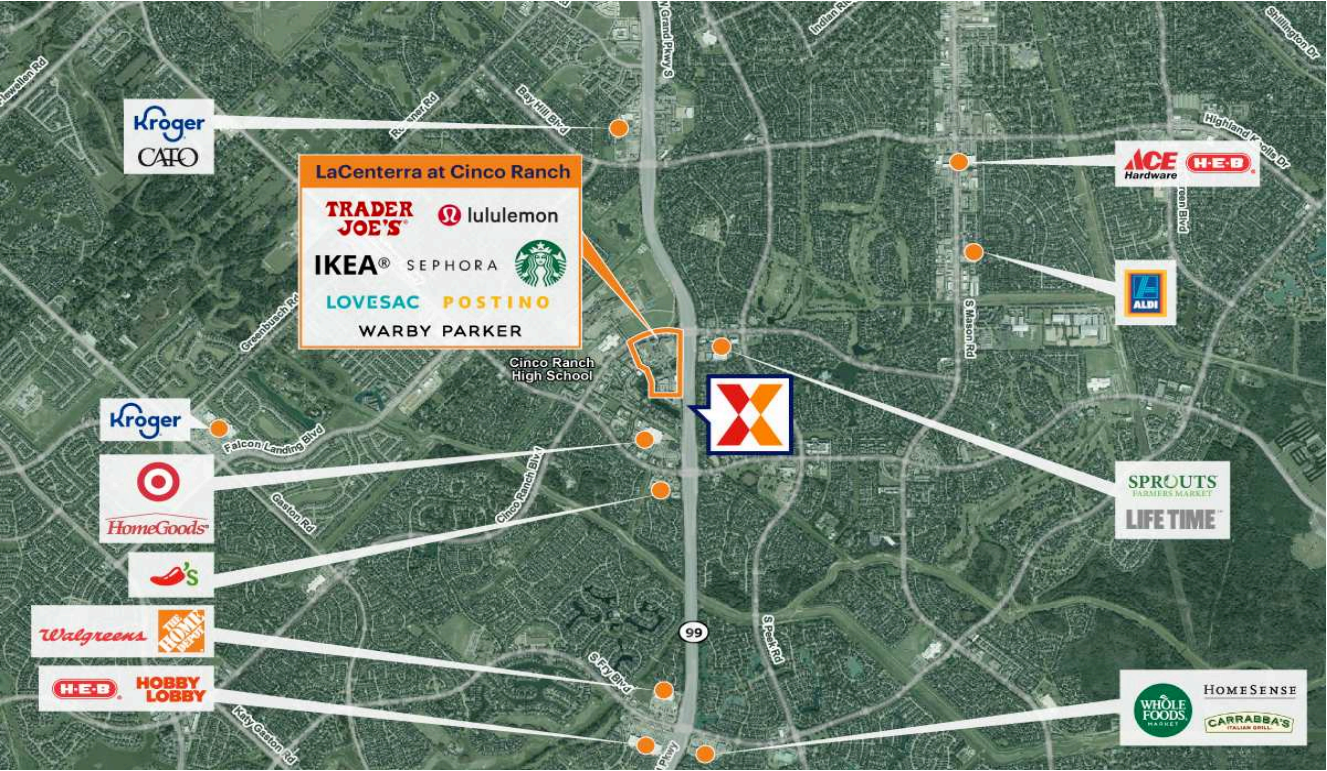


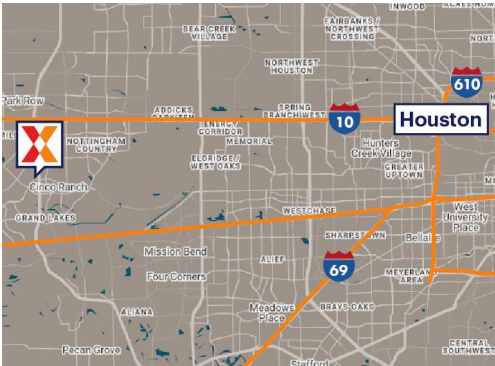
LaCenterra at Cinco Ranch

Houston-The Woodlands-Sugar Land, TX

29.7424, -95.7752
23501 Cinco Ranch Boulevard | Katy, TX 77494



Center Size: 409,484 SF



Demographics	1 Mile	3 Mile	5 Mile
	11,988	129,966	315,097
	4,063	43,206	102,490
	\$183,565	\$152,471	\$147,226

Anchored by Trader Joe's, this regional center includes specialty retailers and restaurants, including Athleta, Lovesac, lululemon, Sephora, Warby Parker, Ambriza Social Mexican Kitchen, Grimaldi's Coal Brick-Oven Pizza and Postino, among others

Highly trafficked center drawing an estimated 5.2M annual visits (Placer.ai 2024) with a central green space hosting 200 community events/year

LaCenterra serves a community with annual population growth 73% higher than the U.S. average within three miles and is surrounded by an affluent & highly educated trade area with average household incomes of \$152K+ and % college-educated persons of 60.6% (+75% over national average) within 3 miles

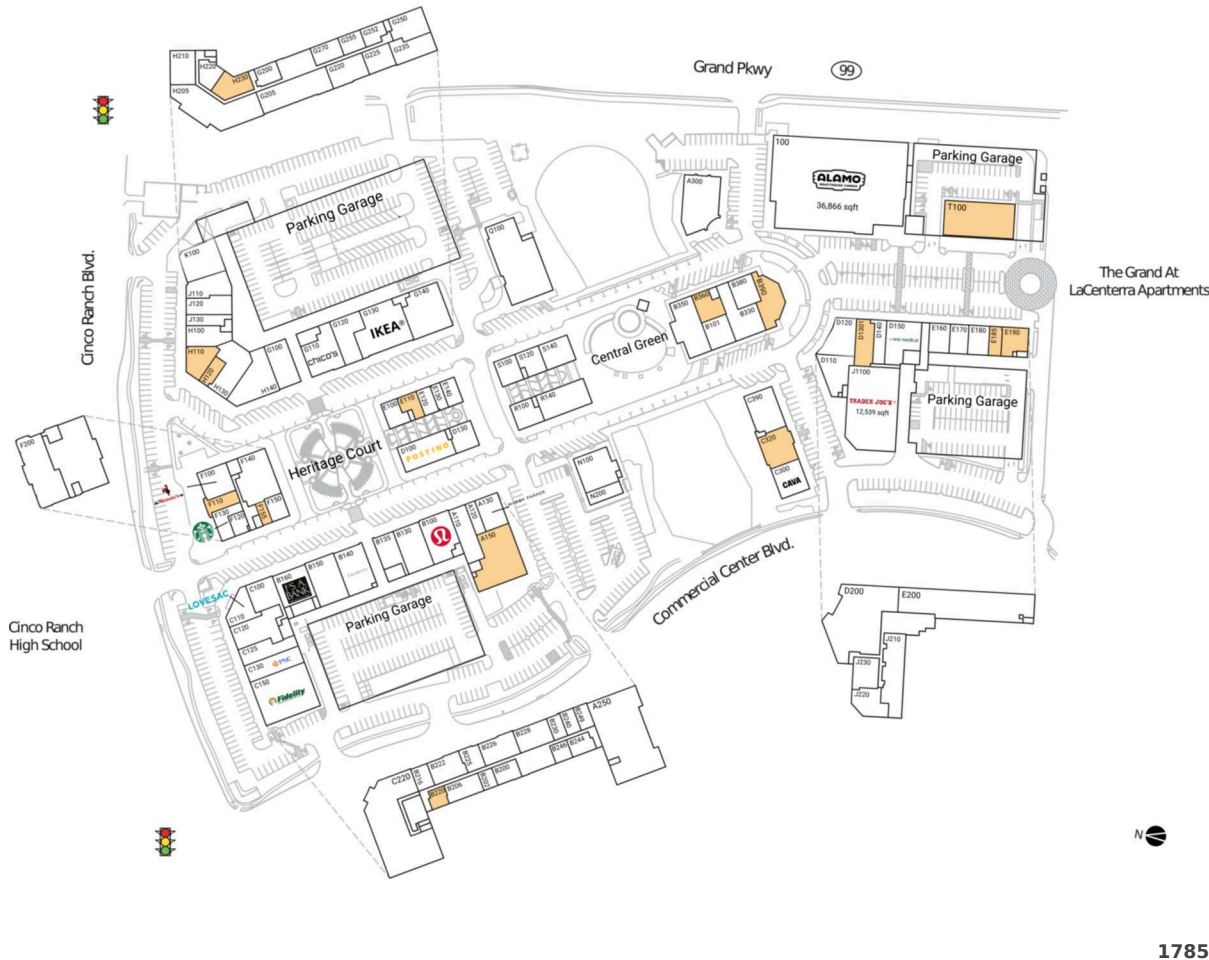
Located on Highway 99, the center is visible to 106K+ vehicles daily with access to the communities of Katy and Sugar Land, the center is also within 3 miles of both I-10 and the Westpark Tollway

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Available Space

A150	6,811 SF
B220	1,103 SF
B360	2,053 SF
B390	3,393 SF
C320	3,313 SF
D1301	2,500 SF
E110	1,250 SF
E185	1,133 SF
E190	2,000 SF
F110	1,433 SF
F155	904 SF
H110	2,276 SF
H120	1,100 SF
H230	2,606 SF
T100	7,536 SF

Current Retailers

A110	Aurea Salon	3,086 SF	E160	Nothing Bundt Cakes	1,800 SF
A120	The Shade Store	1,020 SF	E170	Amerejuve MedSpa	1,600 SF
A130	Warby Parker	2,386 SF	E180	Board Room Salon for Men	1,800 SF
A250	Brown & Gay Engineers	13,893 SF	E200	Regus	12,373 SF
A300	The Rouxpour	5,691 SF	F100	Nando's	2,754 SF
B100	lululemon	4,113 SF	F120	Kilwins Ice Cream	1,014 SF
B101	Elements Massage	2,299 SF	F130	Starbucks	1,715 SF
B130	Sephora	3,692 SF	F140	Ambriza Social Mexican Kitchen	5,260 SF
B135	Buff City Soap	2,245 SF	F150	The Salty Donut	1,490 SF
B140	Talbots	4,057 SF	F200	Frontier Title Company	6,457 SF
B150	Consuela	4,157 SF	G100	White House Black Market	2,872 SF
B160	Jos. A. Bank	4,542 SF	G110	Chico's	4,045 SF
B200	SteadFast Primary Care	1,636 SF	G120	J. Jill	3,300 SF
B202	Brown & Gay Engineers	960 SF	G130	IKEA	6,569 SF
B206	Brown & Gay Engineers	2,280 SF	G140	LOFT	5,481 SF
B216	Express Employment Professional	1,387 SF	G200	LG Counseling	1,525 SF
B222	Moffatt & Nichol	2,774 SF	G205	CLS Health	6,024 SF
B225	Amphenol	1,631 SF	G220	Image Orthodontics	3,023 SF
B226	Brown & Gay Engineers	3,029 SF	G225	Cinco Dental Care	2,373 SF
B228	Brown & Gay Engineers	2,886 SF	G235	NRT Texas	3,146 SF
B230	Brown & Gay Engineers	1,144 SF	G250	Azure Midstream	3,294 SF
B240	Brown & Gay Engineers	1,200 SF	G252	Weichert Realtors	1,677 SF
B244	American Helium	1,578 SF	G255	Active Care Home Health	1,267 SF
B246	Edward Jones	1,153 SF	G270	Stokan and Associates	1,915 SF
B249	Brown & Gay Engineers	1,201 SF	H100	Music & Arts	2,504 SF
B330	Venetian Nail Spa	3,954 SF	H130	Tobi Sushi & Bar	4,063 SF
B350	Dish Society	4,083 SF	H140	Studio 1220	4,680 SF
B380	The London Alchemist	2,193 SF	H205	Adams Law Firm	8,407 SF
C100	Soma By Chico's	2,770 SF	H210	ToxStrategies	2,992 SF
C110	Lovesac	2,200 SF	H220	Management Office	1,400 SF
C120	Athleta	4,000 SF	J110	Skin Spirit	2,525 SF
C125	Teal Poppy	2,572 SF	J1100	Trader Joe's	12,539 SF
C130	PNC Bank	3,026 SF	J120	Fleet Feet	2,475 SF
C150	Fidelity Investments	8,000 SF	J130	Sport Clips	1,337 SF
C220	Peloton Computer Enterprises	17,688 SF	J210	Merit Advisors	5,513 SF
C300	CAVA	2,502 SF	J220	Flourish Pediatric Dentistry	2,800 SF
C390	Grimaldis Pizza	3,657 SF	J230	Merit Advisors	2,679 SF
D100	Postino	4,090 SF	K100	Snooze an A.M. Eatery	4,098 SF
D110	Chewy Vet Care	3,002 SF	N100	Torchy's Tacos	4,050 SF
D120	LensCrafters	3,200 SF	N200	Pucci Café	1,368 SF
D130	Kendra Scott	1,884 SF	Q100	Perry's Steakhouse	8,484 SF
D140	Pure Barre	1,600 SF	R100	Madison Reed Color Bar	2,014 SF
D150	One Medical	3,843 SF	R140	Houston TX Hot Chicken	3,965 SF
D200	Nike	12,988 SF	S100	Francesca's Collections	1,800 SF
E100	Gelato&Co	1,540 SF	S120	Sweet Paris Creperie	1,824 SF
E120	Merle Norman Cosmetics	1,161 SF	S140	Half Shells Seafood	2,400 SF
E130	The Spice & Tea Exchange	820 SF	100	Alamo Drafthouse	36,866 SF
E140	Pandora	1,223 SF			