

A photograph of a modern building at night, illuminated with vibrant, multi-colored lights (red, orange, yellow, green, blue, purple) that create a rainbow effect. The building has a distinctive architectural style with a large, white, geometric structure on top. The background shows other city buildings and a street with cars and streetlights.

LYRIC

*market*

HOUSTON'S MOST EXCITING AND SOPHISTICATED NEW FOOD

# LYRIC *market*

HOUSTON'S MOST  
EXCITING AND  
SOPHISTICATED NEW  
FOOD HALL



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# LYRIC *market*

## AN INNOVATIVE CULINARY MARKETPLACE AND MULTI-SENSORY EXPERIENCE.

- A 15,000-square-foot food hall nestled in a 31,000 square-foot space in the heart of Downtown Houston—nearly an entire city block
  - \$50 million new construction project with 600 on-site parking spaces
  - A dynamic roster of chefs and culinary artisans
  - Interior design by Nina Magon
- Hours of Operations:  
Monday- Wednesday 8 a.m. -9 p.m.; Thursday- Friday 8 a.m.-10 p.m.; Saturday 9 a.m. – 10 p.m.; Sunday 9 am- 9 pm
  - Chef-driven concepts ranging from intriguing culinary offerings such as Starbucks, Modern Mexican, Inventive Sushi, Indian Street Food, Ramen and beyond.

## WHAT IS LYRIC MARKET?

1









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## LYRIC MARKET OFFERS A SEAMLESS, LOW-RISK AVENUE TO JOIN THE DINING COMMUNITY OF THE COUNTRY'S MOST POPULOUS CITY.

- Join a top-tier collection of chefs and artisans from Houston and beyond
- Efficient and thoughtful kitchen design
- Evocative interior spaces designed by Nina Magon
- Community-focused dining areas, plazas, and terraces
- Private meeting/event spaces and catering opportunities
- Private Terrace including open-air space and seating for up to 400
- Leasing space from 250-500 sq. ft.
- Restaurant space up to 17,000 sq. ft.
- 31,000 sq. ft. of total retail space

## THE OPPORTUNITY 2





### POPULATION

- Houston is the fourth-most populous city in the U.S. (7.34 million metro population)
- 400,000 plus people living within 5 miles/610 Loop
- Home to 20+ Fortune 500 companies with more than 55,000 total employees
- 150,000 employees working Downtown
- Within a 10-minute drive of the most affluent neighborhoods
- Within 4 miles of the city's highest income residences
- Most culturally diverse metro population in the nation

### VISITATION

- 220,000 daily visitors to Downtown Houston
- 1.9 million annual visitors to the Theater District
- 11 million annual patrons of Downtown culture and entertainment venues
- 1.2 million nights booked annually in 24 hotels
- Minute Maid Park: 2.1 million annual visitors
- Toyota Center: 1.1 million annual visitors
- BBVA Compass Stadium: 350,000 annual visitors

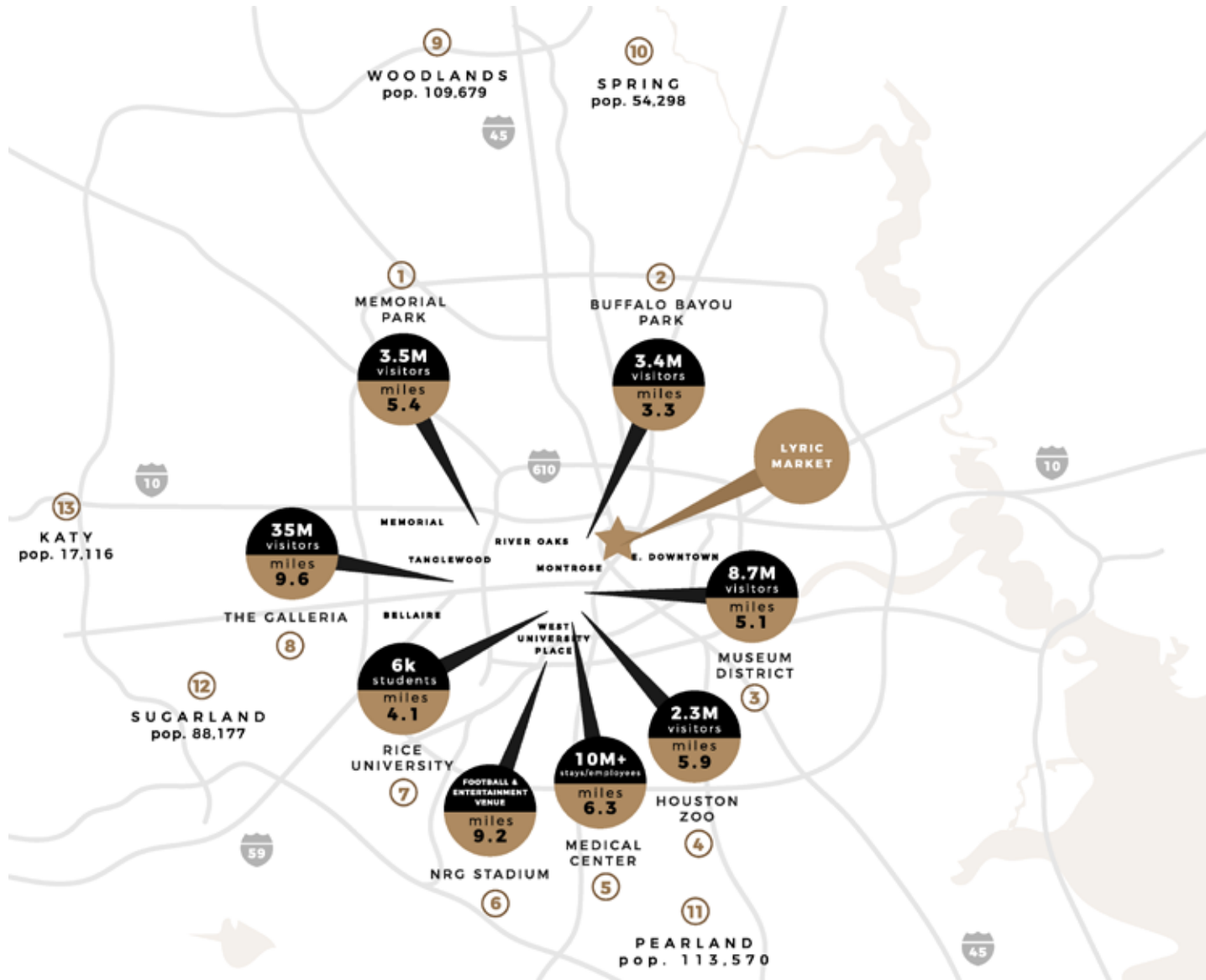
### DEVELOPMENT

- 50 million sq. ft. of office space
- More than 3,500 residential units
- 14+ residential projects opened since 2018 with more than 10,000 total units

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- ★ LYRIC MARKET
- ① BBVA COMPASS STADIUM
- ② MINUTE MAID PARK
- ③ GRB CONVENTION CENTER
- ④ DISCOVERY GREEN
- ⑤ TOYOTA CENTER
- ⑥ UNIVERSITY OF HOUSTON DT
- ⑦ JONES HALL
- ⑧ ALLEY THEATER
- ⑨ HOUSTON BALLET
- ⑩ WORTHAM THEATER CTR.
- ⑪ DOWNTOWN AQUARIUM
- ⑫ HOBBY CENTER
- ⑬ HOUSTON PUBLIC LIBRARY
- ⑭ BUFFALO BAYOU PARK



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## ATTRACTIONS

- ① MEMORIAL PARK
- ② BUFFALO BAYOU PARK
- ③ MUSEUM DISTRICT
- ④ HOUSTON ZOO
- ⑤ MEDICAL CENTER
- ⑥ NRG STADIUM
- ⑦ RICE UNIVERSITY
- ⑧ THE GALLERIA

## SURROUNDING AREAS

- ⑨ WOODLANDS
- ⑩ SPRING
- ⑪ PEARLAND
- ⑫ SUGARLAND
- ⑬ KATY



# MARKET DEMOGRAPHICS

GREATER HOUSTON METRO AREA

29%  
MILLENNIALS



33  
MEDIAN AGE



36%  
24 - 44  
YEARS OLD



\$60.4K  
MEDIAN  
INCOME



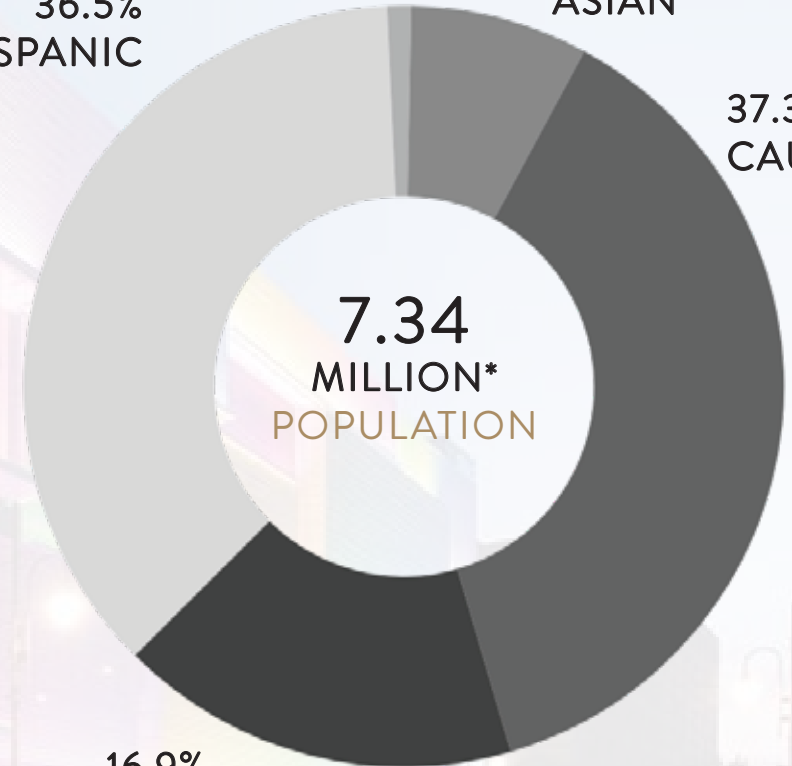
36.5%  
HISPANIC

1.0%  
OTHER

7.5%  
ASIAN

37.3%  
CAUCASIAN

16.9%  
AFRICAN-AMERICAN





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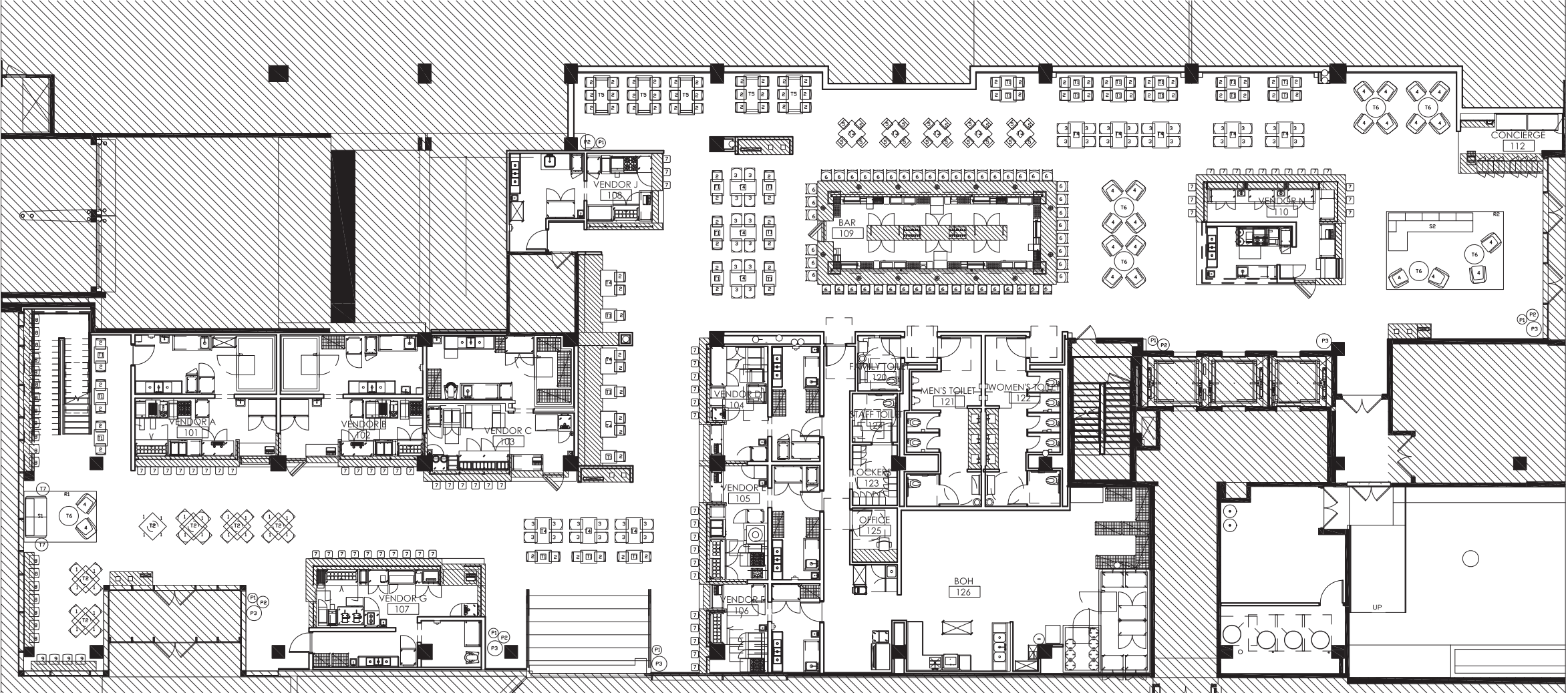
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INTERIORS & PLANS





# EXISTING FOOD HALL FLOOR PLAN AND LAYOUT



EXTERIOR VIEW





EXTERIOR VIEW







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FOR LEASING INFORMATION

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