

# 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



384,858

EXISTING SQUARE FEET

MAJOR TENANTS

COST PLUS  
WORLD MARKET

AMPEO  
FITNESS

pediatrics

KIDS  
EMPIRE

RALLY HOUSE

AMC  
THEATRES

LOCAL STUFF

## CONTACT:

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Director of Leasing

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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 840: 2,619 SF
	Suite 445: 1,500 SF	Suite 920: 1,125 SF
	Suite 460: 1,613 SF	Suite 970: 2,900 SF
	Suite 470: 2,182 SF	Suite 990: 3,468 SF
	Suite 600: 6,575 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

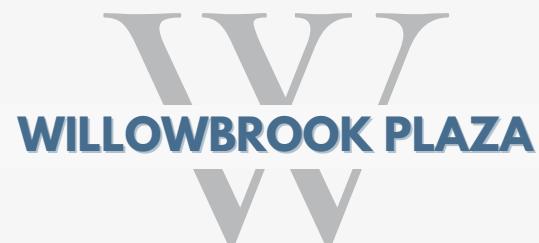
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# RETAIL

# SITE PLAN

## LEGEND

■ Occupied

Vacant



SUITE	TENANT	SF
100	Rally House	10,170
<b>110</b>	<b>Vacant</b>	<b>2,166</b>
120	Dollar Tree	10,355
130	Kids Empire	18,000
140	LUV Bridal	6,071
150	Amped Fitness	35,000
160	Cost Plus World Market	18,227
170	Slick City	44,998
180	ecothrift	29,250
300	Sake Bon	9,132
400	Pediatrics 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
<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
<b>600</b>	<b>Vacant</b>	<b>6,575</b>
700	AMC Theatres	91,791
800	Buffalo Wild Wings	5,127
810	Marble Slab Creamery	1,200
820	Totoro Mochi Donut	1,600
830	Gud Food Kitchen	1,602
<b>840</b>	<b>Vacant</b>	<b>2,619</b>

SUITE	TENANT	SF
850	Loaded Daiquiris To Go	1,228
860	Congregate Kitchen	2,315
870	QuikTrip	3,298
875	QuikTrip	1,536
880/885	QuikTrip	1,954
890	QuikTrip	4,297
900	Nova Medical	4,950
910	Shareatea	1,724
<b>920</b>	<b>Vacant</b>	<b>1,125</b>
930/940	Smile Rite Dental	6,038
950	The Indian Deck	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	Pho Vietnamese Kitchen	2,627

