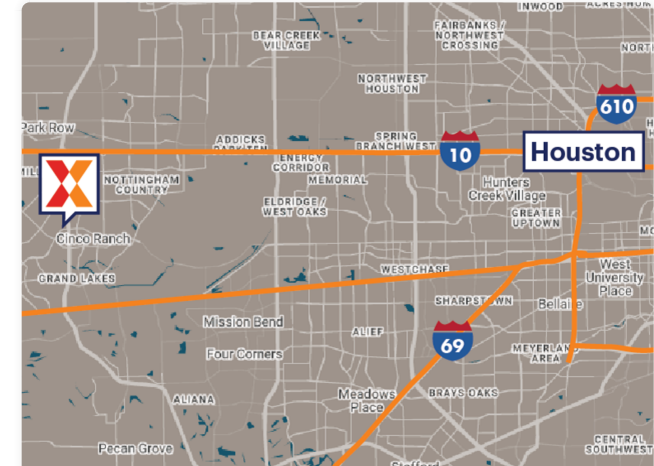


# LaCenterra at Cinco Ranch

23501 Cinco Ranch Blvd | Katy, TX 77494

29.7418, -95.7751

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



| 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

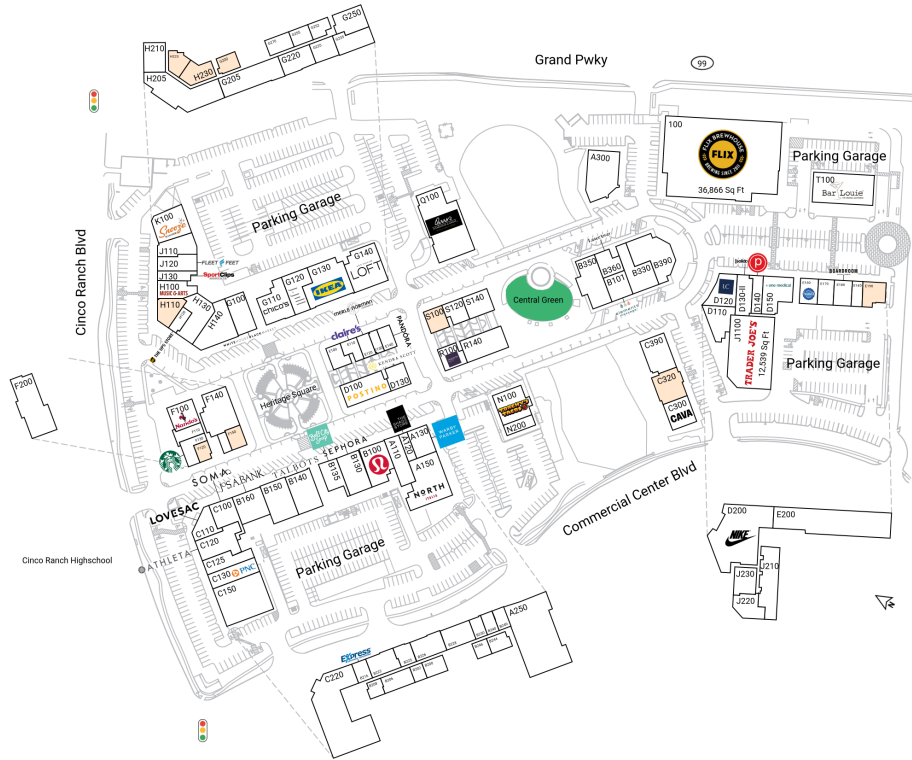


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## Available Spaces

|      |             |      |      |             |      |
|------|-------------|------|------|-------------|------|
| C320 | 3,313 Sq Ft | 360° | H110 | 2,276 Sq Ft | 360° |
| E190 | 2,000 Sq Ft | 360° | H223 | 480 Sq Ft   |      |
| F120 | 1,014 Sq Ft |      | H230 | 2,606 Sq Ft | 360° |
| F150 | 1,490 Sq Ft | 360° | S100 | 1,800 Sq Ft | 360° |
| G200 | 1,525 Sq Ft |      |      |             |      |

## Current Tenants

Space size listed in square feet

|         |                                  |        |       |                                |        |
|---------|----------------------------------|--------|-------|--------------------------------|--------|
| 100     | Flix Brewhouse                   | 36,866 | E110  | Claire's                       | 1,250  |
| A110    | Aurea Salon and Spa              | 3,086  | E120  | Merle Norman Cosmetics         | 1,161  |
| A120    | The Shade Store                  | 1,020  | E130  | The Spice & Tea Exchange       | 820    |
| A130    | Warby Parker                     | 2,386  | E140  | Pandora                        | 1,223  |
| A150    | North Italia Restaurant          | 6,811  | E160  | Nothing Bundt Cakes            | 1,800  |
| A250    | Brown & Gay Engineers            | 13,893 | E170  | Amerejuve MedSpa               | 1,600  |
| A300    | Rouxpour                         | 5,691  | E180  | Boardroom Salon for Men        | 1,800  |
| B100    | lululemon                        | 4,113  | E185  | We Whiten                      | 1,133  |
| 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  |
| 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  | J10   | 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  |

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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