

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 US:

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JEREMY FOLEY

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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 840: 2,619 SF
Suite 140: 6,071 SF	Suite 850: 1,228 SF
Suite 445: 1,500 SF	Suite 880: 1,954 SF
Suite 460: 1,613 SF	Suite 970: 2,900 SF
Suite 470: 2,182 SF	Suite 990: 3,468 SF
Suite 830: 1,602 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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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	Vacant	6,071
150	Amped Fitness	35,000
160	Cost Plus World Market	18,227
170	Slick City	44,998
180	TX Thrift	29,250
300	Sake Bon	9,132
400	Pediatrix 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	Elevate	2,580
445	Vacant	1,500
450	B Beautiful Hair Bar	1,500
460	Vacant	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	100 Grand Restaurant Bar & Grill	6,575
700	AMC Theatres	91,791
800	Buffalo Wild Wings	5,127
810	Marble Slab Creamery	1,200
820	Mahana Fresh	1,600
830	Vacant	1,602
840	Vacant	2,619

SUITE	TENANT	SF
850	Vacant	1,228
860	Congregate Kitchen	2,315
870	Gud Food Kitchen	3,298
875	Loaded Daiquiris To Go	1,536
880	Vacant	1,954
890	Leasing Office	4,297
900	Nova Medical	4,950
910	Sharetea	1,724
920	State Farm Insurance	1,125
930/940	Smile Rite Dental	6,038
950	Yen Jing Chinese Restaurant	1,500
960	OneMain Financial	1,500
970	Vacant	2,900
980/990	Wild West Weeb	4,623
995	Yummy Pho & Bo Ne	2,627

