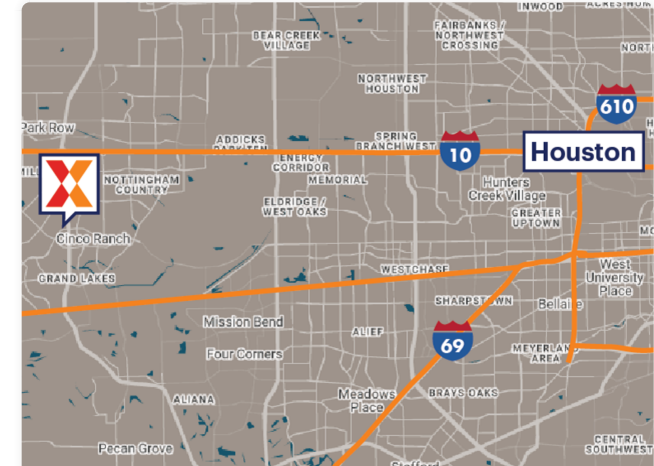


LaCenterra at Cinco Ranch

23501 Cinco Ranch Blvd | Katy, TX 77494

Fort Bend Houston-Pasadena-The Woodlands, TX 409,025 Sq Ft

29.7418, -95.7751



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 11,988 | 129,966 | 315,097 |
| Daytime Pop. | 17,266 | 110,181 | 270,927 |
| Households | 4,063 | 43,206 | 102,490 |
| Income | \$183,565 | \$152,471 | \$147,226 |

Source: Synergos Technologies, Inc. 2024

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 5M annual visits (Placer.ai 2025) 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 \$160K+ and % college-educated persons of 60% (+75% over national average) within 3 miles

Located on Highway 99, the center is visible to 81K+ 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

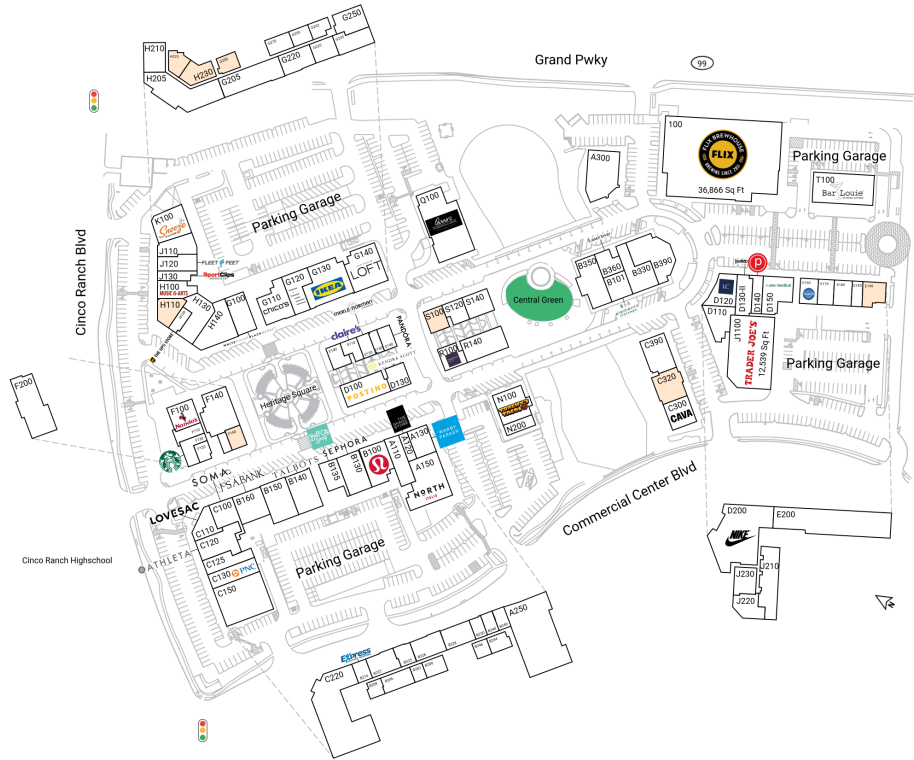


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Available Spaces

| | | | | | |
|------|-------------|------|------|-------------|------|
| C320 | 3,313 Sq Ft | 360° | H110 | 2,276 Sq Ft | 360° |
| E190 | 2,000 Sq Ft | 360° | H223 | 480 Sq Ft | |
| F150 | 1,490 Sq Ft | 360° | H230 | 2,606 Sq Ft | 360° |
| G200 | 1,525 Sq Ft | | S100 | 1,800 Sq Ft | 360° |

Current Tenants

Space size listed in square feet

| | | | | | |
|---------|----------------------------------|--------|-------|---------------------------------|--------|
| 100 | Flix Brewhouse | 36,866 | E120 | Merle Norman Cosmetics | 1,161 |
| A110 | Aurea Salon and Spa | 3,086 | E130 | The Spice & Tea Exchange | 820 |
| A120 | The Shade Store | 1,020 | E140 | Pandora | 1,223 |
| A130 | Warby Parker | 2,386 | E160 | Nothing Bundt Cakes | 1,800 |
| A150 | North Italia Restaurant | 6,811 | E170 | Amerejuve MedSpa | 1,600 |
| A250 | Brown & Gay Engineers | 13,893 | E180 | Boardroom Salon for Men | 1,800 |
| A300 | Rouxpour | 5,691 | E185 | We Whiten | 1,133 |
| B100 | lululemon | 4,113 | E200 | Regus | 12,373 |
| B101 | Elements Therapeutic Massage | 2,299 | F100 | Nando's | 2,754 |
| B130 | Sephora | 3,692 | F110 | Juice Land | 1,433 |
| B135 | Buff City Soap | 2,245 | F120 | Kilwins Chocolate and Ice Cream | 1,014 |
| B140 | Talbots | 4,057 | F130 | Starbucks | 1,715 |
| B150 | Consuela | 4,157 | F140 | Ambriza Social Mexican Kitchen | 5,260 |
| B160 | Jos. A. Bank Clothiers | 4,542 | F155 | Ronan | 645 |
| B200 | Steadfast Primary Care | 1,636 | F200 | Frontier Title Company | 6,457 |
| B202 | Brown & Gay Engineers | 960 | G100 | White House Black Market | 2,872 |
| B206 | Brown & Gay Engineers | 2,280 | G110 | Chico's | 4,045 |
| B208 | Brown & Gay Engineers | 1,103 | G120 | J.Jill | 3,300 |
| B216 | Express Employment Professionals | 1,387 | G130 | IKEA | 6,569 |
| B222 | Moffat & Nichol | 2,774 | G140 | LOFT | 5,481 |
| B225 | Brown & Gay Engineers | 1,631 | G205 | CLS Health | 6,024 |
| B226 | Brown & Gay Engineers | 3,029 | G220 | Image Orthodontics | 3,023 |
| B228 | Brown & Gay Engineers | 2,886 | G225 | Cinco Dental Care, PLLC | 2,373 |
| B230 | Brown & Gay Engineers | 1,144 | G235 | Coldwell Banker | 3,146 |
| B240 | Brown & Gay Engineers | 1,200 | G250 | Laser Midstream Energy, LLC | 3,294 |
| B244 | American Helium | 1,578 | G252 | Weichert Realtors | 1,677 |
| B246 | Edward Jones - Corporate | 1,153 | G255 | Active Care Home Health, Inc. | 1,267 |
| B249 | Brown & Gay Engineers | 1,201 | G270 | Stokan and Associates | 1,915 |
| B330 | Venetian Nail Spa | 3,954 | H100 | Music & Arts | 2,504 |
| B350 | Dish Society | 4,083 | H120 | The UPS Store | 1,100 |
| B360 | LaserAway | 2,053 | H130 | Tobiuo Sushi & Bar | 4,063 |
| B390 | Hudson House | 5,586 | H140 | Studio 1220 | 4,680 |
| C100 | Soma Intimates | 2,770 | H205 | Adams Law Firm | 8,407 |
| C110 | Lovesac | 2,200 | H210 | ToxStrategies | 2,992 |
| C120 | Athleta | 4,000 | J110 | SkinSpirit | 2,525 |
| C125 | Teal Poppy | 2,572 | J1100 | Trader Joe's | 12,539 |
| C130 | PNC Financial Services | 3,026 | J120 | Fleet Feet Sports | 2,475 |
| C150 | Fidelity | 8,000 | J130 | Sport Clips | 1,337 |
| C220 | Peloton Computer Enterprises | 17,688 | J210 | Merit Advisors | 5,513 |
| C300 | Cava | 2,502 | J220 | Select Internal Medicine | 2,800 |
| 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 |
| D130-II | Solidcore | 2,500 | R100 | Madison Reed | 2,014 |
| D140 | Pure Barre | 1,600 | R140 | Houston TX Hot Chicken | 3,965 |
| D150 | One Medical | 3,843 | S120 | Sweet Paris Crêperie and Cafe | 1,824 |
| D200 | Nike | 12,988 | S140 | Half Shells Seafood | 2,400 |
| E100 | Gelato & Co. | 1,540 | T100 | Bar Louie | 7,536 |
| E110 | Claire's | 1,250 | | | |

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. 1785

