



# CINCO RANCH®

*Kroger-anchored center in the heart of Cinco Ranch*





# CONTACTS

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# INVESTMENT SUMMARY



## CINCO RANCH®

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire **Cinco Ranch** (the "Property"), located in the heart of one of West Houston's premiere master-planned communities. The Kroger anchored retail center is comprised of 97,266 square feet of retail located within Cinco Ranch, an 8,092 acre master-planned community in Katy. **Katy is one of Houston's most sought-after suburban addresses due to Katy ISD, the metropolitan area's most acclaimed school district, proximity to major employment districts and high-quality lifestyle amenities.**

Cinco Ranch sits along Westheimer Parkway, one of the MSA's primary east-west thoroughfares, providing ease of access to the thousands of nearby households. **The property anchored by a top performing Kroger that's boasts impressive sales and is supported by nationally known and best-in-class tenants.** The offering presents the rare opportunity to acquire extremely valuable real estate protected by generational value drivers in immediate proximity.





# PROPERTY OVERVIEW



**97,266 SF**  
*Property Size*



**65% | 35%**  
*Anchor to Shop %*  
Based on GLA



**96.2%**  
*Leased*



**2000**  
*Year Built*



**3.1 years**  
*WALT*







**diesel**  
BARBERSHOP



WISHNOW-SUGAR  
Vision Center



CLUB PILATES

E-DENTISTRY



PARKWAY LIQUOR



for your **toes** and **feet**  
comfort shoes



LEE'S CAFE

FASHION PARK CLEANERS

CLASSIC NAILS

M TAILOR & ALTERATIONS



**EARTHWISE** Pet  
Nutrition Center & Wellness Spa

Restaurant/Retail  
Opportunity



# THE OFFERING



**Anchored by Essential Grocer:**  
*Kroger: The Largest Supermarket Chain  
by Revenue in the U.S.*



**120,000+ Residents &  
\$140,000+ Avg HHI**  
*Within a 3-Mile Radius*

**Strong Historical  
Sales & Occupancy**



*Located in One of the  
Country's Top Master  
Planned Communities*

**900,000+  
Annual Visits**



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