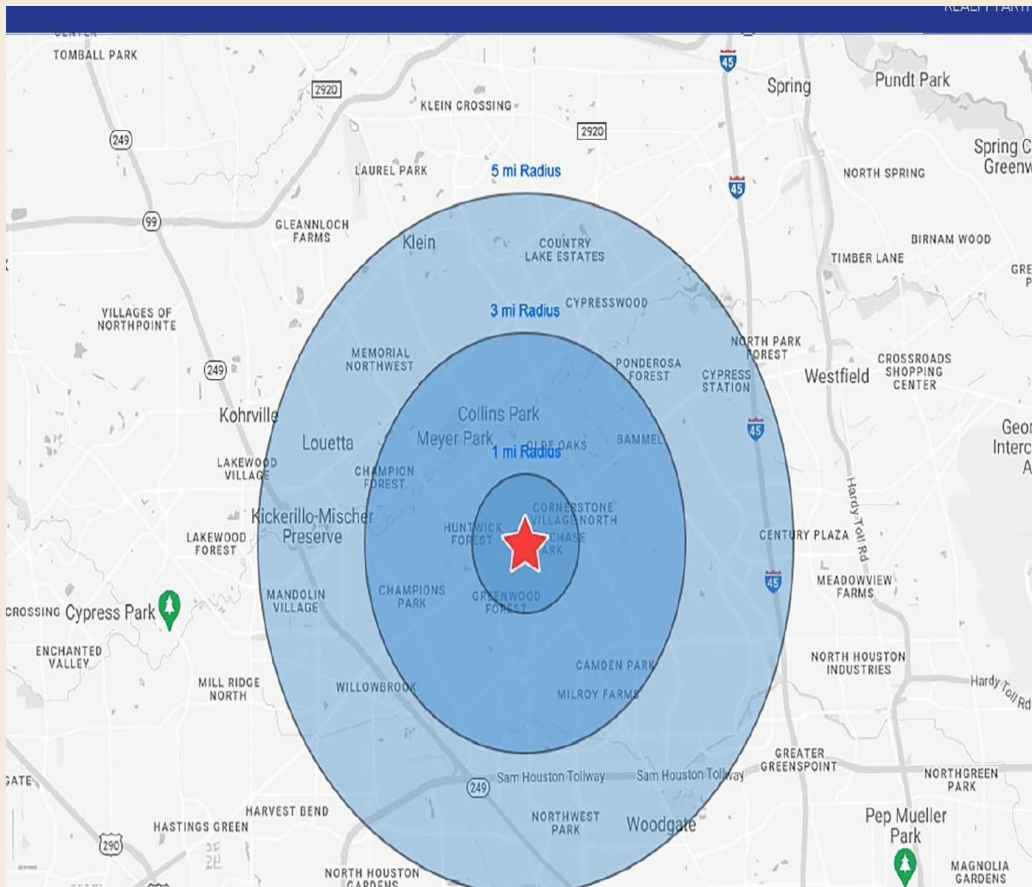
A ±438,000 SF regional power center anchored by Gordon Food Service, Hobby Lobby, Ross, Planet Fitness, and Burlington at the SWC of FM-1960 and Veterans Memorial Drive.

4613 FM-1960 ROAD WEST • HOUSTON, TEXAS 77069

SF SHOPPING CENTER	VPD ON FM-1960	VPD VET. MEMORIAL	NATIONAL ANCHORS	TO WILLOWBROOK MALL
±438,000	49,760	22,041	5+	3.3 mi

SECTION · DEMOGRAPHICS

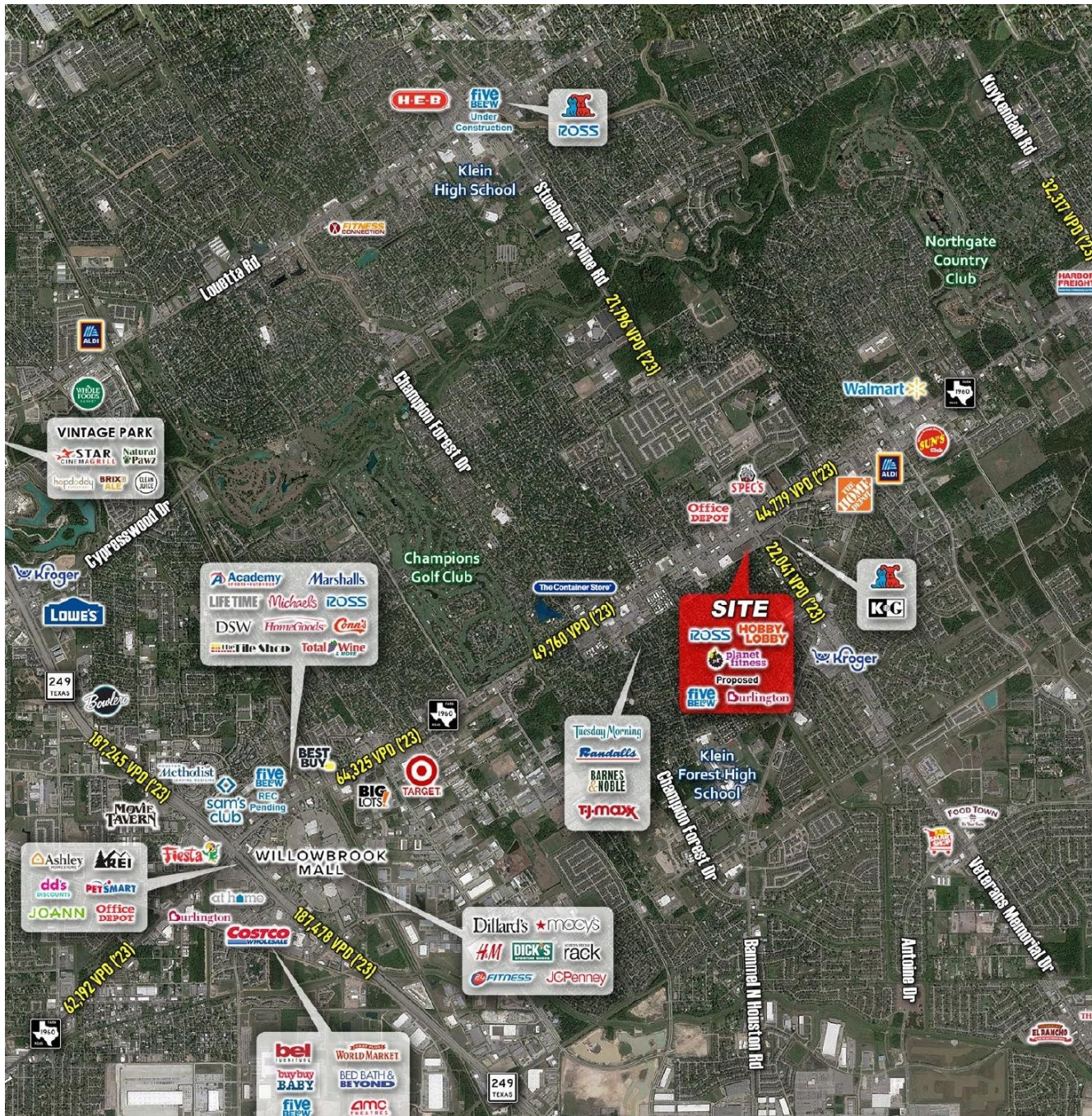
2023 *Demographics*

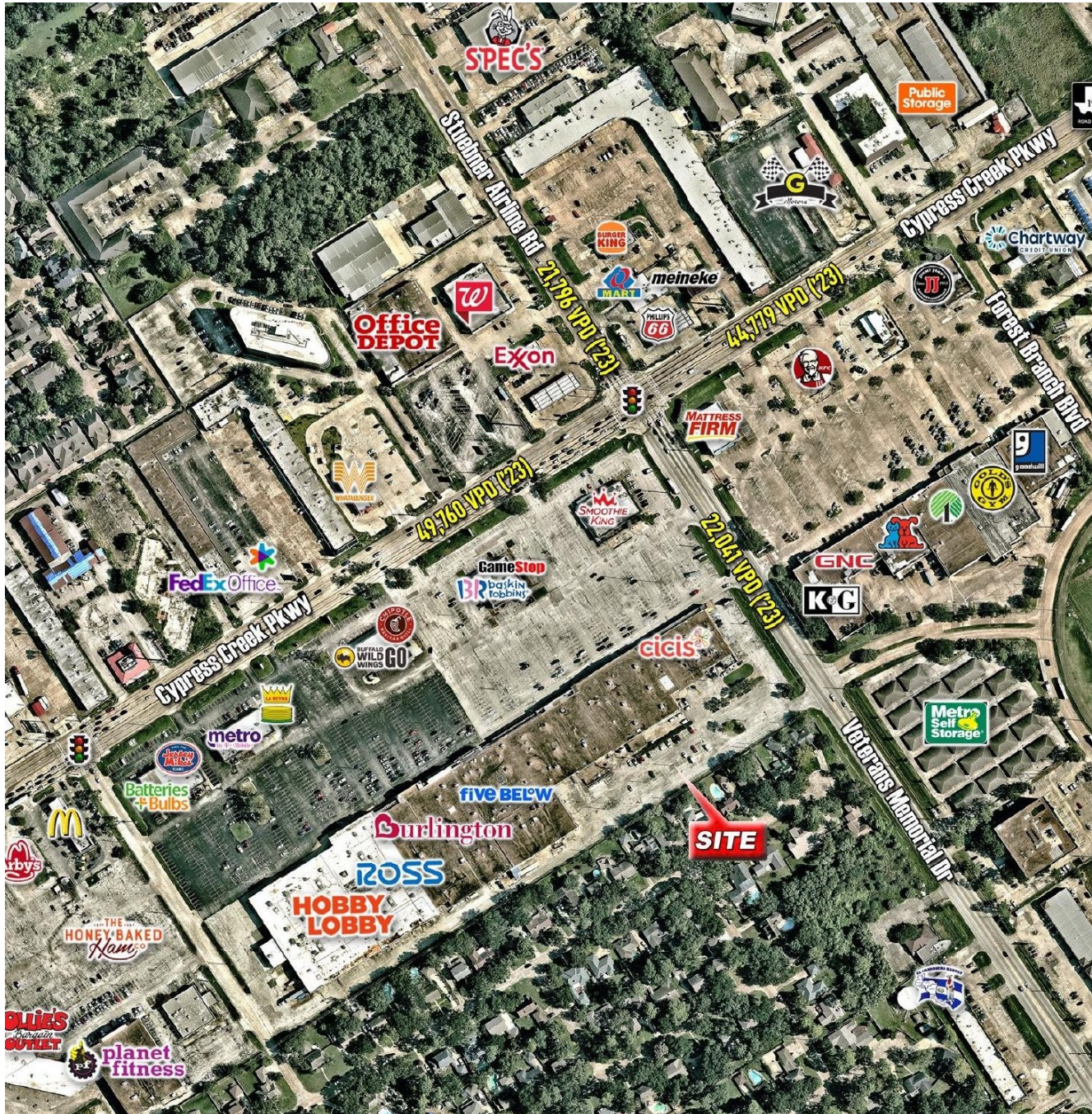


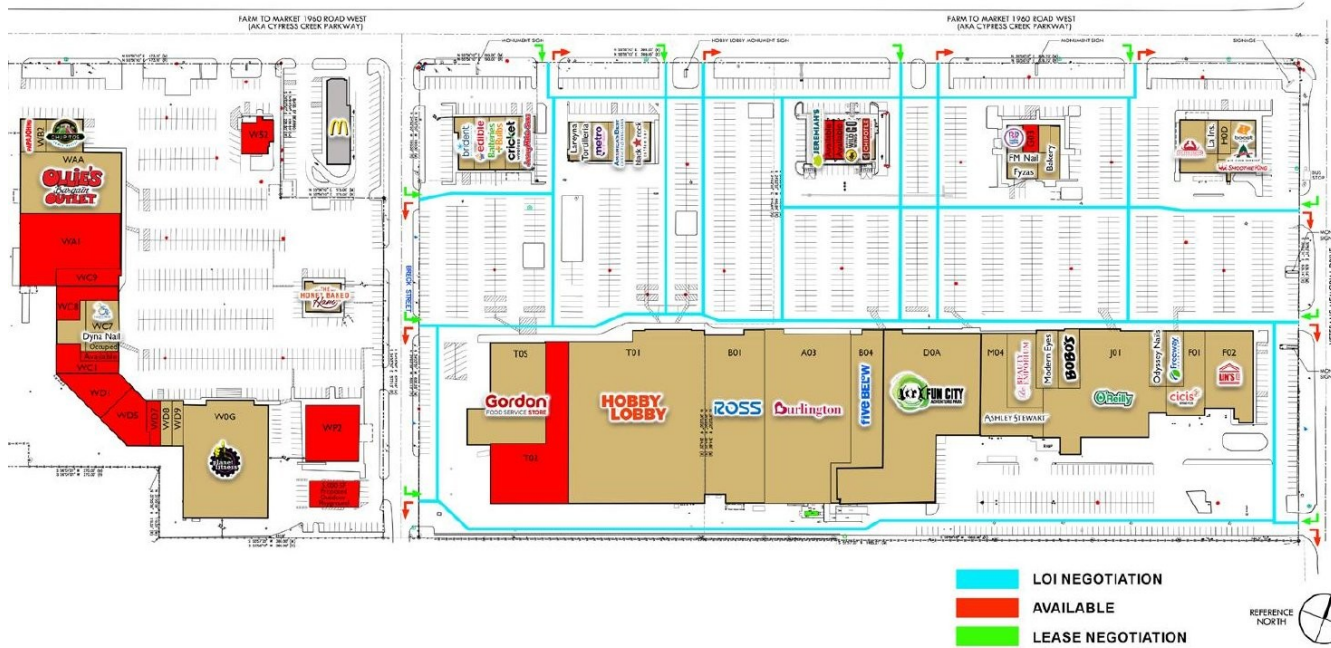
2023 DEMOGRAPHICS
NORTHOAKS SHOPPING CENTER

RING	1 - MI	3 - MI	5 - MI
Population	18,896	110,696	321,615
Households	7,653	39,844	114,694
Avg HH Income	\$96,018	\$118,978	\$108,286
Daytime Empl.	10,774	42,562	128,271

5 - MILE TRADE AREA
321,615
residents · \$108,286 avg HH income







- A03 Burlington
- B01 Ross Dress for Less
- B04 Five Below
- DOA Fun City Adventure Park
- F01 Cici's Pizza
- F03 Freeway Insurance of Texas
- G01/G02 Bakery
- G03 AVAILABLE 1,000 SF**
- G04 Baskin Robbins
- G05 Nails By Le
- G06 Fyza Grocery
- H0A Smoothie King
- H0B Ace Cash Express
- H0D Occupied**
- H0F LA Insurance

- H01 Boost Mobile
- H02 Crab Station
- J01 O'Reilly's Super Store
- J02 Odyssey Nails
- J03 Bobo's Appliances
- J3C Modern Eyes Vision Center
- M03 Beauty Emporium
- M04 Ashley Stewart**
- R05 Honey Baked Ham
- R4A1 Jersey Mike's
- R4B OCCUPIED BUT AVAILABLE 1,400 SF**
- R4C Batteries Plus
- R4F Edible Arrangements
- R4H America's Best Eyeglasses**
- R6A Black Rock Coffee

- R6F Metro PCS
- R6H LaReyna Tortilleria
- T01 Hobby Lobby
- T02 AVAILABLE 15,576 SF**
- T0S-Gordon Foods
- WA1 AVAILABLE 14,645 SF**
- WB1 Chupitos
- WB2 Papa John's Pizza
- WC1 AVAILABLE 2,700 SF**
- WC2 AVAILABLE 1,157 SF**
- WC3 AVAILABLE 1,105 SF**
- WC4 Dyna Nails
- WC6 AVAILABLE 2,382 SF**
- WC7 SwiftStride

- WC8 AVAILABLE 3,640 SF**
- WC9 AVAILABLE 1,500 SF**
- WD1 AVAILABLE 5,342 SF**
- WD5 AVAILABLE 4,238 SF**
- WD7 AVAILABLE 1,746 SF**
- WD8 La Farma Barbershop
- WD9 Office
- WP2 AVAILABLE 8,595 SF**
- W0G Planet Fitness
- W52 3,325 SF Freestanding QSR**



SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding Northoaks Shopping Center are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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TOUR THE PROPERTY

Tours of Northoaks Shopping Center are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.