



Willowbrook Mall

HOUSTON, TEXAS



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EXCITING SHOPPING

- 19 million shopper visits per year.
- Average expenditure of \$93.
- Willowbrook Mall features an exciting variety of the most sought-after point of difference retailers in America, including: Abercrombie & Fitch, Ann Taylor, Ann Taylor LOFT, Banana Republic, Bebe, Metropark, Coach, Bailey Banks & Biddle, Cache, Guess, Pumpkin Patch, Sephora and Williams-Sonoma.
- Willowbrook Mall's department stores currently rank among the top performers in their respective regions.

LOCATION, LOCATION, LOCATION

- Conveniently located in the heart of northwest Houston at State Highway 249 and FM 1960 purported to be Houston's hottest Growth corridor.
- Local economy boasts a lengthening list of companies including Hewlett Packard, Continental Airlines, ExxonMobil, Chevron Pipeline and Houston Northwest Medical Center.
- Trade area has an elaborate park system which includes 21 park sites, four championship golf courses, and several master planned communities.

YOUNG, AFFLUENT, GROWING MARKET

- Between 2006 and 2011, trade area population is projected to grow more than three times the national growth rate.
- Average household income within five miles of Willowbrook Mall is \$85,610.
- Forty-four percent (44%) of households have average incomes over \$75,000 and 30% of households over \$100,000.
- 48% of Willowbrook Mall shoppers have children under the age of 18, versus the national average of 25%.
- 7.8% of the trade area has earned a Master's/Professional/Doctorate degree, while 21.8% earned a Bachelor's degree.
- Northwest Houston area captures 60% of new residents who come to Houston.
- With new subdivisions under construction in the trade area, there are projected to be 387,327 households in 2011.



MALL INFORMATION

LOCATION

Located at the intersection of FM 1960 West at State Highway 249 in northwest Houston, Texas

MARKET

Houston

DESCRIPTION

Single-level, enclosed, super-regional

ANCHORS

Dillard's, JCPenney, Macy's, Macy's Men's & Furniture, Sears

TOTAL RETAIL SQUARE FOOTAGE 1,385,584

PARKING SPACES 8,853

OPENED 1981

RENOVATED 1992

TRADE AREA PROFILE

2007 POPULATION 1,041,318

2012 PROJECTED POPULATION 1,185,435

2007 HOUSEHOLDS 353,484

2012 PROJECTED HOUSEHOLDS 400,833

2007 MEDIAN AGE 32.9

2007 AVERAGE HH INCOME \$80,657

2012 PROJECTED AVERAGE HH INCOME \$88,952

5-MILE RADIUS PROFILE

2007 POPULATION 267,695

2012 PROJECTED POPULATION 292,701

2007 HOUSEHOLDS 93,159

2012 PROJECTED HOUSEHOLDS 102,169

2007 MEDIAN AGE 34.4

2007 AVERAGE HH INCOME \$84,631

2012 PROJECTED AVERAGE HH INCOME \$91,046

DAYTIME EMPLOYMENT

3-MILE RADIUS 50,930

5-MILE RADIUS 112,039

SOURCE: CLARITAS, INC.