



Located on Shepherd Drive, the only major north/south arterial within Loop 610, with a strong night/daytime population.

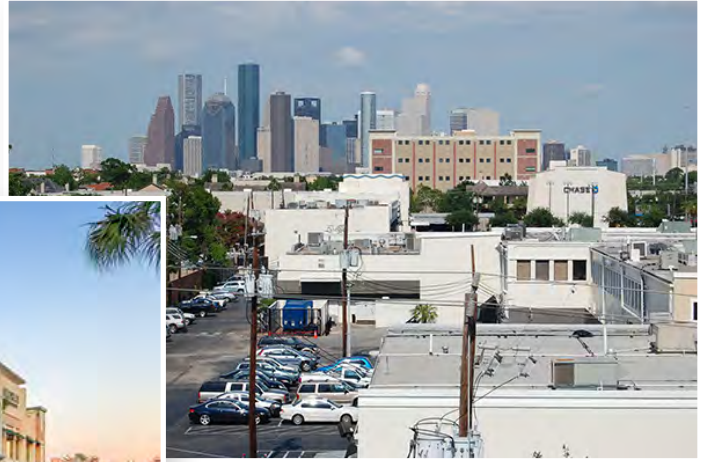


Array of national, regional and unique local retailers and restaurants.



30-Story residential high rise and ~10,000 SF of ground floor retail.





Excellent proximity to downtown and positioned between three major office centers...



...serving many of Houston's most affluent neighborhoods.



CENTER HIGHLIGHTS

- River Oaks Shopping Center, Houston's largest, inner loop, open-air specialty shopping center, offers a wide variety of stores including national & regional fashion retailers, upscale & casual restaurants, a movie theatre, salons, home furnishings and gifts along with unique local retailers with approximately 70 shops appealing to all age groups.
- Excellent demographics surround the shopping center including a daytime population of more than 1 Million people within 5 miles and more than 311,000 employees within a 3-mile radius coupled with a very strong residential population of over 452,000 within a 5-mile radius which results in some of the strongest demographics in the U.S. resulting in greater potential for higher sales.
- Annual sales approaching \$200,000,000 in men's & ladies' apparel, home accessories, and food and entertainment, etc.
- Average Household Income approaching \$145,000 a year within a 3-mile radius which makes it one of the most affluent areas in the United States and delivers tremendous sales potential.
- Located along Shepherd Drive, a major north/south thoroughfare in Houston and only 2 miles west of downtown and easily accessible citywide with close proximity to three major freeways (I-10, US Hwy 59/I-69, and Loop 610).
- Tremendously broad customer base shared among the downtown business professionals, the affluent and wealthy surrounding residents, and the densely populated urbanite artsy crowd who live "inside the loop", as well as suburban residents looking for upscale street shopping.
- 77019 is one of the most affluent residential zip codes in all of Houston, a "Super ZIP" that is among the top 5% nationally in terms of income and education. The area boasts the most exclusive/expensive housing in Houston.
- Our largest anchor, Kroger, is consistently among the most productive Krogers in Houston. Kroger has a loyal customer base coming from the north, south, east and west which offers a high customer count with frequent visits to the shopping center.
- Commonly known for its wide variety of dining concepts which includes Brasserie 19, Américas, La Griglia, Epicure Bakery, la Madeleine, Fuzzy's Taco Shop, and Starbucks to name a few.
- Less than 3 miles from the downtown theater district and the prestigious museum district which provides a strong nighttime patronage of River Oaks merchants and restaurants by the arts community.
- Offers over 1,100 parking spaces of which approximately 850 are convenient grade level parking spots with the remaining 350 spaces being in the 4-story parking garage between Barnes & Noble and La Griglia.
- Discriminating customers enjoy the ambience, convenience and collection of shopping, dining and entertainment options River Oaks Shopping Center has to offer.

Workplace Report

Q3 2016 - Daytime Population
Calculated using TAS Retrieval

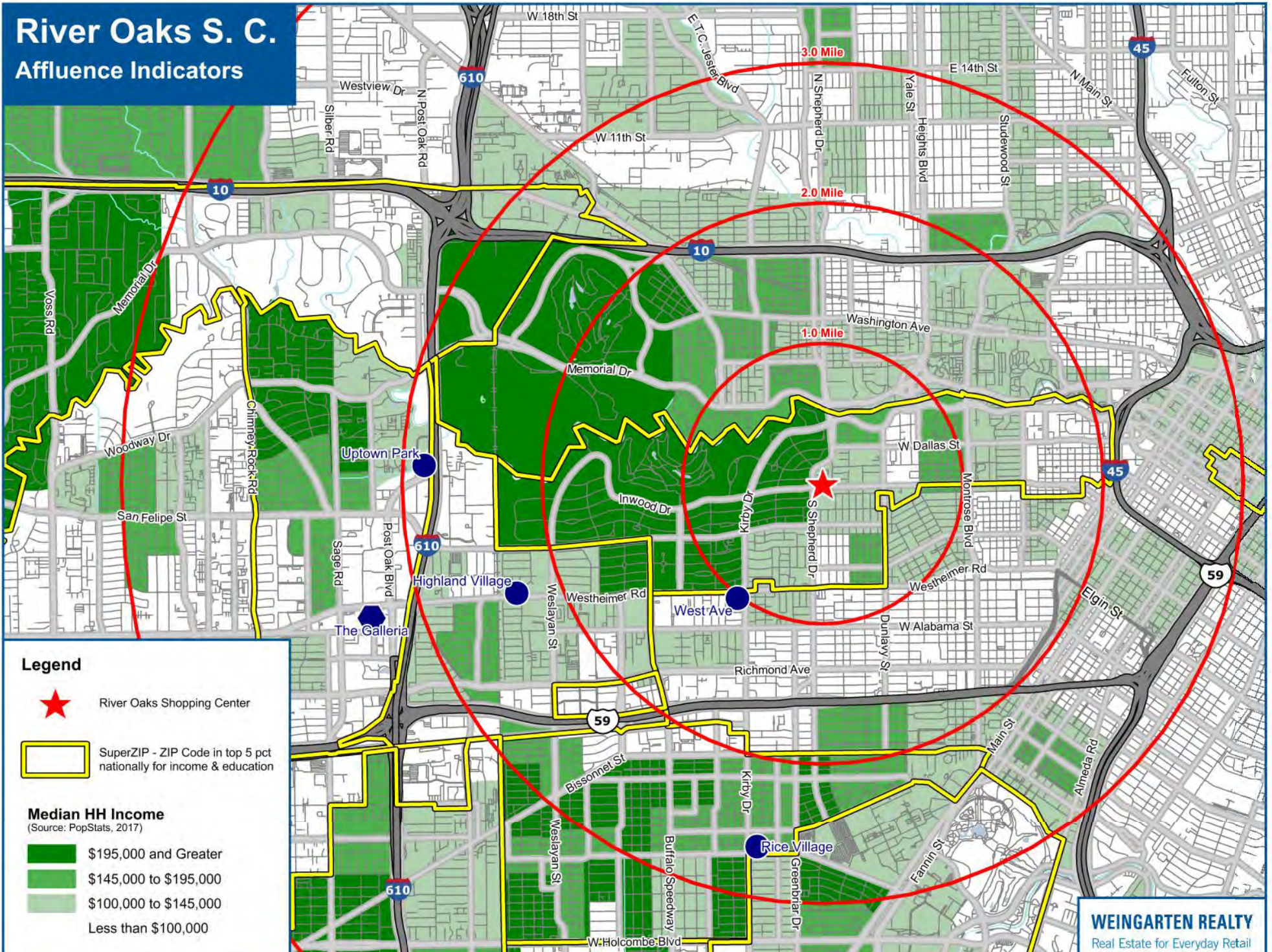
Oct 12, 2017

Latitude: 29.753396 Longitude: -95.409555

River Oaks Shopping Center		1 Mile Radius	2 Mile Radius	3 Mile Radius	5 Mile Radius
Daytime Population	Total Daytime Population	30,067	162,194	481,198	1,002,463
	Children at Home	1,981	7,574	13,284	31,662
	Retired/Disable persons	2,662	7,918	15,634	42,815
	Homemakers	890	4,495	13,004	58,186
	Total Student Population	1,968	51,279	118,971	233,610
	Prekindergarten to 8th Grade	1,003	4,575	9,146	42,184
	9th Grade to 12th Grade	695	4,602	6,823	16,399
	Post-Secondary Students	271	42,102	103,001	175,028
	Work at Home	914	2,886	5,472	11,610
	Unemployed	355	1,338	3,044	10,842
	Children at Home Percent	6.6 %	4.7 %	2.8 %	3.2 %
	Retired/Disable persons Percent	8.9 %	4.9 %	3.2 %	4.3 %
	Homemakers Percent	3.0 %	2.8 %	2.7 %	5.8 %
	Total Student Population Percent	6.5 %	31.6 %	24.7 %	23.3 %
	Prekindergarten to 8th Grade Percent	3.3 %	2.8 %	1.9 %	4.2 %
	9th Grade to 12th Grade Percent	2.3 %	2.8 %	1.4 %	1.6 %
	Post-Secondary Students Percent	0.9 %	26.0 %	21.4 %	17.5 %
	Work at Home Percent	3.0 %	1.8 %	1.1 %	1.2 %
	Unemployed_Percent	1.2 %	0.8 %	0.6 %	1.1 %
	Workplace Employees (FTE) Percent of Daytime Population	70.8 %	53.5 %	64.8 %	61.2 %

River Oaks S. C.

Affluence Indicators



Legend

- ★ River Oaks Shopping Center
- SuperZIP - ZIP Code in top 5 pct nationally for income & education

Median HH Income
(Source: PopStats, 2017)

- Dark Green: \$195,000 and Greater
- Medium Green: \$145,000 to \$195,000
- Light Green: \$100,000 to \$145,000
- White: Less than \$100,000

WEINGARTEN REALTY
Real Estate for Everyday Retail

River Oaks Shopping Center

Houston, TX | W Gray at S Shepherd Dr

Brooke J Harvey

Senior Leasing Director

bharvey@weingarten.com

Office 713.866.6021

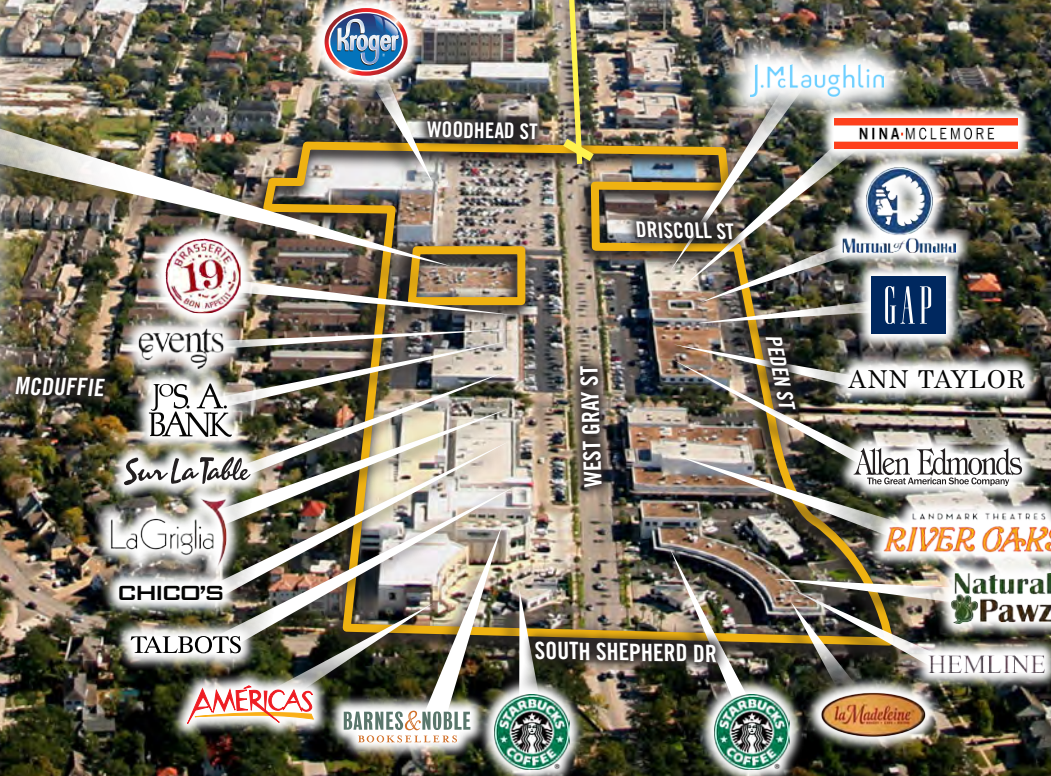
Cell 713.202.5535



30-Story residential high rise and ~10,000 SF of ground floor retail.

DOWNTOWN HOUSTON

2 Miles from
Central Business
District



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Real Estate for Everyday Retail.

Density Supports Retailers With Multiple Locations Within 3 Miles

River Oaks Shopping Center

Houston, TX | W Gray at S Shepherd Dr

River Oaks Shopping Center

ANN TAYLOR CHICO'S TALBOTS lululemon athletica

JOS. A. BANK J.Jill GAP WHITE HOUSE | BLACK MARKET francesca's ALLEN PKWY

Uptown Park

francesca's
LOFT

Highland Village

CHICO'S JOS. A. BANK
WHITE HOUSE | BLACK MARKET
francesca's

The Galleria

ANN TAYLOR
CHICO'S
GAP J.Jill

lululemon athletica

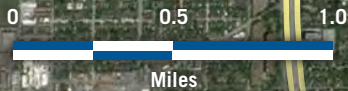
TALBOTS

WHITE HOUSE | BLACK MARKET

francesca's
LOFT

Rice Village

ANN TAYLOR CHICO'S
TALBOTS GAP LOFT
JOS. A. BANK WHITE HOUSE | BLACK MARKET
francesca's



3-Mile Ring

WEINGARTEN REALTY

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