



FOR LEASE // RESTAURANT + RETAIL SUITES + END CAP // CINCO RANCH

The Shops at Cinco Ranch

20680 WESTHEIMER PKWY // KATY, TX 77450

1,260 – 3,850

SF AVAILABLE

\$27.00

SF / YR NNN

2nd-Gen

RESTAURANT SPACE

\$152,676

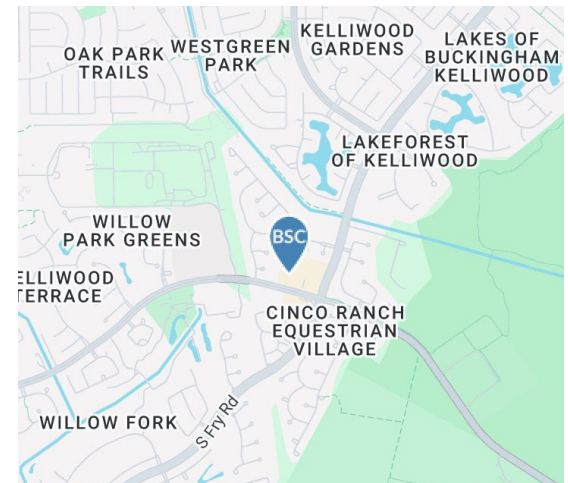
AVG HH INCOME, 3 MI

18,150

VPD WESTHEIMER
PKWY

Property Overview

20680 WESTHEIMER PKWY // KATY, TX 77450



OFFERING SUMMARY

Lease Rate	\$27.00 SF/yr NNN
Available	1,260 – 3,850 SF
Suites	Ste. 20, 60, 80, 100, 150
Coming Available	Ste. 150 end cap, 3,000 SF, 04/2027
Combinable	Ste. 80 + 100 = 3,850 SF
Lease Term	Negotiable
Building Size	17,500 SF
Year Built	2005
Parking	Surface, front & side

PROPERTY OVERVIEW

The Shops at Cinco Ranch is a 17,500 SF brick-and-stone retail strip fronting Westheimer Parkway in the center of Cinco Ranch, Katy's largest and most affluent master-planned community. The center sits at the Westheimer Parkway and S. Fry Road intersection, with 18,150 vehicles per day on Westheimer and 26,867 on S. Fry, directly across from Garland McMeans Junior High and one block from LaCenterra.

Four suites are available now: a second-generation restaurant in Suite 60 with its dining room and service counter already built, two adjoining suites in Suites 80 and 100 (a former fitness studio and a former liquor store) that can be leased separately or combined into 3,850 SF, and a 1,260 SF former insurance office in Suite 20. The 3,000 SF Suite 150 end cap follows in April 2027. Existing co-tenants include Gentle Dental, Katy Retreat, CR Nails, Diamond Vapors, and Eat & Out Cafeteria, a service-heavy mix that generates all-day traffic.

PROPERTY HIGHLIGHTS

- + Second-generation restaurant with dining room, pendant lighting, and service counter in place
- + Suites 80 and 100 combine for a 3,850 SF junior-anchor footprint; 3,000 SF end cap (Ste. 150) available 04/2027
- + Average household income of \$152,676 within three miles; average home value above \$400,000
- + 1,400+ apartment units and Cinco Ranch High School (3,144 students) within the trade area
- + Pylon and fascia signage; ingress from Westheimer Parkway and S. Fry Road



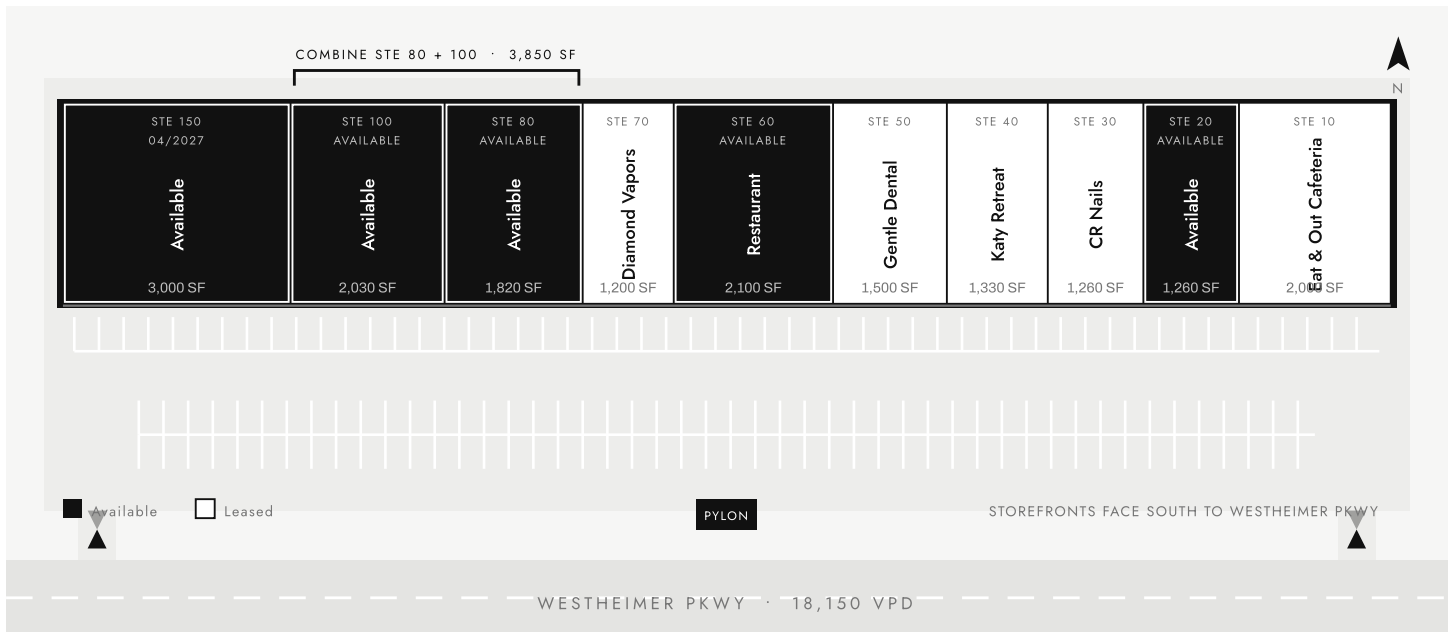
Victoria Aguirre

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Availability & Site Plan

FIVE SUITES // 1,260 – 3,850 SF // \$27.00 SF/YR NNN



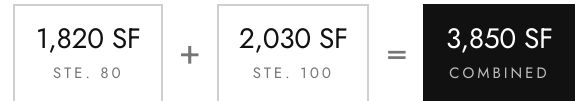
Not to scale. Suite order per storefront signage and rent roll dated 01.20.2026; Suite 150 available 04/2027; north is up, Westheimer Pkwy runs along the south side of the parcel.

AVAILABLE SUITES

SUITE	TYPE	SIZE	RATE	LEASE	NOTES
Ste. 20	Inline retail	1,260 SF	\$27.00 SF/yr	NNN	Former insurance office, ideal for professional service or boutique
Ste. 60	Restaurant	2,100 SF	\$27.00 SF/yr	NNN	Second-generation restaurant with dining room and service counter in place
Ste. 80	Inline retail	1,820 SF	\$27.00 SF/yr	NNN	Former fitness studio, exposed ceiling, brick walls, adjoins Ste. 100
Ste. 100	Inline retail	2,030 SF	\$27.00 SF/yr	NNN	Former liquor store, open plan, glass storefront, adjoins Ste. 80
Ste. 80 + 100 Combined	Combined	3,850 SF	\$27.00 SF/yr	NNN	Contiguous suites combined for a larger user
Ste. 150	End cap	3,000 SF	\$27.00 SF/yr	NNN	Former flooring showroom, west end cap; available 04/2027

Suites 80 and 100 are contiguous and may be leased individually or combined. Suite 150 is occupied through March 2027 and can be pre-leased now. All rates are NNN; lease term negotiable.

COMBINE OPTION



CO-TENANTS



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Restaurant Space

±2,100 SF // SECOND-GENERATION // \$27.00 SF/YR NNN



THE SPACE

Suite	Ste. 60 // 2,100 SF
Use	Restaurant / food & beverage
Condition	Second generation
Dining Room	Open, seats 40± as configured
Service Counter	Built, wood-plank facing
Kitchen	Rear of suite, existing layout
Floor	Wood-look plank
Lighting	Pendant fixtures over dining
Frontage	Full-height storefront glass
Restrooms	In suite

WHY RESTAURANTS WORK HERE

3,144 students // 1,400+ apartments // \$152K income

Cinco Ranch High School, McMeans Junior High across the street, five apartment communities, and a dense daytime medical and office population all sit within the immediate trade area. Walk in, refresh the finishes, and open.

CONCEPTS THAT FIT

Fast Casual

Bowls, salads, Mediterranean, or build-your-own for the lunch crowd from nearby medical offices and schools.

Coffee & Bakery

Morning drop-off traffic from McMeans Junior High and the Westheimer commute, then an after-school rush.

Pizza & Family Dining

Family-heavy demographics, 3.0 persons per household, and a dinner trade that stays close to home.

Asian, Tex-Mex & Specialty

A diverse trade area (20.5% Asian within one mile) with an appetite for authentic and chef-driven concepts.

Boba, Dessert & Snacks

High-frequency, high-margin concepts that thrive on student and after-school traffic.

Café & Breakfast

The counter and dining room are already set for a counter-service breakfast and lunch operator.



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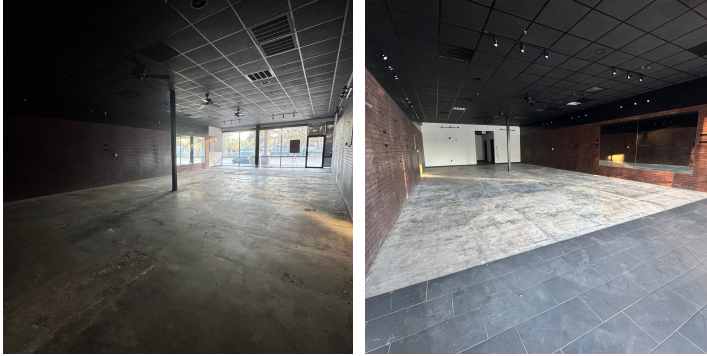


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Retail & Service Suites

1,820 SF // 2,030 SF // OR COMBINED 3,850 SF

SUITE 80 // 1,820 SF // FORMER FITNESS STUDIO



SUITE 100 // 2,030 SF // FORMER LIQUOR STORE



TWO SUITES, THREE WAYS

OPTION A

Ste. 80 1,820 SF

Former kickboxing studio. Exposed ceiling painted black, brick accent walls, sealed concrete floor, glass storefront. Ready-made for boutique fitness, a med-spa, or a salon with an industrial look.

OPTION B

Ste. 100 2,030 SF

Former liquor store. Wide-open floor plan, wood-look floor, grid ceiling, glass storefront. Ideal for dental or medical, tutoring, insurance, or specialty retail.

OPTION C

Ste. 80 + 100 3,850 SF

Contiguous suites combined for a junior-anchor user: urgent care, pediatric or specialty medical, pilates or boxing studio, or a larger showroom.

WHO IT FITS

- + Medical & dental: urgent care, pediatrics, dermatology, orthodontics, physical therapy
- + Beauty & wellness: med-spa, salon suites, lash and brow studio, IV therapy
- + Boutique fitness: pilates, yoga, barre, boxing, personal training (Ste. 80 is a former gym)
- + Education: tutoring, test prep, music or art lessons, STEM enrichment
- + Professional services: insurance, financial planning, real estate, tax
- + Specialty retail: showroom, mattress, optical, pet, gift, boutique

ALSO AVAILABLE

Ste. 20	1,260 SF // former insurance office
Ste. 150	3,000 SF end cap // available 04/2027
Rate, all suites	\$27.00 SF/yr NNN
Term	Negotiable
Signage	Fascia; pylon by availability



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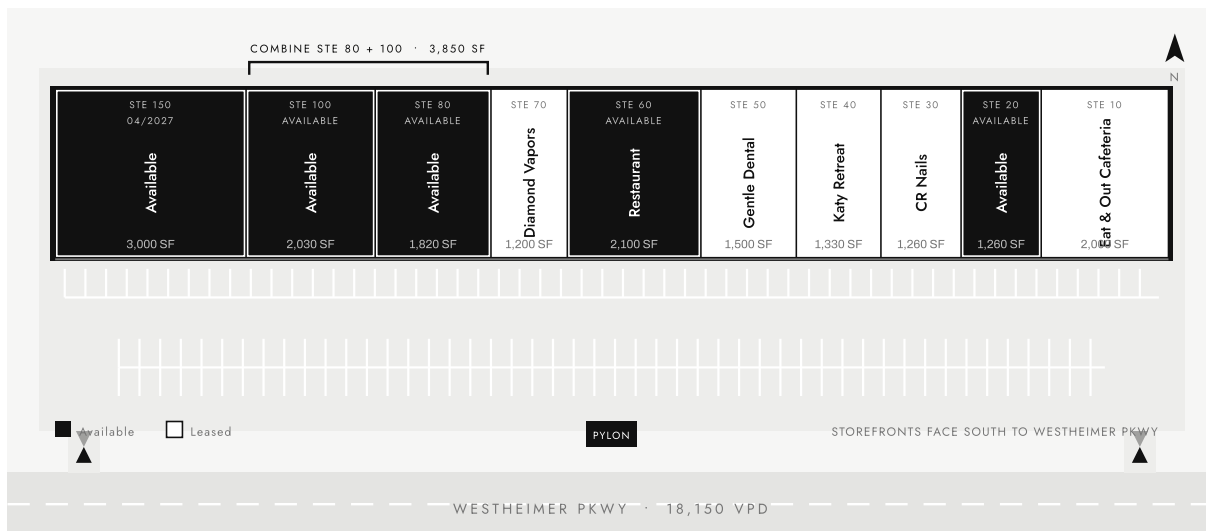
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End Cap Showroom

3,000 SF // WEST END CAP // \$27.00 SF/YR NNN

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SUITE 150

Size	3,000 SF
Lease Rate	\$27.00 SF/yr NNN
Available	April 2027 (pre-lease now)
Position	West end cap, Westheimer Pkwy frontage
Current Use	Flooring showroom (EZ Floors)
Condition	Open showroom floor, glass storefront
Signage	Fascia on two elevations; pylon by availability
Center	17,500 SF // built 2005

WHY SUITE 150

- + Largest single suite in the center and the only end cap, with visibility from Westheimer Parkway and S. Fry Road (44,000+ combined VPD)
- + Open showroom plan converts easily to medical, dental, fitness, restaurant with patio potential, or destination retail
- + Average household income of \$152,676 within three miles; 3,144 students at Cinco Ranch High School and McMeans Junior High across the street
- + Pre-lease now and plan the build-out for an April 2027 opening

ALSO AVAILABLE NOW

Ste. 20 // 1,260 SF	Ste. 60 // 2,100 SF restaurant
Ste. 80 // 1,820 SF	Ste. 100 // 2,030 SF
Ste. 80 + 100 // 3,850 SF	



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Trade Area & Demographics

CINCO RANCH // KATY, TX // 1, 3 & 5 MILE RADIUS

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,524	93,513	281,094
Total Households	3,170	32,681	96,409
Persons per Household	3.0	2.9	2.9
Average HH Income	\$141,774	\$152,676	\$128,435
Average House Value	\$420,565	\$403,050	\$363,468
Asian Population	20.5%	13.9%	15.8%

Source: Buildout / 2023 American Community Survey (ACS).

TRAFFIC & DRIVERS

S. Fry Road	26,867 VPD
Mason Drive	24,965 VPD
Westheimer Parkway	18,150 VPD
Cinco Ranch High School	3,144 students
Apartments in trade area	1,417 units

NEARBY

LaCenterra at Cinco Ranch (Trader Joe's, Torchy's, Panera, Alamo Drafthouse, Athleta), Kroger, H-E-B, Costco, Aldi, Sprouts, Life Time Fitness, Orangetheory, Garland McMeans Junior High, The Retreat at Cinco Ranch, Life Storage, Great Southwest Equestrian Center, Golf Club at Cinco Ranch, Grand Parkway (99) and I-10.



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