

Kirkwood Market Place

100% LEASED | 80,220 SQUARE FEET | HOUSTON, TEXAS

EXECUTIVE SUMMARY



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Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer the opportunity to acquire Kirkwood Market Place (the “Property”), a 100% leased, 80,220 square foot Crunch Fitness-anchored shopping center located on Westheimer, one of the busiest and most well-known streets in Houston, Texas. The shopping center is located at the highly trafficked corner of Kirkwood and Westheimer, shadow-anchored by Lowe’s, HEB, and Walmart. As the only major retail node within 5 miles, it’s the primary trade area for almost 500,000 consumers. With 7.0 years of WALT and a brand new fitness anchor, Kirkwood Market Place provides investors with an established surrounding population and the ability to push rents with the inline tenants.

Site Plan

Tenants Expiring without options



#	TENANT	SF
1	Kobams African Restaurant	3,690
2A	La Tapatia Mexican Cafe	3,360
3	Rumor	4,200
4	Boba Tea	1,325
5	Sunlight Pediatrics & Moonlight Pediatric Urgent Care	1,500
6	Mercury Clinical Research	1,200
7	Kumon	1,341
8	Leslie's Pool Supplies	3,000
9	Advance Auto Parts	8,640
10	Crunch Fitness	32,945
11	Partners in Primary Care	7,358
12	Heaven Reflexology	1,400
13	Vape N More	1,333
14	Bull Bear Tavr'n Table	4,378
15	Gorgeous Lash Studio	1,400
16	Cathy's Nails	950
17	K One Salon	2,200

East Facing Aerial

WESTCHASE
18.4M SF of Office

BECHTEL highradius APA Corporation Chevron ABB EMERSON
SAMSUNG NOY slb PHILLIPS 66 bmc

GALLERIA/UPTOWN

WHOLE FOODS
rack ROSS
petco

TARGET

HCC
ALIEF CAMPUS
Approx. 7,000 students

DOLLAR TREE
Office DEPOT

BRIAR FOREST
Median Home Price: \$460k

verizon STARBUCKS
SUBWAY BR baskin
FIVE GUYS robbins

Chick-fil-A
AT&T

TRADER JOE'S

KOHL'S

WELLS FARGO

H-E-B

Walmart

Kirkwood Dr (18,634 VPD)

Kirkwood
Market Place

LOWE'S

SPEC'S
WINES • SPIRITS
FINER FOODS

PAPPADEAUX
SEAFOOD KITCHEN
Phoenicia
Specialty Foods

99
大華超級市場
99 RANCH MARKET

TESCO
特搜商城

Westheimer Rd (67,134 VPD)

Carne's
Cuban Cuisine



KIRKWOOD MARKET PLACE'S BRAND NEW ANCHOR TENANT IS ONE OF THREE NEWLY BUILT LOCATIONS IN HOUSTON DELIVERING IN 2025.

Crunch Fitness at Kirkwood Market Place is operated by Harman Fitness in partnership with James Harden; Former Houston Rockets player and current LA Clippers Star.

490

CRUNCH LOCATIONS

3mm

CRUNCH FITNESS MEMBERS

\$957mm

SYSTEMWIDE SALES IN 2023

+23%

INCREASE IN SALES YOY FROM 2022-2023

+12%

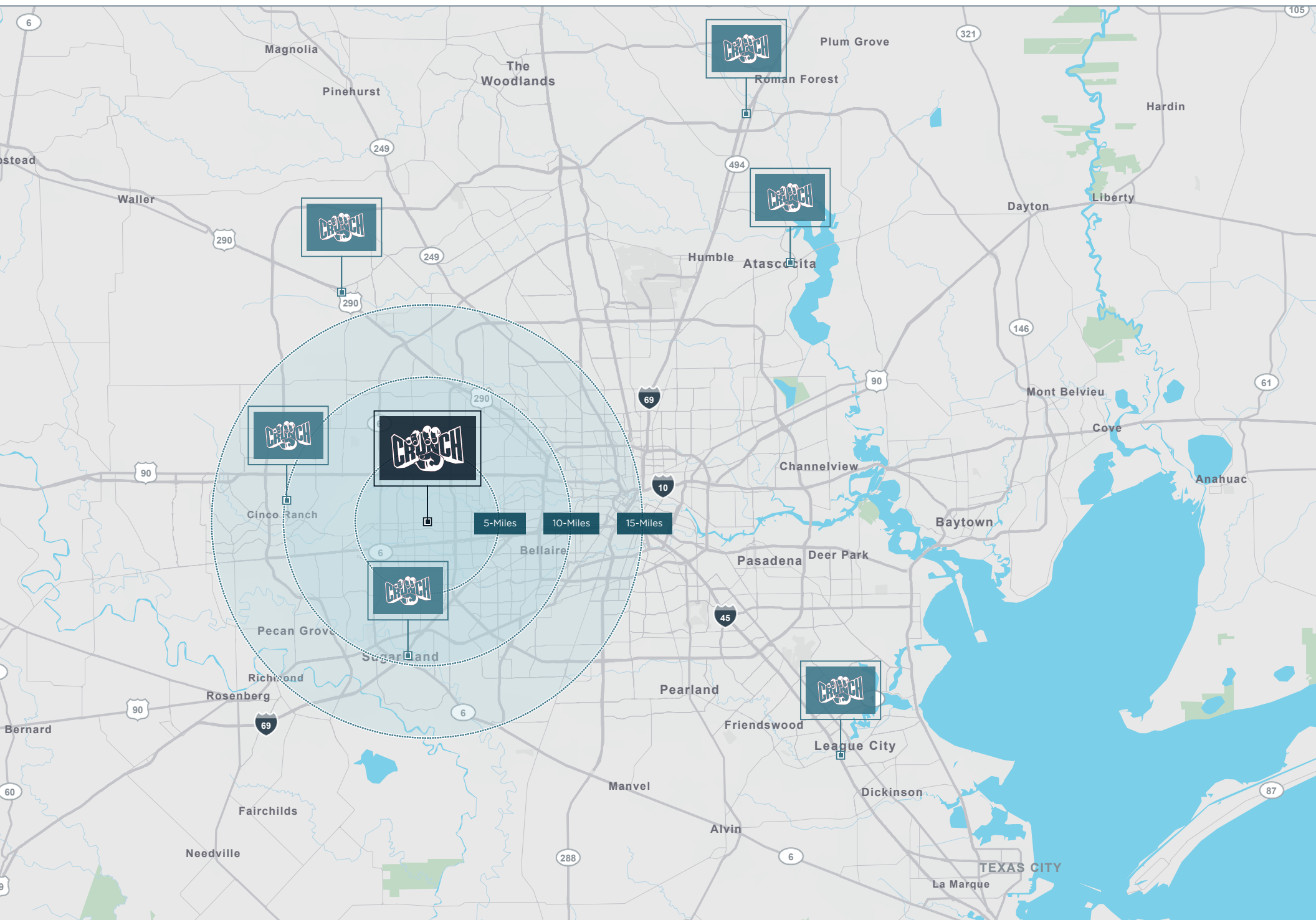
US GYM MEMBERSHIP INCREASE SINCE 2021

40

GYMS OPERATED BY HARMAN FITNESS NATIONWIDE



Trade Area Spacing



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