



Coach Apple Store Forever XXI Ann Taylor Loft

WHERE HOUSTON REALLY SHOPS.



POWERFUL DEMOGRAPHICS

- Located in the affluent 77024 zip code – home to the Memorial Villages – with an average family income of more than \$232,000.
- The average family income within a 2-mile radius is more than \$117,000, and more than \$110,000 within a 4-mile radius.
- The center serves the Houston Energy corridor, with more than 50,000 highly-skilled workers. More than 316,000 daytime workers are within a 5-minute drive.

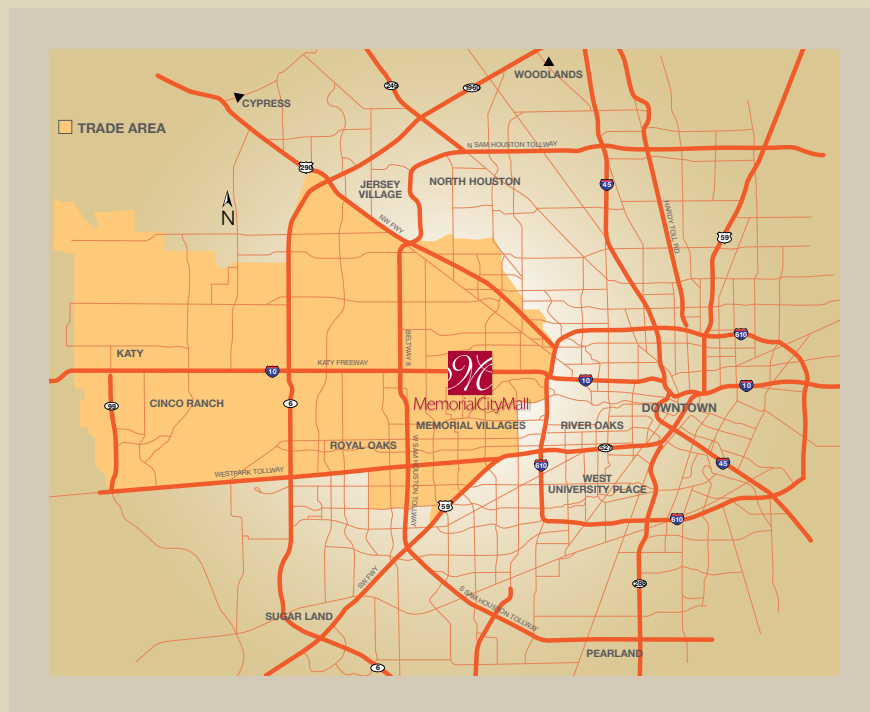
STRATEGIC LOCATION

- Ideally situated on the newly expanded, 18-lane Interstate 10 one half mile from Beltway 8, with 280,000 cars passing daily.
- Excellent freeway visibility and easy access to over one million trade area residents.



Retail Leasing Contact:

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Source: 2008 Scan/US Estimates

Project specifications and square footage are approximate only and are subject to change.

NOW OPEN

- The **Cheesecake Factory** and a new **Westin** hotel

TEXAS' HIGHEST VOLUME MACY'S

- Memorial City Mall is a 1.7 million SF super-regional center anchored by Texas' highest volume Macy's, as well as Dillard's, JCPenney, Target, Sears and 150 distinctive specialty stores and restaurants.

HIGHEST COMP STORE SALES INCREASE IN HOUSTON

- Comp store sales at Memorial City Mall rose 13% in 2010, the largest increase among all enclosed regional malls in Houston.

RENOVATION AND REMERCHANDISING

- A \$300 million renovation and remerchandising was completed in 2003. The addition of a state-of-the-art Cinemark 16 Theatre, Coach, Apple, White House/Black Market, J. Jill, Sephora, Swarovski, a two-level flagship Forever XXI, Abercrombie & Fitch, Fossil and more, have made the center the retail and entertainment hub for West Houston and beyond. Sales have increased dramatically every year since the renovation, with many key retailers achieving sales above \$1,000 per SF.

AMENITIES

- An NHL-sized ice rink, a one-of-a-kind Children's PlayCastle and a double-decker Venetian-style carousel have made this a true family destination.

WEST SIDE EXPANSION UNDERWAY

- The addition of a 75,000 SF urban streetscape on the west side of the center is well underway with the recent opening of a new Cheesecake Factory.

PART OF A 200-ACRE MIXED-USE DESTINATION

- Memorial City Mall is the focal point of Memorial City, a 200-acre mixed-use destination which includes 1.3 million SF of Class A office, 2.1 million SF of medical/office, a 267-room Westin hotel and more than 600 residential units.

HOUSTON NAMED 2011 "FAST CITY OF THE YEAR"

- Based on its A-list universities, top museums, diverse economy and the world's largest and arguably best medical center, Houston was named 2011 "Fast City of the Year" by *Fast Company* magazine. Houston is also home to more Fortune 500 company headquarters than any other city except New York.

AT THE HEART OF HOUSTON'S POPULATION CENTER

- Houston's population center has moved steadily west and has grown at a rate more than twice the national average. In 2010, Katy, TX, a suburb located within the center's trade area, was named the most dynamic high-growth area in the United States by Gadberry's. **Memorial City Mall is now at the heart of Houston's geographic population center.**

Memorial City Mall is in the right location, in the right city at the right time. Come discover why it's the place where Houston really shops.





Memorial City Mall is at the heart of Memorial City, a 200-acre mixed-use destination. With five department stores, 150 distinctive shops, restaurants and a Cinemark 16 Theatre, Memorial City Mall is the entertainment and retail hub for West Houston.

