

# FOR LEASE WILLOWBROOK PLAZA

17355 TOMBALL PARKWAY | HOUSTON | TX, 77064

RETAIL

HOUSTON, TEXAS

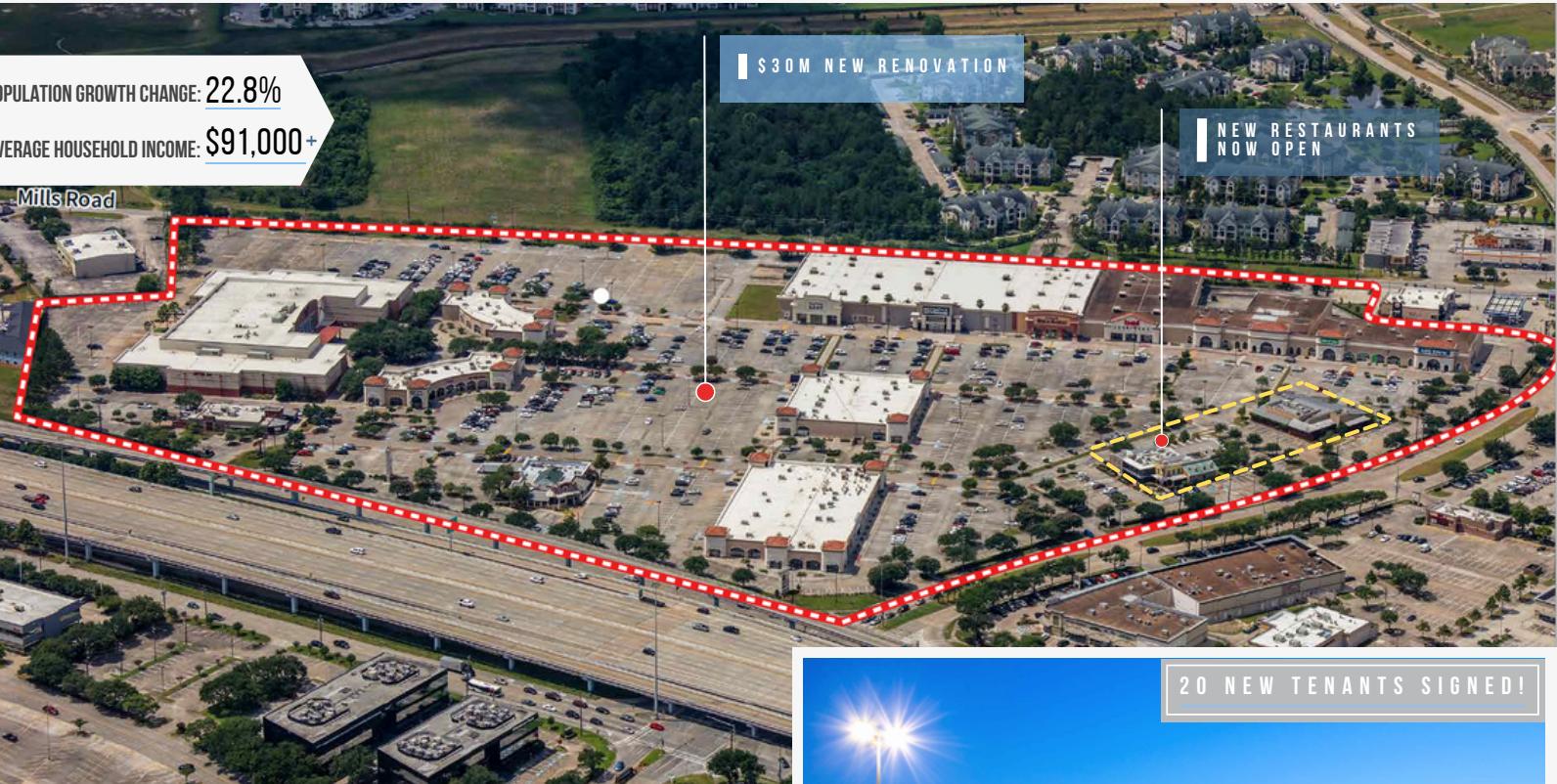
POPULATION GROWTH CHANGE: 22.8%

AVERAGE HOUSEHOLD INCOME: \$91,000+

**\$30M NEW RENOVATION**

**NEW RESTAURANTS  
NOW OPEN**

Mills Road



## 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



PROPERTY SIZE:

**384,858**  
SQUARE FEET

MAJOR TENANTS

**COST PLUS  
WORLD MARKET**

**five BELOW**

**KIDS  
EMPIRE**

**AMC  
THEATRES**

**DXL  
MENS APPAREL**

**pediatricx**

## CONTACT US:

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Vice President

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**WILLOWBROOK PLAZA**

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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 460: 1,613 SF
	Suite 140: 6,071 SF	Suite 470: 2,182 SF
	Suite 300: 9,132 SF	Suite 970: 2,900 SF
	Suite 445: 1,500 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 HOUSEHOLD INCOME	\$94,189	\$98,829

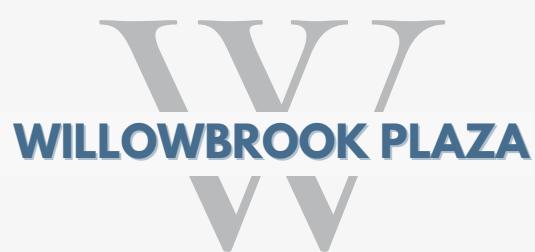
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## SITE PLAN

### LEGEND

- Occupied
- Vacant



SUITE	TENANT	SF
101	Five Below	10,170
<b>110</b>	<b>Vacant</b>	<b>2,166</b>
120	Dollar Tree	10,355
130	Kids Empire	18,000
<b>140</b>	<b>Vacant</b>	<b>6,071</b>
150	Bel Furniture	35,000
160	Cost Plus World Market	18,227
170	Slick City Action Park	44,998
180	Buy Buy Baby	29,250
<b>300</b>	<b>Vacant</b>	<b>9,132</b>
400	Pediatrix Medical Group	6,000
410	Destination XL	7,589
420	La Belle Nail Bar	1,299
430	Hanu Korean Restaurant	6,500
435	Victoria Cosmetology School	5,082

SUITE	TENANT	SF
440	Elevate	2,580
<b>445</b>	<b>Vacant</b>	<b>1,500</b>
450	B Beautiful Hair Bar	1,500
<b>460</b>	<b>Vacant</b>	<b>1,613</b>
<b>470</b>	<b>Vacant</b>	<b>2,182</b>
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	Panoramic Pizza	1,602
840	All The Kings Men Groom & Spa	2,619

SUITE	TENANT	SF
850	Innovative Looks	1,228
860	Congregate Kitchen	2,315
870	Gud Food Kitchen	3,298
875	Loaded Daiquiris To Go	1,536
880/885	Texas Military Forces	1,954
890	Leasing Office	4,297
900	Nova Medical	5,000
910	Shareatea	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
<b>970</b>	<b>Vacant</b>	<b>2,900</b>
980/990	Wild West Weeb	4,623
995	Yummy Pho & Bo Ne	2,627

