

59 285,537 VPD

SOUTHAMPTON
\$1.9M Avg Home Value

RICE UNIVERSITY

UNIVERSITY BLVD

RICE BLVD

MORNINGSIDE DR

RICE BLVD
SHOPPING CENTER

RICE VILLAGE



KIRBY DR

WEST UNIVERSITY
\$2M Avg Home Value

RICE BLVD SHOPPING CENTER

HOUSTON, TX

Convergence of Permanency

WEST UNIVERSITY, RICE UNIVERSITY, AND TEXAS MEDICAL CENTER



Rice Blvd Shopping Center

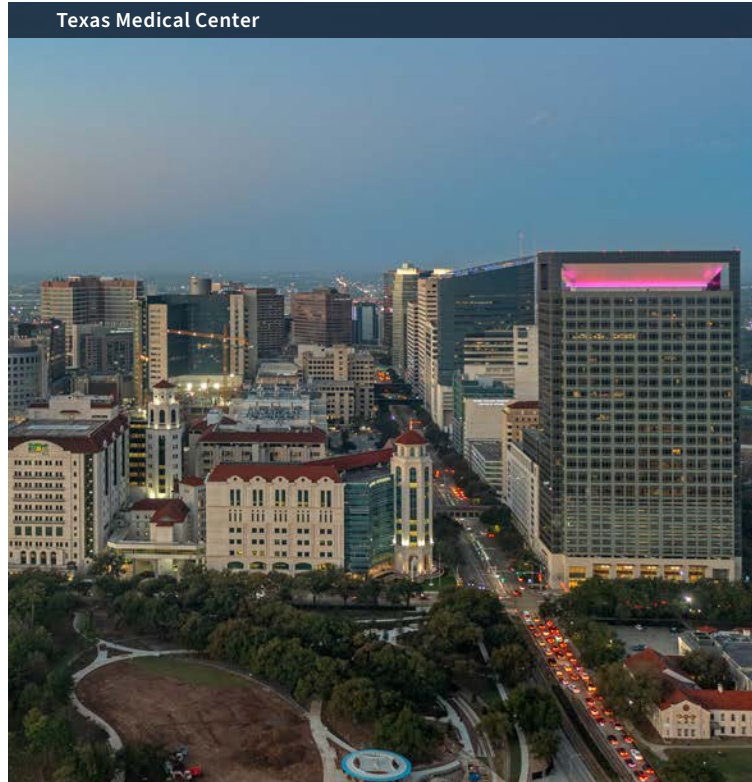


Rice Village



Rice Village

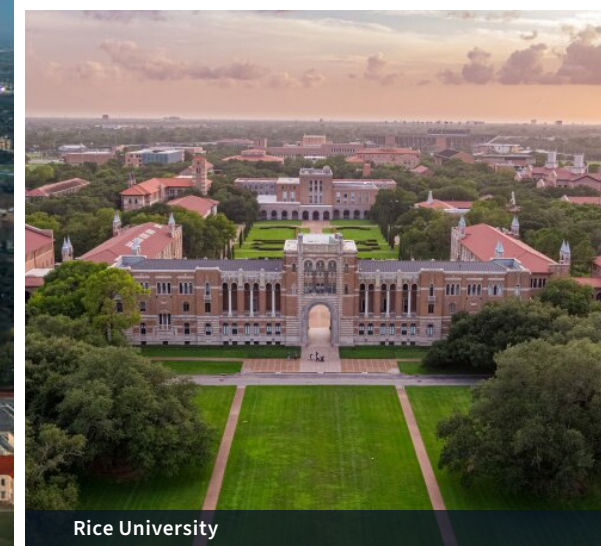
The Property's core location makes construction of competitive future projects nearly impossible, cementing the Property as a multi-generational retail destination. With Rice University to the east, and single family residential the primary use to the north, south, and west, there is no land available in the area for future retail development of scale. Neighborhood residents, members of the Rice community, and employees, patients, and visitors to the Texas Medical Center (approximately one mile to the east) rely on Rice Village as the only true retail destination in the area, offering a curated mix of dining options, soft goods retailers, and specialty shops.



Texas Medical Center



West University

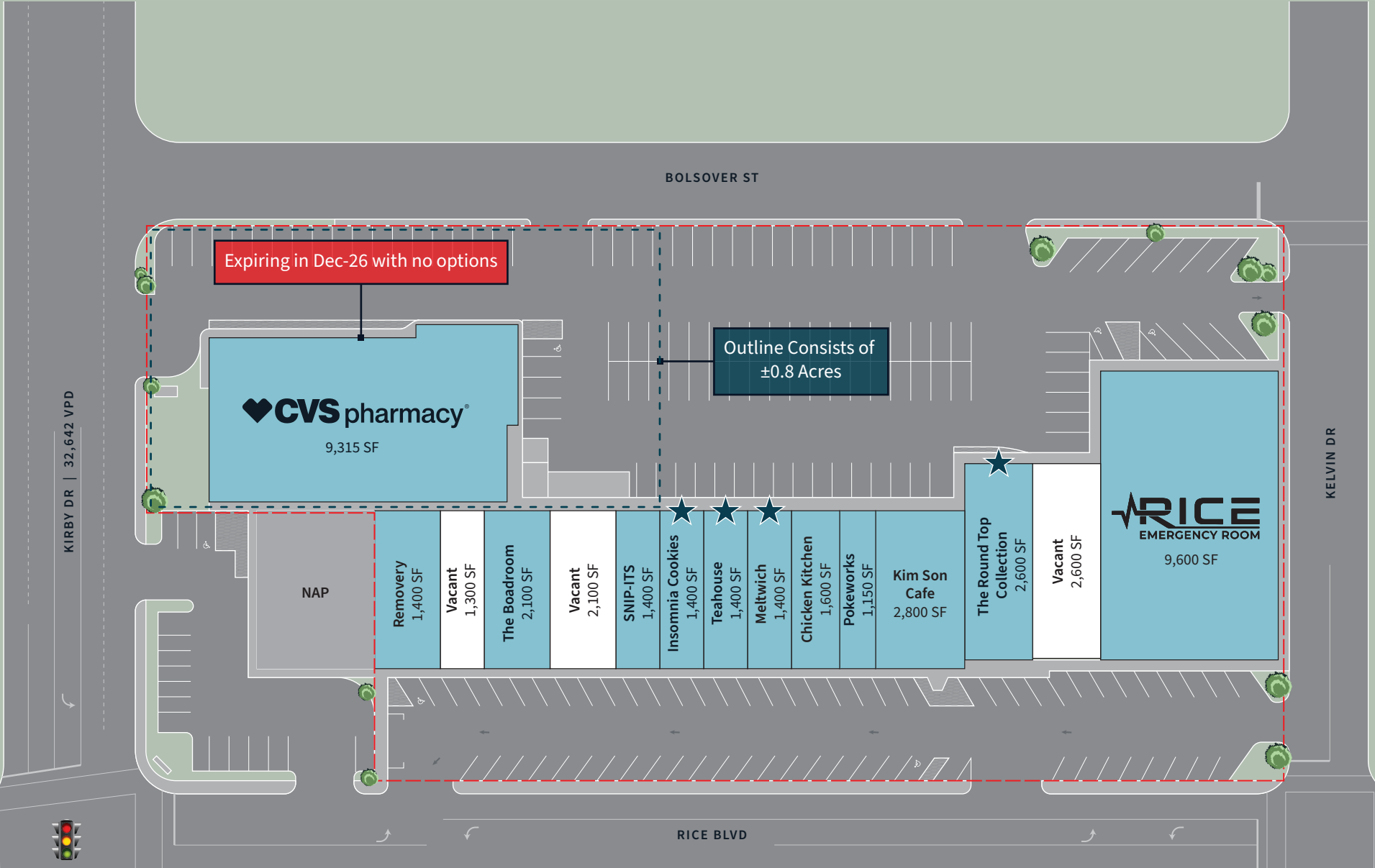


Rice University

East Facing Aerial



Site Plan



★ Landlord has early right to terminate the leases at the beginning of the option period for each tenant. See option and termination right schedule in JLL Data Room for more detail.



MORNINGSIDE DR

 RICE VILLAGE

HANOVER
SOUTHAMPTON

HANOVER
RICE VILLAGE

RICE BLVD

±0.8 Acres

RICE BLVD
SHOPPING CENTER

KIRBY DR

Exceptional Surrounding Demographics

IN THE HEART OF WEST UNIVERISTY

Rice Blvd Shopping Center is in the heart of West University, which is largely recognized as one of Houston’s wealthiest neighborhoods. Within one mile of the Property, average household income is just shy of \$248,000 and income per capita exceeding \$100,000. In addition, surrounding residents are highly educated; within one mile of the Property, 88% of residents age 25 or older have at least a bachelor’s degree, with 50% holding an advanced degree. Approximately 28% of households within one mile of the Property have children, supporting a diverse lineup of retailers that cater to all ages. Home prices in the neighborhoods surrounding Rice Village (West University Place, Southhampton, and Southgate) serve as an additional indication of the exceptional demographics supporting Rice Village – average list prices for homes in these neighborhoods range from \$1.2 million to \$2.2 million.

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	18,577	161,642	416,733
2023 Population	21,135	200,007	508,395
2028 Projection	21,410	208,889	530,135

POPULATION GROWTH			
Percent Change: 2010 to 2023	12%	19%	18%
Projected Change: 2023 to 2028	1%	4%	4%

HOUSEHOLD INCOME			
2023 Household Income	\$247,594	\$161,890	\$140,524
Projected 2028 Household Income	\$266,530	\$176,578	\$154,437
Household Income Growth: 2023 to 2028	7%	8%	9%
Average Home Value	\$1,018,201	\$775,403	\$625,327

POPULATION BASE			
Median Age	39.8	37.4	35.5
Percent with Bachelor's Degree or Higher	88.5%	79.4%	65.5%

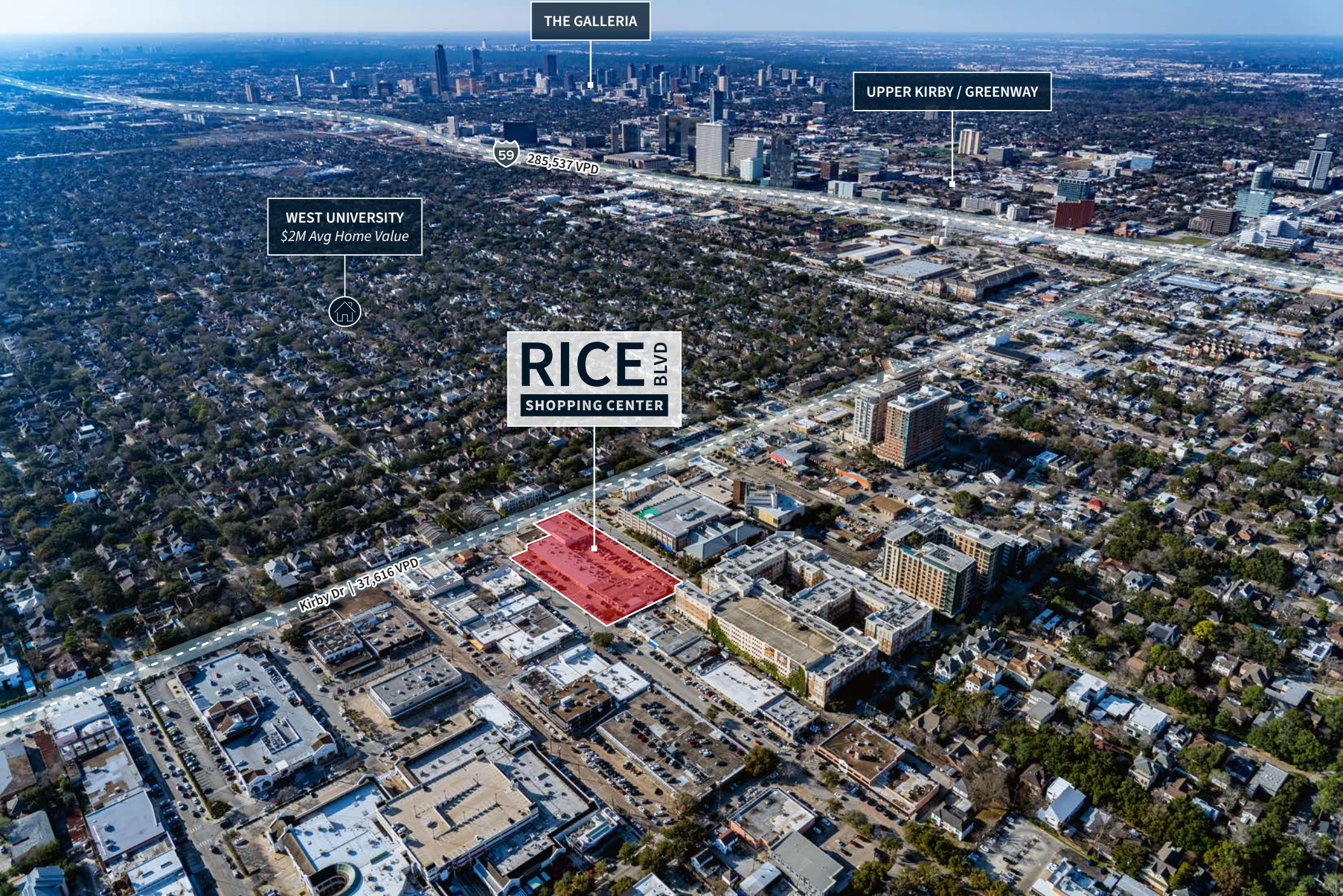


RICE BLVD SHOPPING CENTER

WITH STRONG DAYTIME AND EVENING POPULATION, RICE VILLAGE SHOPPING CENTER IS AN AROUND-THE-CLOCK SHOPPING DESTINATION



Northwest Facing Aerial



THE GALLERIA

UPPER KIRBY / GREENWAY

WEST UNIVERSITY
\$2M Avg Home Value



RICE BLVD
SHOPPING CENTER

59 285,537 VPD

Kirby Dr | 37,616 VPD

Outstanding Density and Buying Power

452.6K

Total Visitors / Year

3.0X NATIONAL AVG

3+ Trips Abroad in 3 Years

2.5X NATIONAL AVG

Giving to the Arts

2.5X NATIONAL AVG

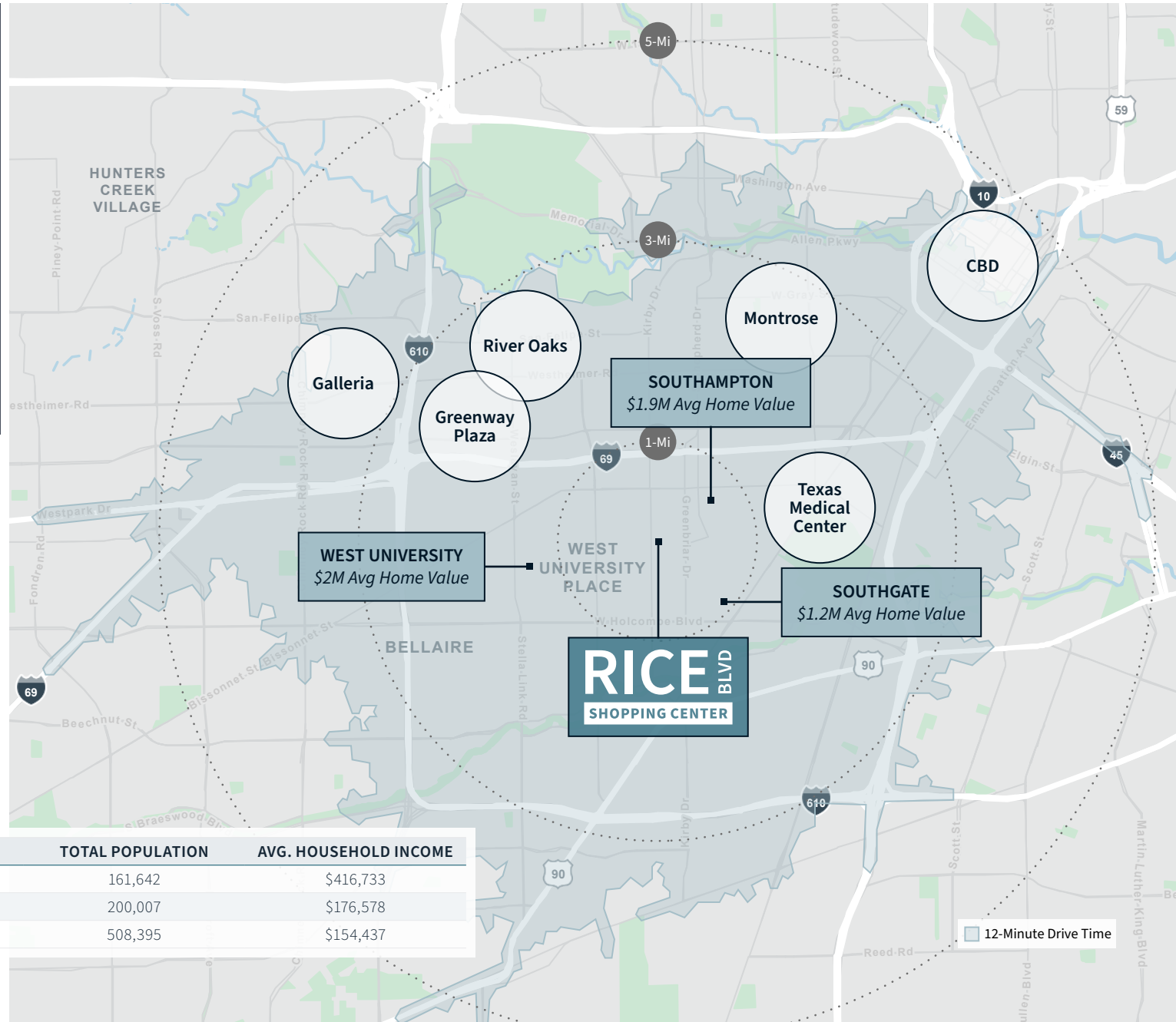
Spending on the Future

Dense Demographics

Dense Demographics with strong daytime and evening population, Rice Village Shopping Center is an around-the-clock Shopping destination

Ideal location

An ideal location minutes away from the TMC, Downtown, River Oaks, The Museum District and more.



	DAYTIME POPULATION	TOTAL POPULATION	AVG. HOUSEHOLD INCOME
Primary Trade Area	66,510	161,642	\$416,733
3-Mile Radius	453,231	200,007	\$176,578
5-Mile Radius	985,937	508,395	\$154,437

12-Minute Drive Time

Rice University

Rice University plays a multifaceted role in driving Houston's economic growth, acting as an employer, innovation hub, talent pipeline, and cultural asset. As a large employer with over 8,000 faculty and staff, Rice injects significant spending into the local economy through salaries, benefits, and procurement. Additionally, students contribute through housing, dining, and entertainment expenses, bolstering local businesses. Rice is a hub for cutting-edge research and technology, leading to the creation of new companies and attracting venture capital to Houston. Rice enriches Houston's cultural landscape through its museums, art galleries, and public events. The University also actively engages with the community through volunteer programs and educational initiatives, contributing to the city's overall social fabric.



Texas Medical Center

The Texas Medical Center (TMC) - the largest medical complex in the world - was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation collectively pushing the limits of what is possible in modern medicine. Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides stability in good times and bad, job growth, employment opportunities, and demand for ancillary real estate development.



10 MILLION

Patient Encounters per Year

20

Universities and Colleges

300 +

Research Labs

9,200

Total Patient Beds

60 +

Member Institutions

50 MILLION +

Developed Square Feet

1,400

Acres of TMC & Member Institution
Campuses

376,000 +

Jobs in Healthcare & Life Sciences

\$3 BILLION

in Construction Projects Underway

8TH

Largest Business District in the
United States

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