



COMMONS AT  
WILLOWBROOK





# THE OFFERING

JONES LANG LASALLE AMERICAS, INC. (“JLL”) PROUDLY PRESENTS COMMONS AT WILLOWBROOK (THE “PROPERTY”),  
AN EXCEPTIONAL 568,704 SQUARE FOOT SHOPPING CENTER IN NORTH HOUSTON’S WILLOWBROOK SUBMARKET.

Currently 80% leased, this Property offers a compelling value-add opportunity with rents 11% below market rates and 37% credit tenancy. Ideally situated at the northwest intersection of Highway 249 and FM 1960, the Property commands an impressive trade area extending over 15 miles. Its diverse tenant roster features high-performing national anchors complemented by sales-driving shop tenants. Primed for significant NOI growth through multiple existing value-enhancement strategies, the Property has the potential to enhance the already robust tenant mix and elevate its overall asset value with targeted capital improvements. Commons at Willowbrook represents a rare, true value-add opportunity in an unparalleled location, making it one of the most sought-after offerings in the market.

568,704  
SQUARE FEET

80%  
LEASED

1985  
YEAR BUILT

3.8 YRS  
WTD. AVG. REMAINING  
LEASE TERM

10.8%  
CAGR



# PROPERTY LOCATION MAP





# INVESTMENT HIGHLIGHTS

TOP PERFORMING  
RETAIL CENTER  
WITH SUPER  
REGIONAL DRAW


PREMIER  
TENANT LINE UP  
WITH PROVEN  
PERFORMANCE

COMMERCE  
CENTER OF NORTH  
HOUSTON

HIGHLY CREDITED  
NNN LEASE  
OPPORTUNITY

TENANT  
EVOLUTION:  
SALES GROWTH





ROBUST SALES  
PERFORMANCE  
WITH COMPETITIVE  
HEALTH RATIOS

SIGNIFICANT  
NOI GROWTH  
OPPORTUNITY

ACCESSIBILITY  
DRIVES SALES

REPOSITIONING  
POTENTIAL: ELEVATING  
COMMONS AT  
WILLOWBROOK

VALUE-ADD  
OPPORTUNITY:  
RECONSTRUCTING  
BUILDING G



# SITE PLAN



**Visionworks**  
PRESTIGE TAILORS

**results**  
PHYSIO THERAPY  
Get better. Now.

**McALISTER'S**  
DELTA

**PARIS**  
NAILS

**Bellesse Women's Clinic**  
Obstetrics and Gynecology of Houston

**DESIGNER**  
Furniture & More

**THE VITAMIN SHOPPE**

**Quest Diagnostics**

249

1417-204 VPD

WILLOWBROOK MALL







# COMMERCE CENTER OF NORTH HOUSTON

DOWNTOWN HOUSTON

GALLERIA / UPTOWN

WILLOWBROOK MALL  
6.1M ANNUAL VISITORS

Dillard's ★ macy's APPLE  
NORDSTROM rack SEPHORA H&M

STAR  
DISCOUNT  
TIRE

SHERWIN  
WILLIAMS.

CW

FM 1960 | 55,653 VPD



**\$11.85 BILLION**

SPENDING POWER  
WITHIN A 5-MILE RADIUS

**109,245**

HOUSEHOLDS  
WITHIN A 5-MILE RADIUS

**\$108,510**

AVERAGE HOUSEHOLD INCOME  
WITHIN A 5-MILE RADIUS

**WILLOWBROOK PLAZA**



**at home**  
The Home Décor Superstore

**COSTCO**  
WHOLESALE

**Ashley**  
HOMESTORE

**WILLOWCHASE  
SHOPPING CENTER**

**Fiesta** **FAMILY DOLLAR**  
my family, my family dollar.

**ROOMS TO GO** **JOANN**

249  
122,881 VPD

**LIFE TIME**

**HIGHLAND TIMBERS**

HOUSTON  
**Methodist**  
LEADING MEDICINE



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