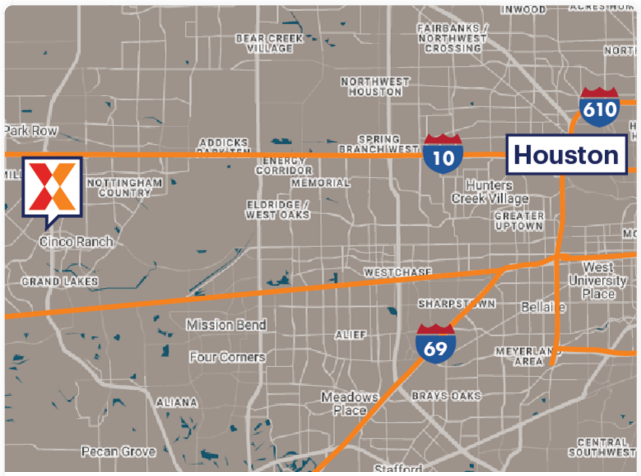
LaCenterra at Cinco Ranch

Fort Bend | Houston-Pasadena-The Woodlands, TX | 409,264 Sq Ft

23501 Cinco Ranch Blvd | Katy, TX 77494

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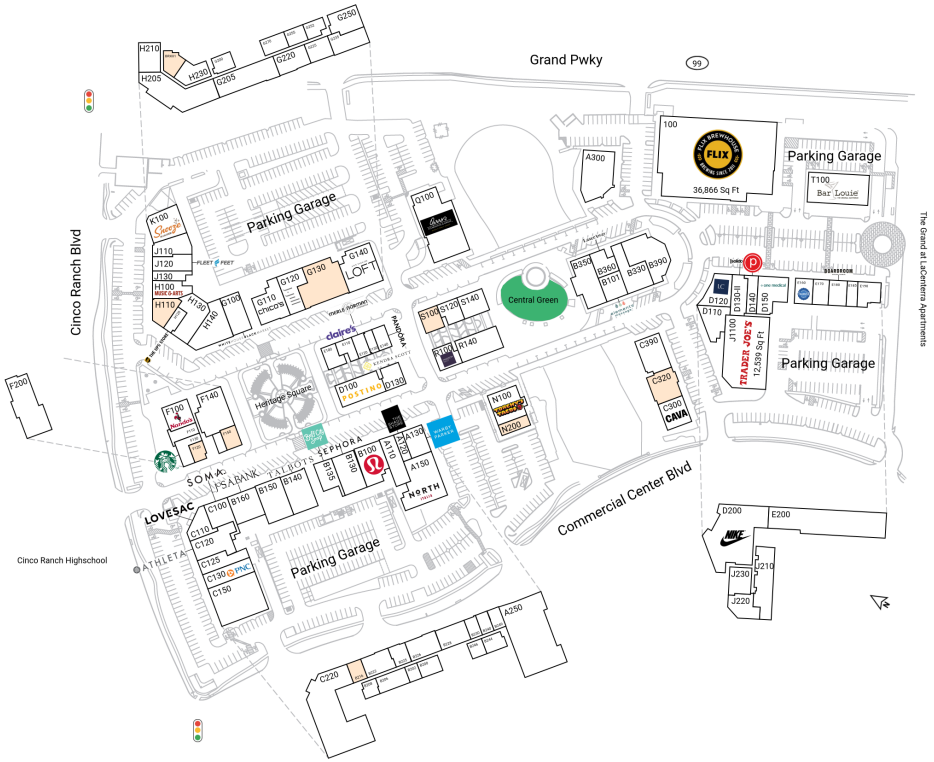
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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions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

1785

Available Spaces

B216	1,387 Sq Ft		G130	6,569 Sq Ft	360°
BRX01	1,880 Sq Ft		H110	2,276 Sq Ft	360°
C320	3,313 Sq Ft	360°	N200	1,368 Sq Ft	360°
F120	1,014 Sq Ft		S100	1,800 Sq Ft	360°
F150	1,490 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	E190	Cycle Bar	2,000
B101	Elements Therapeutic Massage	2,299	E200	Regus	12,373
B130	Sephora	3,692	F100	Nando's	2,754
B135	Buff City Soap	2,245	F110	Juice Land	1,433
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	Rowan	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
B222	Moffat & Nichol	2,774	G140	LOFT	5,481
B225	Brown & Gay Engineers	1,631	G200	PureWay Compliance Inc.	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
B360	LaserAway	2,053	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	H230	Tellus Equipment	2,606
C130	PNC Financial Services	3,026	J110	Skin Spirit	2,525
C150	Fidelity	8,000	J1100	Trader Joe's	12,539
C220	Peloton Computer Enterprises	17,688	J120	Fleet Feet Sports	2,475
C300	Cava	2,502	J130	Popup Bagels	1,337
C390	Grimaldi's Pizzeria	3,657	J210	Merit Advisors	5,513
D100	Postino	4,090	J220	Select Internal Medicine	2,800
D110	Chewy Vet Care	3,002	J230	Merit Advisors	2,679
D120	LensCrafters	3,200	K100	Snooze Eatery	4,098
D130	Kendra Scott	1,884	N100	Torchy's Tacos	4,050
D130-II	Solidcore	2,500	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	S120	Sweet Paris Créperie and Cafe	1,824
E100	Gelato & Co.	1,540	S140	Half Shells Seafood	2,400
E110	Claire's	1,250	T100	Bar Louie	7,536



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