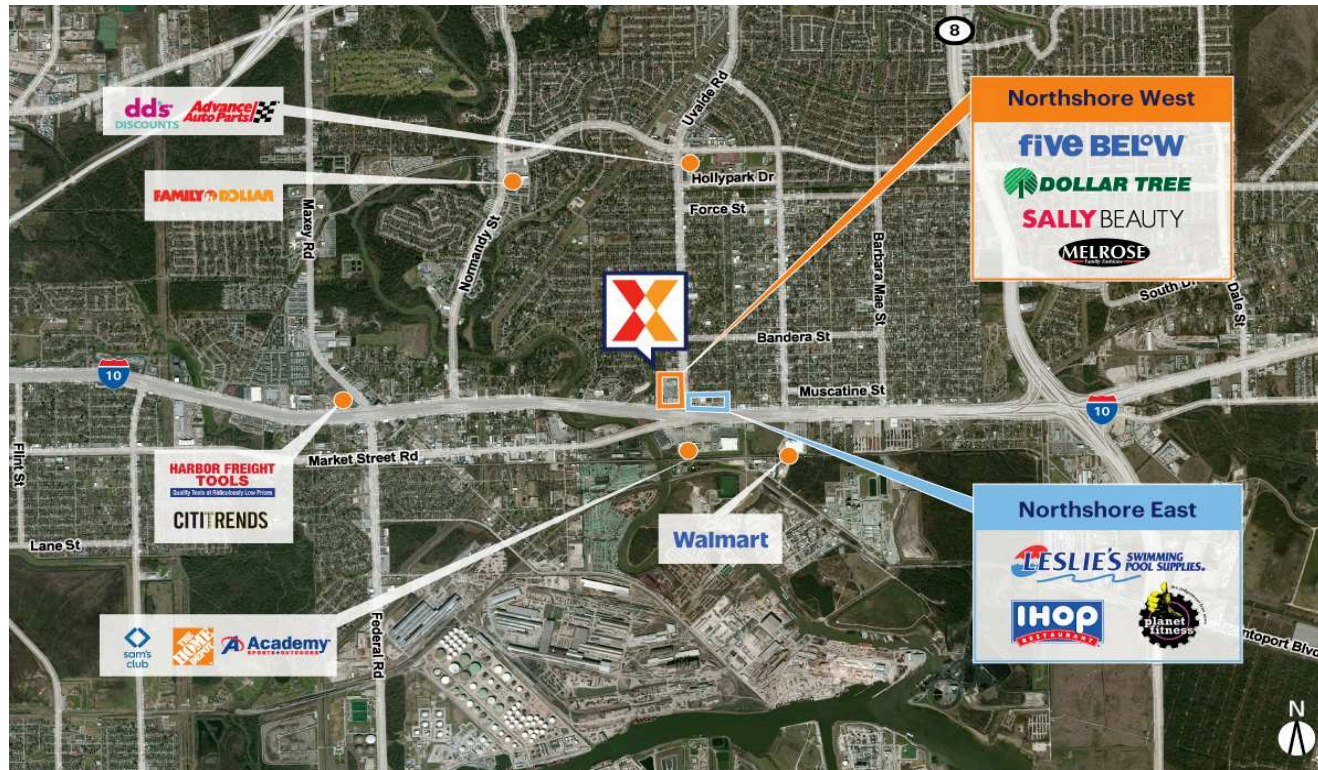


Northshore West

Houston-Pasadena-The Woodlands, TX

29.7724, -95.1877

13311 East Freeway | Houston, TX 77015



Center Size: 232,654 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 10,026 | 89,127 | 180,648 |
| | 2,868 | 27,856 | 55,442 |
| | \$65,446 | \$73,515 | \$74,524 |

High visibility from 170K+ vehicles daily on I-10 and 28K+ vehicles daily on Uvalde Rd (Kalibrate 2019, 2022)

Surrounded by a dense population of 89K+ within a 3-mile radius, plus nearby Greens Port terminal (735 acre) and large industrial park South of I-10 on the Houston Ship Channel

Strong lineup of national brands including El Rancho, Dollar Tree, Five Below, Melrose and Starbucks

Part of a larger retail node with The Home Depot, Academy Sports + Outdoors & Sam's Club located on the South side of I-10

Northshore West

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29.7724, -95.1877
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Available Space

| | |
|-----|-----------|
| 04 | 3,600 SF |
| 06A | 41,920 SF |
| 18 | 960 SF |
| 19 | 961 SF |
| 20 | 1,200 SF |
| 21 | 1,836 SF |

Current Retailers

| | | |
|-----|---------------------|-----------|
| 01 | Kamada Plasma | 12,000 SF |
| 03 | Ace Cash Express | 1,200 SF |
| 09B | Sally Beauty Supply | 1,600 SF |
| 09C | Melrose | 10,000 SF |
| 10 | Shipley's Donuts | 2,000 SF |
| 12 | Oak Street Health | 7,180 SF |
| 12A | Dollar Tree | 11,672 SF |
| 13 | Five Below | 9,360 SF |
| 14 | Rent-A-Center | 4,239 SF |
| 17 | El Rancho | 27,134 SF |
| 22 | Starbucks | 2,356 SF |

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