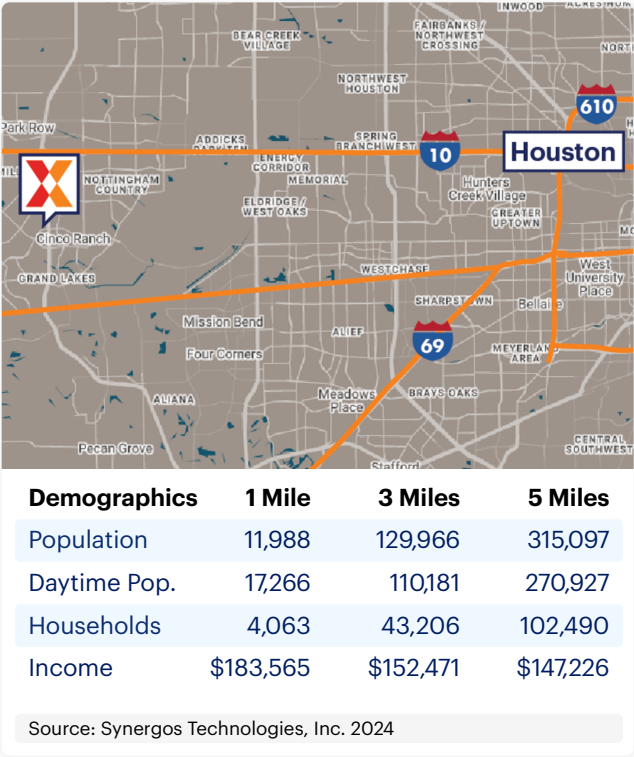


# LaCenterra at Cinco Ranch

23501 Cinco Ranch Blvd | Katy, TX 77494

29.7418, -95.7751

Fort Bend Houston-Pasadena-The Woodlands, TX 411,477 Sq Ft



Anchored by Trader Joe's, this regional center includes specialty retailers and restaurants, including Athleta, Lovesac, lululemon, Sephora, Warby Parker, Ambriza Social Mexican Kitchen, Grimaldi's Coal Brick-Oven Pizza and Postino, among others

Highly trafficked center drawing an estimated 5.2M annual visits (Placer.ai 2024) with a central green space hosting 200 community events/year

LaCenterra serves a community with annual population growth 73% higher than the U.S. average within three miles and is surrounded by an affluent & highly educated trade area with average household incomes of \$152K+ and % college-educated persons of 60.6% (+75% over national average) within 3 miles

Located on Highway 99, the center is visible to 106K+ vehicles daily with access to the communities of Katy and Sugar Land, the center is also within 3 miles of both I-10 and the Westpark Tollway

Ranked as the #2 Best Suburb to live in the U.S. by Travel + Leisure in 2024

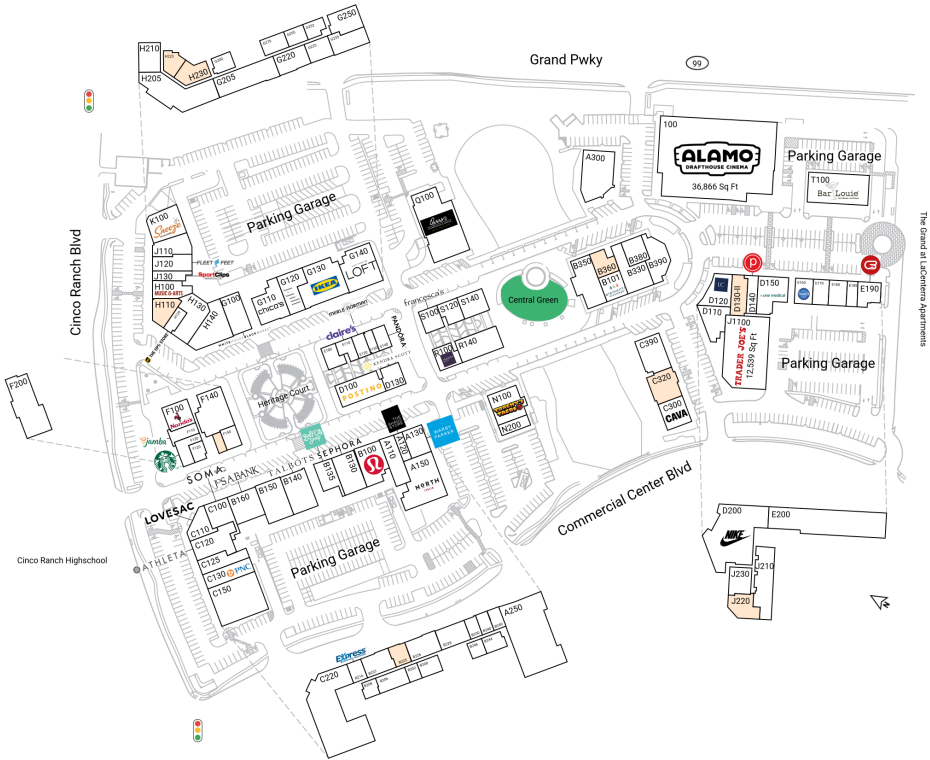


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Available Spaces

|         |             |      |      |             |      |
|---------|-------------|------|------|-------------|------|
| B225    | 1,631 Sq Ft |      | H110 | 2,276 Sq Ft | 360° |
| B360    | 2,053 Sq Ft | 360° | H223 | 480 Sq Ft   |      |
| C320    | 3,313 Sq Ft | 360° | H230 | 2,606 Sq Ft | 360° |
| D130-II | 2,500 Sq Ft |      | J220 | 2,800 Sq Ft | 360° |
| F155    | 904 Sq Ft   | 360° |      |             |      |

Current Tenants Space size listed in square feet

|      |                                  |        |       |                                |        |
|------|----------------------------------|--------|-------|--------------------------------|--------|
| 100  | Alamo Drafthouse Cinema          | 36,866 | E140  | Pandora                        | 1,223  |
| A110 | Aurea Salon and Spa              | 3,086  | E160  | Nothing Bundt Cakes            | 1,800  |
| A120 | The Shade Store                  | 1,020  | E170  | Amerejuve MedSpa               | 1,600  |
| A130 | Warby Parker                     | 2,386  | E180  | Boardroom Salon for Men        | 1,800  |
| A150 | North Italia Restaurant          | 6,811  | E185  | We Whiten                      | 1,133  |
| A250 | Brown & Gay Engineers            | 13,893 | E190  | CycleBar                       | 2,000  |
| A300 | Rouxpour                         | 5,691  | E200  | Regus                          | 12,373 |
| B100 | lululemon                        | 4,113  | F100  | Nando's                        | 2,754  |
| B101 | Elements Therapeutic Massage     | 2,299  | F110  | Jamba Juice                    | 1,433  |
| B130 | Sephora                          | 3,692  | F120  | Kilwins Chocolate and Ice Crea | 1,014  |
| B135 | Buff City Soap                   | 2,245  | F130  | Starbucks                      | 1,715  |
| B140 | Talbots                          | 4,057  | F140  | Ambriza Social Mexican Kitchen | 5,260  |
| B150 | Consuela                         | 4,157  | F150  | The Salty Donut                | 1,490  |
| B160 | Jos. A. Bank Clothiers           | 4,542  | F200  | Frontier Title Company         | 6,457  |
| B200 | Steadfast Primary Care           | 1,636  | G100  | White House Black Market       | 2,872  |
| B202 | Brown & Gay Engineers            | 960    | G110  | Chico's                        | 4,045  |
| B206 | Brown & Gay Engineers            | 2,280  | G120  | J.Jill                         | 3,300  |
| B208 | Brown & Gay Engineers            | 1,103  | G130  | IKEA                           | 6,569  |
| B216 | Express Employment Professionals | 1,387  | G140  | LOFT                           | 5,481  |
| B222 | Moffat & Nichol                  | 2,774  | G200  | LG Counseling/Houston Brain    | 1,525  |
| B226 | Brown & Gay Engineers            | 3,029  | G205  | CLS Health                     | 6,024  |
| B228 | Brown & Gay Engineers            | 2,886  | G220  | Image Orthodontics             | 3,023  |
| B230 | Brown & Gay Engineers            | 1,144  | G225  | Cinco Dental Care, PLLC        | 2,373  |
| B240 | Brown & Gay Engineers            | 1,200  | G235  | Coldwell Banker                | 3,146  |
| B244 | American Helium                  | 1,578  | G250  | Laser Midstream Energy, LLC    | 3,294  |
| B246 | Edward Jones - Corporate         | 1,153  | G252  | Weichert Realtors              | 1,677  |
| B249 | Brown & Gay Engineers            | 1,201  | G255  | Active Care Home Health, Inc.  | 1,267  |
| B330 | Venetian Nail Spa                | 3,954  | G270  | Stokan and Associates          | 1,915  |
| B350 | Dish Society                     | 4,083  | H100  | Music & Arts                   | 2,504  |
| B380 | The London Alchemist             | 2,193  | H120  | The UPS Store                  | 1,100  |
| B390 | Hudson House                     | 5,586  | H130  | Tobiuo Sushi & Bar             | 4,063  |
| C100 | Soma Intimates                   | 2,770  | H140  | Studio 1220                    | 4,680  |
| C110 | Lovesac                          | 2,200  | H205  | Adams Law Firm                 | 8,407  |
| C120 | Athleta                          | 4,000  | H210  | ToxStrategies                  | 2,992  |
| C125 | Teal Poppy                       | 2,572  | J110  | SkinSpirit                     | 2,525  |
| C130 | PNC Financial Services           | 3,026  | J1100 | Trader Joe's                   | 12,539 |
| C150 | Fidelity                         | 8,000  | J120  | Fleet Feet Sports              | 2,475  |
| C220 | Peloton Computer Enterprises     | 17,688 | J130  | Sport Clips                    | 1,337  |
| C300 | Cava                             | 2,502  | J210  | Merit Advisors                 | 5,513  |
| C390 | Grimaldi's Pizzeria              | 3,657  | J230  | Merit Advisors                 | 2,679  |
| D100 | Postino                          | 4,090  | K100  | Snooze Eatery                  | 4,098  |
| D110 | Chewy Vet Care                   | 3,002  | N100  | Torchy's Tacos                 | 4,050  |
| D120 | LensCrafters                     | 3,200  | N200  | Pucci Cafe                     | 1,368  |
| D130 | Kendra Scott                     | 1,884  | Q100  | Perry's Steakhouse & Grille    | 9,684  |
| D140 | Pure Barre                       | 1,600  | R100  | Madison Reed                   | 2,014  |
| D150 | One Medical                      | 3,843  | R140  | Houston TX Hot Chicken         | 3,965  |
| D200 | Nike                             | 12,988 | S100  | Francesca's                    | 1,800  |
| E100 | Gelato & Co.                     | 1,540  | S120  | Sweet Paris Cr perie and Cafe  | 1,824  |
| E110 | Claire's                         | 1,250  | S140  | Half Shells Seafood            | 2,400  |
| E120 | Merle Norman Cosmetics           | 1,161  | T100  | Bar Louie                      | 7,536  |
| E130 | The Spice & Tea Exchange         | 820    |       |                                |        |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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