

**RETAIL**

**For Lease**

**ALMEDA MALL**

**4,500 SF**

**FARID CHATUR**

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**5444 WESTHEIMER RD. SUITE 1620,  
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## THE MARKET AT ALMEDA

Major Retail Redevelopment Driving New Growth to South Houston

### Overview

The Market at Almeda is a large-scale adaptive reuse redevelopment of the former Macy's building at Almeda Mall, transforming a long-vacant anchor into a modern, grocery-anchored indoor market and retail destination. The project is being led by Read King, a Houston-based commercial real estate development firm known for revitalizing underutilized retail assets.

This redevelopment represents one of the most significant reinvestments in the Almeda Mall trade area in decades and is expected to serve as a catalyst for renewed retail traffic and economic activity throughout the surrounding corridor.

### Project Highlights

- Redevelopment of the former Macy's anchor at Almeda Mall
- Adaptive reuse of approximately 290,000 SF
- Planned grocery-anchored indoor marketplace
- Additional retail, restaurant, service, and fitness uses
- Modernized façade with updated storefronts and pedestrian-oriented design
- Designed to re-establish Almeda Mall as a regional retail destination

*The Macy's building currently serves as one of the single most imposing structures along the I-45 south corridor from Downtown Houston to Galveston.*



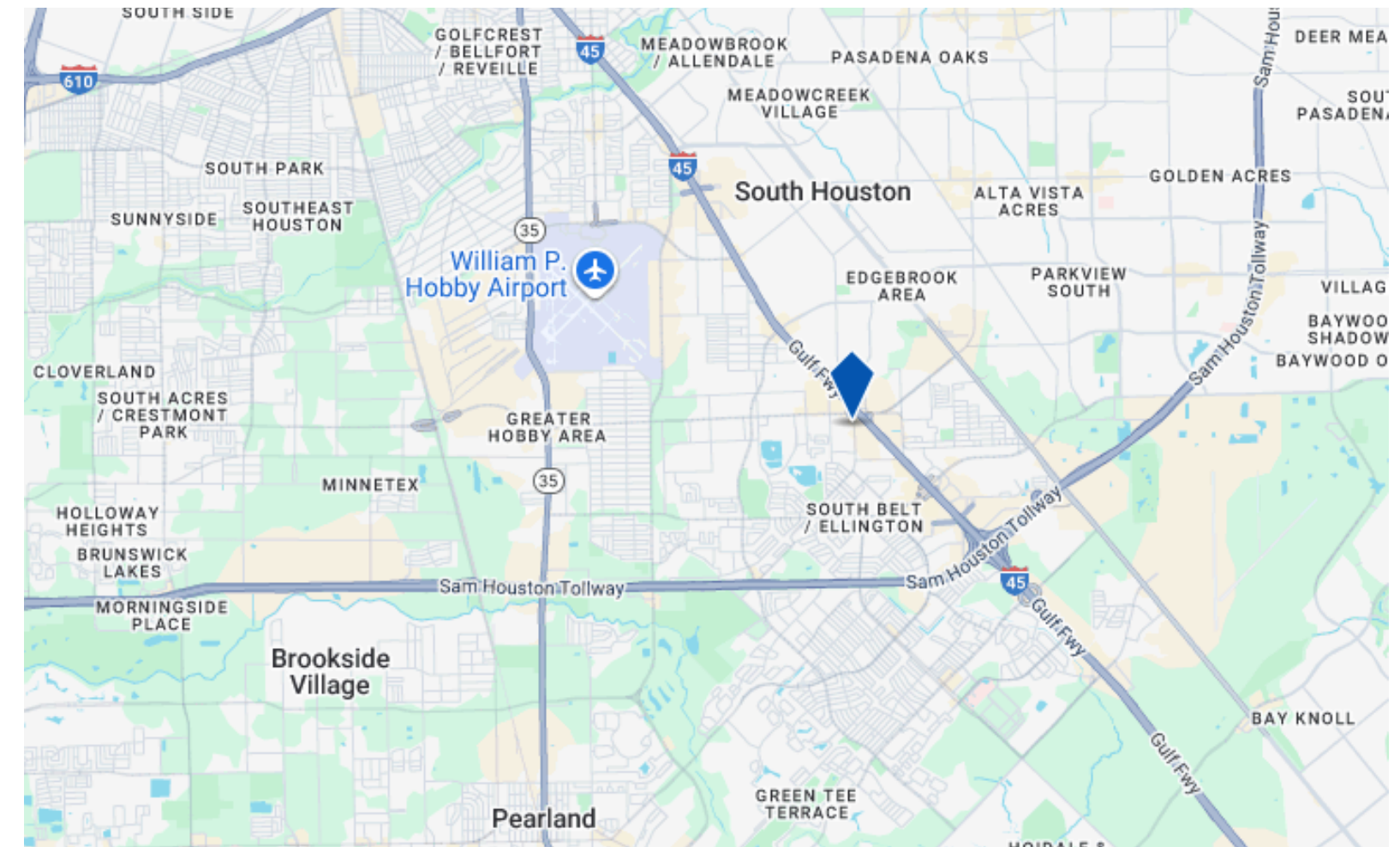
*This dynamic redevelopment aims to reposition this "landmark" building into a grocery anchored shopping center offering unparalleled pad sites, junior box opportunities, and retail space. Delivering 2026.*



## HIGHLIGHTS

- Located next to the Market at Almeda redevelopment (former Almeda Mall)
- Positioned in a revitalizing retail corridor with significant planned investment
- Dense surrounding residential population providing built-in customer base
- Established retail trade area with national and neighborhood tenants
- Opportunity to lease ahead of area growth and increased traffic
- Two retail suites available:  $\pm 4,500$  SF (roadside) &  $\pm 1,700$  SF (adjacent to Dollar Store)
- Excellent visibility along Kleckley Drive
- Strong daily traffic from surrounding retail and residential neighborhoods
- End-cap location next to a national Dollar Store
- Flexible layouts suitable for retail, service, medical, or office users
- Signage opportunities available
- Convenient access to I-45 and major thoroughfares

**Size: 1700 SF - 4500 SF    Price: \$18/SF**



## ABOUT THE PROPERTY

Position your business directly next to one of South Houston's most anticipated retail redevelopments — The Market at Almeda, the transformation of the former Almeda Mall into a modern, grocery-anchored retail destination.

This highly visible retail strip offers two available suites totaling 4,500 SF (roadside) and 1,700 SF (end-cap adjacent to Dollar Store), providing flexible options for a wide range of retail, service, medical, or office users.

The 4,500 SF roadside space benefits from excellent frontage and visibility along Kleckley Drive, ideal for businesses seeking strong daily exposure and signage presence. The 1,700 SF suite, located directly next to a national Dollar Store, captures consistent foot traffic and built-in consumer demand.

Located just minutes from I-45 and surrounded by dense residential neighborhoods, established retail, and the ongoing Almeda Mall revitalization, this property offers tenants the opportunity to secure space ahead of significant area growth and increased traffic flow.

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**GULF FREEWAY (45)**

**ALMEDA MALL**

**CHURCH**

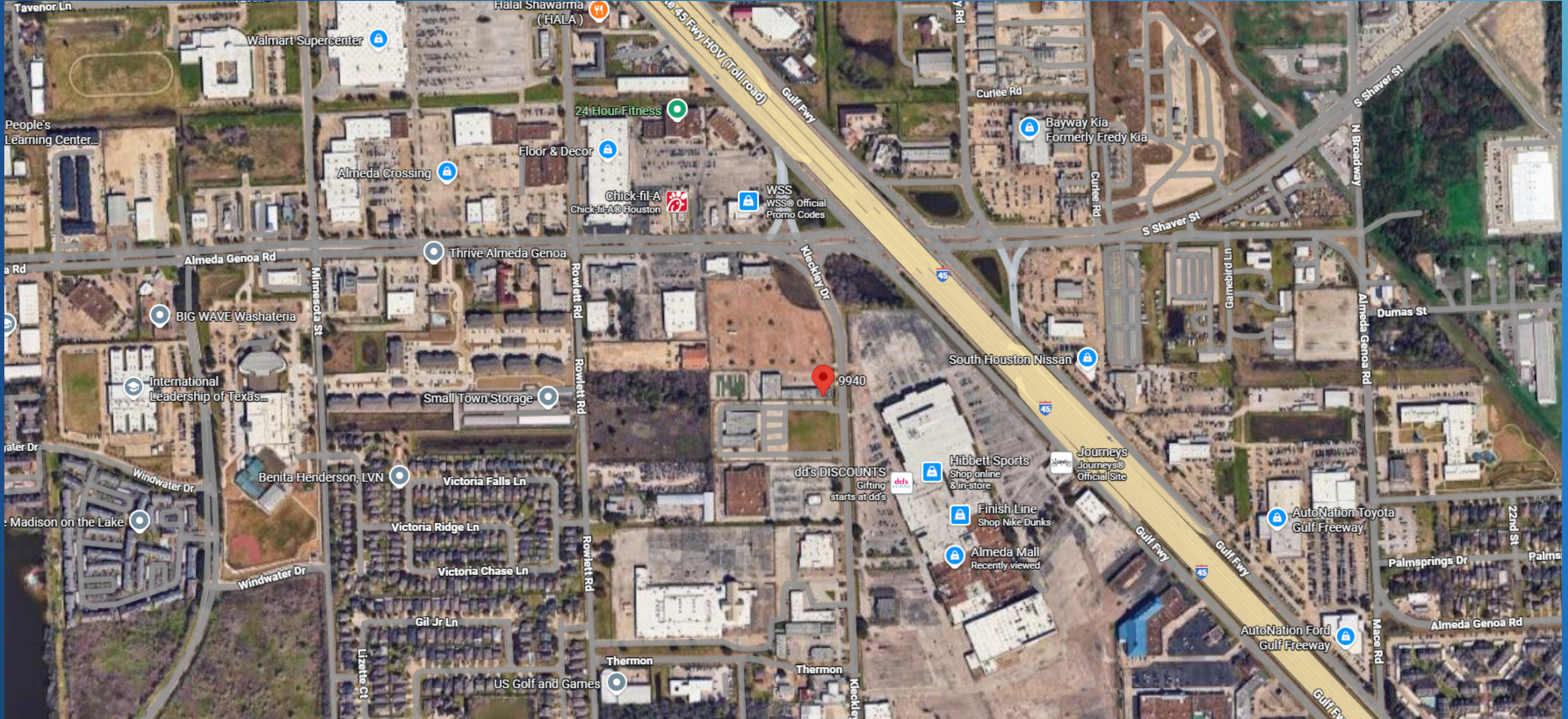
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