

# FOR LEASE WILLOWBROOK PLAZA

17355 TOMBALL PARKWAY | HOUSTON | TX, 77064

RETAIL



## PREMIER LOCATION IN HOUSTON

- Fastest growing and affluent location in the United States with over 307,000 residential units in close proximity to the shopping center
- Strategic regional destination with premier accessibility and visibility generating more than 19 million shoppers per year
- Includes a unique mix of entertainment, home goods, food & beverage, medical & professional service tenants
- Anchored by popular national (82%) and regional (12%) retailers, including AMC's state of the art 91,791 SF theatre



384,858

EXISTING SQUARE FEET

MAJOR TENANTS

COST PLUS  
WORLD MARKET

KIDS EMPIRE

AMC  
THEATRES

AMPED  
FITNESS

pediatrix

RALLY HOUSE  
LOCAL STUFF

## CONTACT:

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Director of Leasing

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WILLOWBROOK PLAZA  
V

mgoldproperties.com  
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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## PROPERTY INFORMATION

**ADDRESS:** 17355 Tomball Parkway, Houston, TX, 77064  
At the NW Houston retail intersection across from the Brookfield owned super-regional Willowbrook Mall.

**CENTER SIZE:** 384,858 SF

**AVAILABLE:**

Suite 110: 2,166 SF	Suite 470: 2,182 SF
Suite 300: 9,132 SF	Suite 920: 1,125 SF
Suite 440: 2,580 SF	Suite 970: 2,900 SF
Suite 445: 1,500 SF	Suite 990: 3,468 SF

See attached site plan. Landlord willing to subdivide and combine spaces.

**LEASE RATE:** Contact Agent for pricing  
\*Major incentives for qualified prospects

**TRAFFIC COUNTS:**

Highway 249 north of F.M. 1960	54,371 vpd
Highway 249 south of F.M. 1960	22,097 vpd
F.M. 1960 east of Highway 249	52,650 vpd
F.M. 1960 west of Highway 249	50,375 vpd

**PARKING SPACES (RATIO):** 2,653 Spaces (6.9 per 1,000 SF)

**FEATURES:** Signalized Entrances (15 Total Entrances)  
- (3) State Highway 249, (6) Mills Road, (6) N Gessner Drive  
Ample Parking  
High visibility

2025 ESTIMATED DEMOS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	96,840	322,526
HOUSEHOLD SUMMARY	36,337	112,867
AVERAGE HOUSEOLD INCOME	\$94,189	\$98,829

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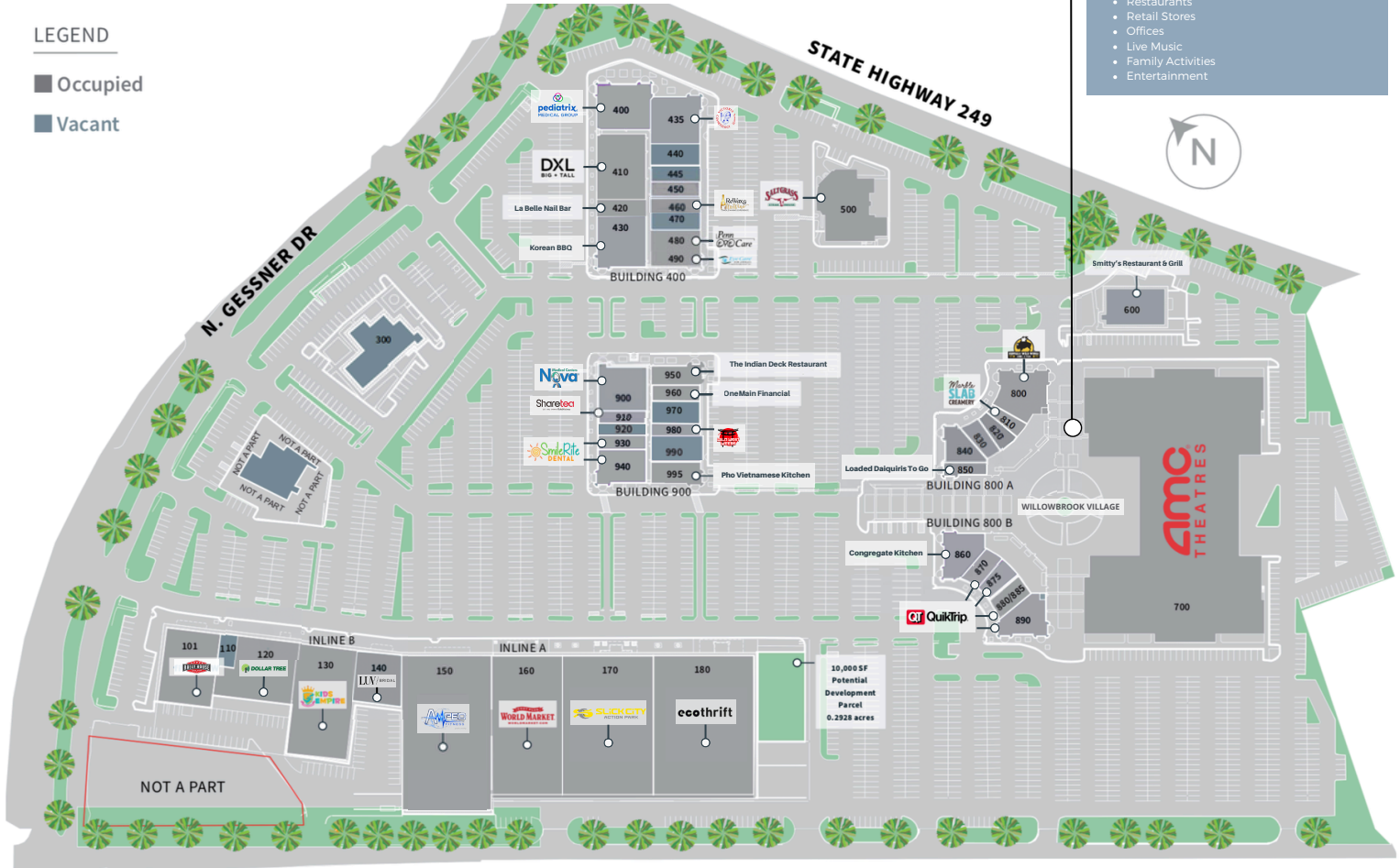
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## SITE PLAN

### LEGEND

- Occupied
- Vacant



- WILLOWBROOK VILLAGE
- Restaurants
  - Retail Stores
  - Offices
  - Live Music
  - Family Activities
  - Entertainment

SUITE	TENANT	SF
100	Rally House	10,170
110	Vacant	2,166
120	Dollar Tree	10,355
130	Kids Empire	18,000
140	LUV Bridal	6,071
150	Amped Fitness	35,000
160	Cost Plus World Market	18,227
170	Slick City	44,998
180	ecothrift	29,250
300	Vacant	9,132
400	Pediatrx Medical Group	6,000
410	Destination XL	7,589
420	La Belle Nail Bar	1,299
430	Korean BBQ	6,500
435	Victoria Cosmetology School	5,082

SUITE	TENANT	SF
440	Vacant	2,580
445	Vacant	1,500
450	B Beautiful Hair Bar	1,500
460	ReWax & UnWine	1,613
470	Vacant	2,182
480	Penn Eye Care	2,250
490	Eye Care for Animals	3,000
500	Saltgrass Steakhouse	8,215
600	Smitty's Restaurant	6,575
700	AMC Theatres	91,791
800	Buffalo Wild Wings	5,127
810	Marble Slab Creamery	1,200
820	Totoro Mochi Donut	1,600
830	Gud Food Kitchen	1,602
840	Silque	2,619

SUITE	TENANT	SF
850	Loaded Daiquiris To Go	1,228
860	Congregate Kitchen	2,315
870	QuikTrip	3,298
875	QuikTrip	1,536
880	QuikTrip	1,954
885	QuikTrip	4,297
900	Nova Medical	4,950
910	Sharetea	1,724
920	Vacant	1,125
930/940	Smile Rite Dental	6,038
950	The Indian Deck	1,500
960	OneMain Financial	1,500
970	Vacant	2,900
980/990	Wild West Weeb	4,663
995	Pho Vietnamese Kitchen	2,627

