

FOR LEASE WILLOWBROOK PLAZA

17355 TOMBALL PARKWAY | HOUSTON | TX, 77064

RETAIL

HOUSTON, TEXAS



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

AMPEO
FITNESS

KIDS
EMPIRE
pediatrics

AMC
THEATRES
RALLY HOUSE
LOCAL STUFF

CONTACT US:

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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 445: 1,500 SF Suite 460: 1,613 SF Suite 470: 2,182 SF Suite 830: 1,602 SF Suite 840: 2,619 SF														
	Suite 850: 1,228 SF Suite 880: 1,954 SF Suite 970: 2,900 SF Suite 990: 3,468 SF Suite 995: 2,627 SF														
LEASE RATE:	See attached site plan. Landlord willing to subdivide and combine spaces. 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														
	<table><thead><tr><th>2025 ESTIMATED DEMOS</th><th>3-MILE RADIUS</th><th>5-MILE RADIUS</th></tr></thead><tbody><tr><td>POPULATION</td><td>96,840</td><td>322,526</td></tr><tr><td>HOUSEHOLD SUMMARY</td><td>36,337</td><td>112,867</td></tr><tr><td>AVERAGE HOUSEHOLD INCOME</td><td>\$94,189</td><td>\$98,829</td></tr></tbody></table>			2025 ESTIMATED DEMOS	3-MILE RADIUS	5-MILE RADIUS	POPULATION	96,840	322,526	HOUSEHOLD SUMMARY	36,337	112,867	AVERAGE HOUSEHOLD INCOME	\$94,189	\$98,829
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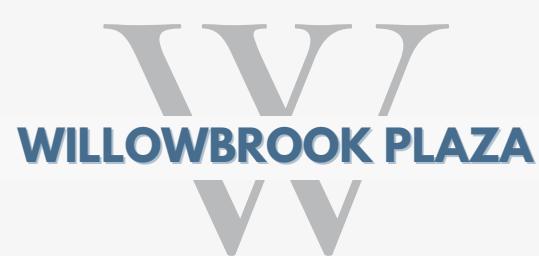
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SITE PLAN

LEGEND

- Occupied
- Vacant

