

Welcome to
the future
of retail.

WELCOME TO GATEWAY MEMORIAL CITY





Gateway Memorial City

GATEWAY MEMORIAL CITY

The ultimate destination.

Gateway Memorial City is a 90,000 square foot lifestyle center across Gessner Road from Memorial City Mall and next to The Westin Memorial City. It is quickly becoming West Houston's top culinary destination for award-winning chef-inspired restaurants. Gateway boasts a lively central promenade that's constantly filled with activities and gatherings.

**FEATURES****STRATEGIC LOCATION**

Situated at I-10 & Gessner for optimal visibility and access

STRATEGIC LOCATION

Features 90,000 SF of retail space with a 7-level parking garage for 537 vehicles and 108 surface spaces.

UNIQUE DESIGN

Boasts a landscaped central patio and proximity to the iconic 33-story Memorial Hermann Tower

KEY TENANTS**DIVERSE DINING**

Hosts culinary spots like Churrascos, KUU Restaurant, State Fare Kitchen & Bar, and Haywire.

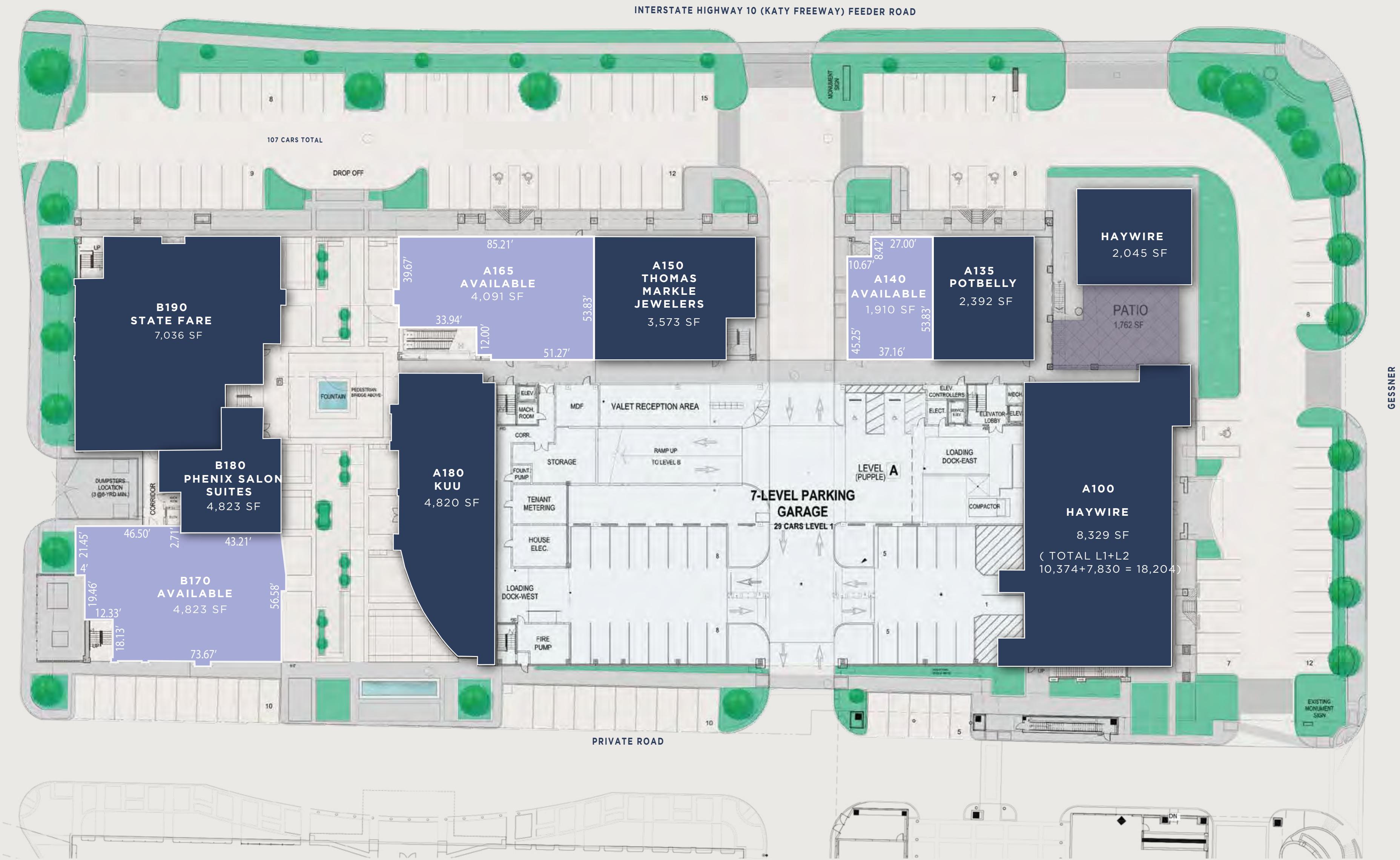
LUXURY & LIFESTYLE BRANDS

Includes Thomas Markle Jewelers, Hanna Dental Implant Center, and more.

Level I Site Plan

38,821 SF

Total Property Size

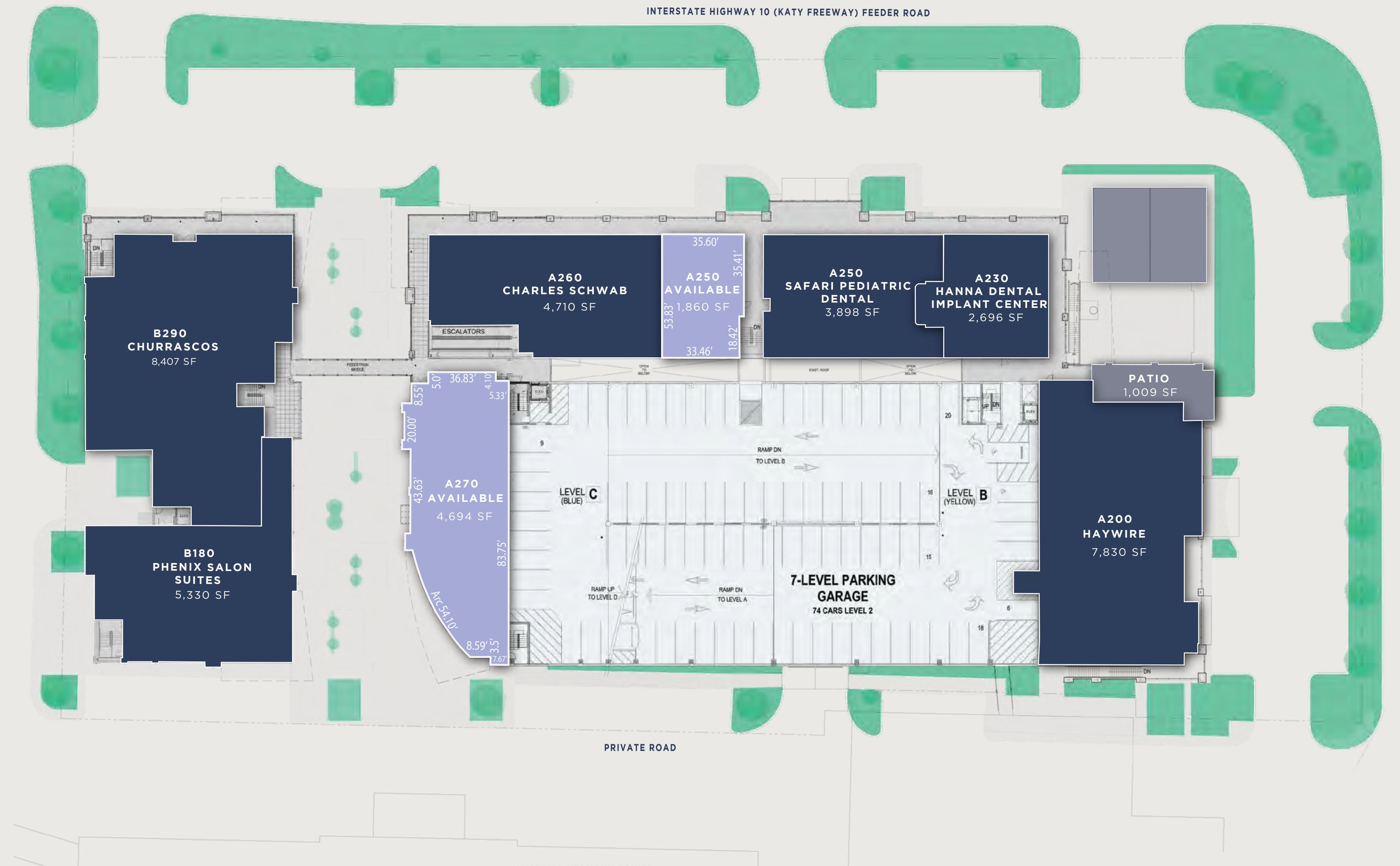


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Level 2 Site Plan

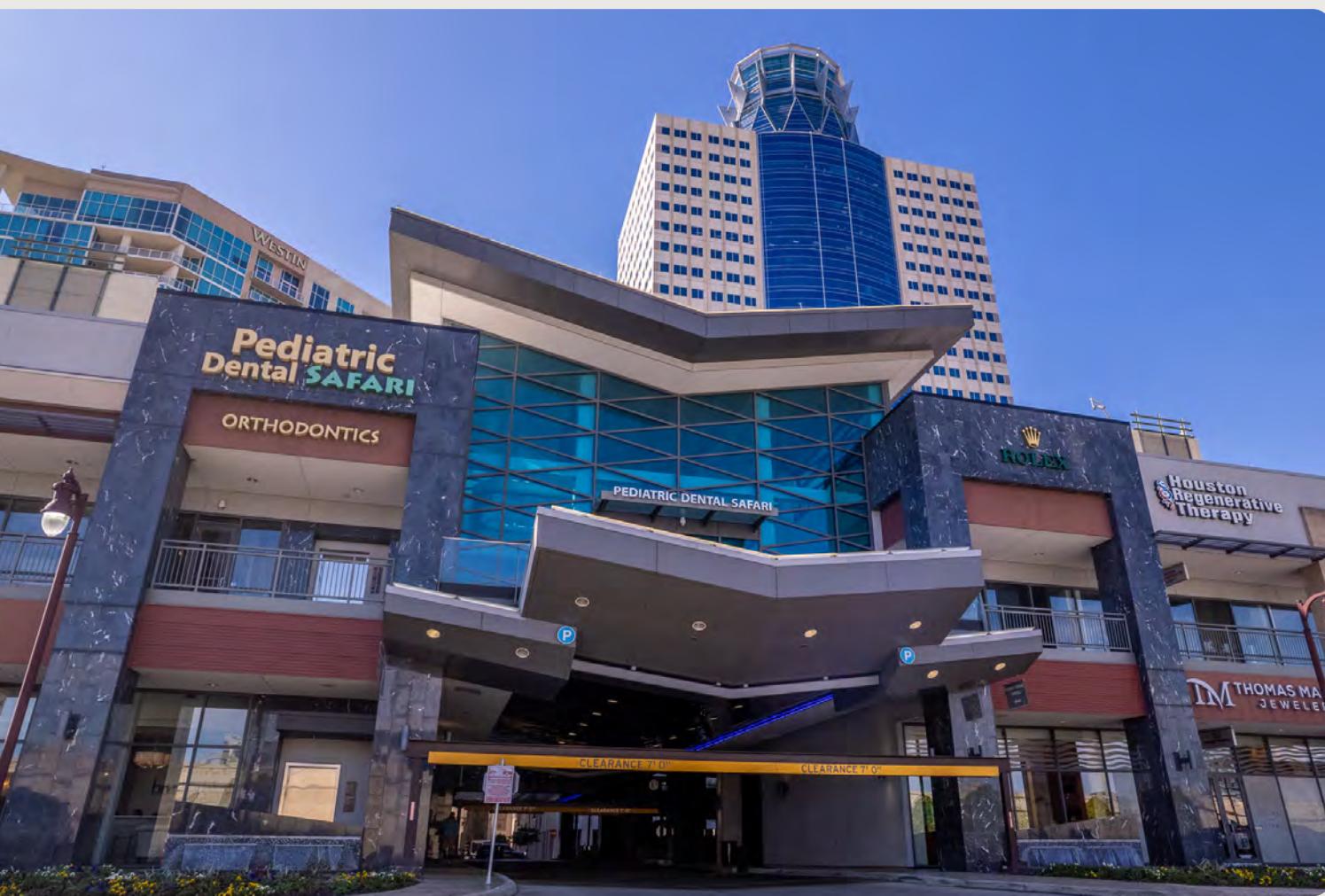
39,374 SF

Total Property Size



GATEWAY MEMORIAL CITY

Experience Gateway



Grow and connect in West Houston.

It's time to thrive in West Houston, a region marked by substantial growth and potential. Home to over 590,000 households, this area has experienced a significant population surge, indicating not just an increase in numbers, but also a flourishing community.

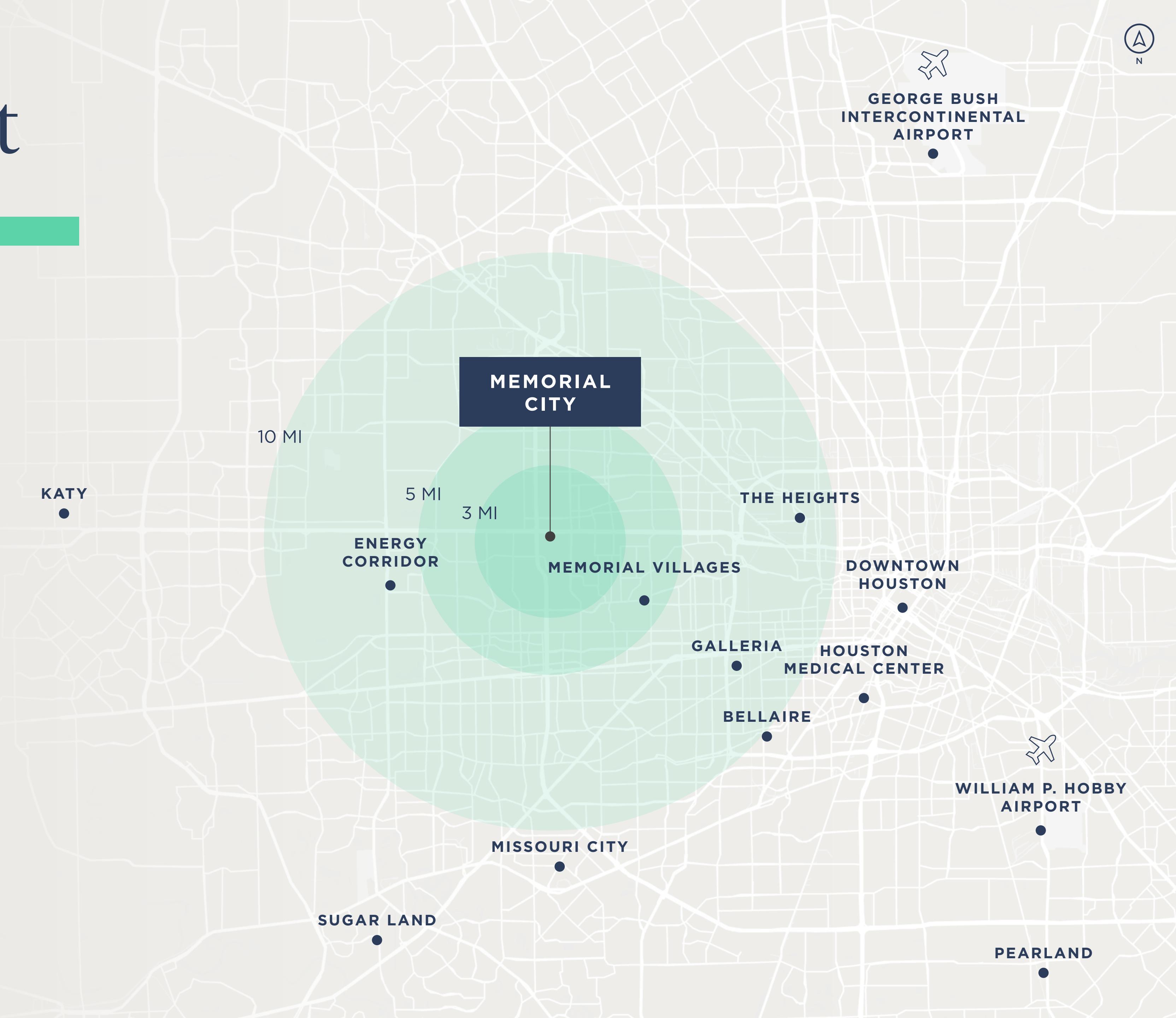
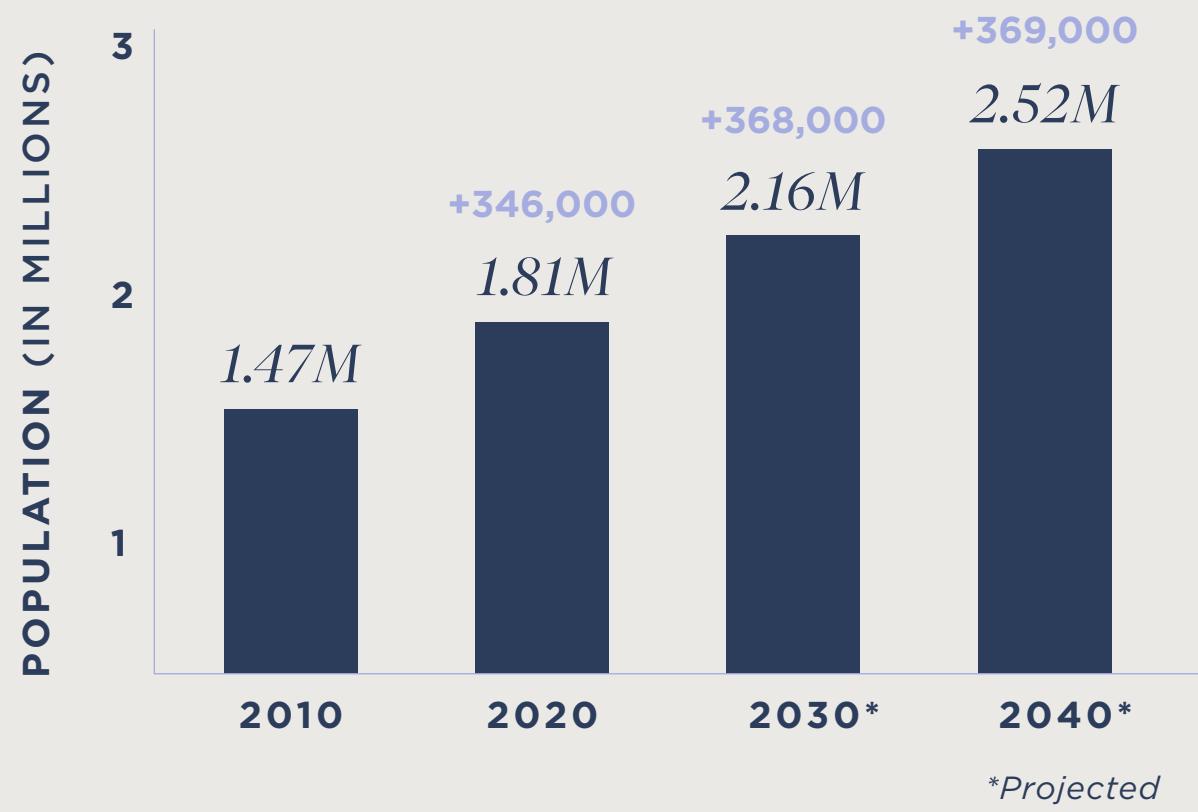
155%
West Houston population growth over 30 years

7M+
Growing population in Houston MSA

\$490B+
Growing Houston GDP

1.4M
Residents within 10 miles

\$144K
Average household income within 3 miles



The heart of West Houston's economy.



Discover Memorial City, a dynamic retail, office and residential center of West Houston's economy. Nestled in one of Houston's most affluent communities, this vibrant development is more than just a location; it's an energetic city-within-a-city, where consumers and culture connect.



534,880

Combined Daily Cars on
Interstate 10 & Beltway 8



14.5M SF

Existing & New/Proposed
Mixed-Use Developments



1.7M SF

Memorial City
Super-Regional Mall



\$960

Average Sale Per SF
at Memorial City Mall

Come shop, converge, and connect.

At the center of the affluent 77024 zip code, Memorial City is a pivotal point amidst Texas' most influential areas. As a bustling hub, it effortlessly connects you to major employment centers and its vast retail offering, luxurious communities, and landmark urban sites.

25M SF

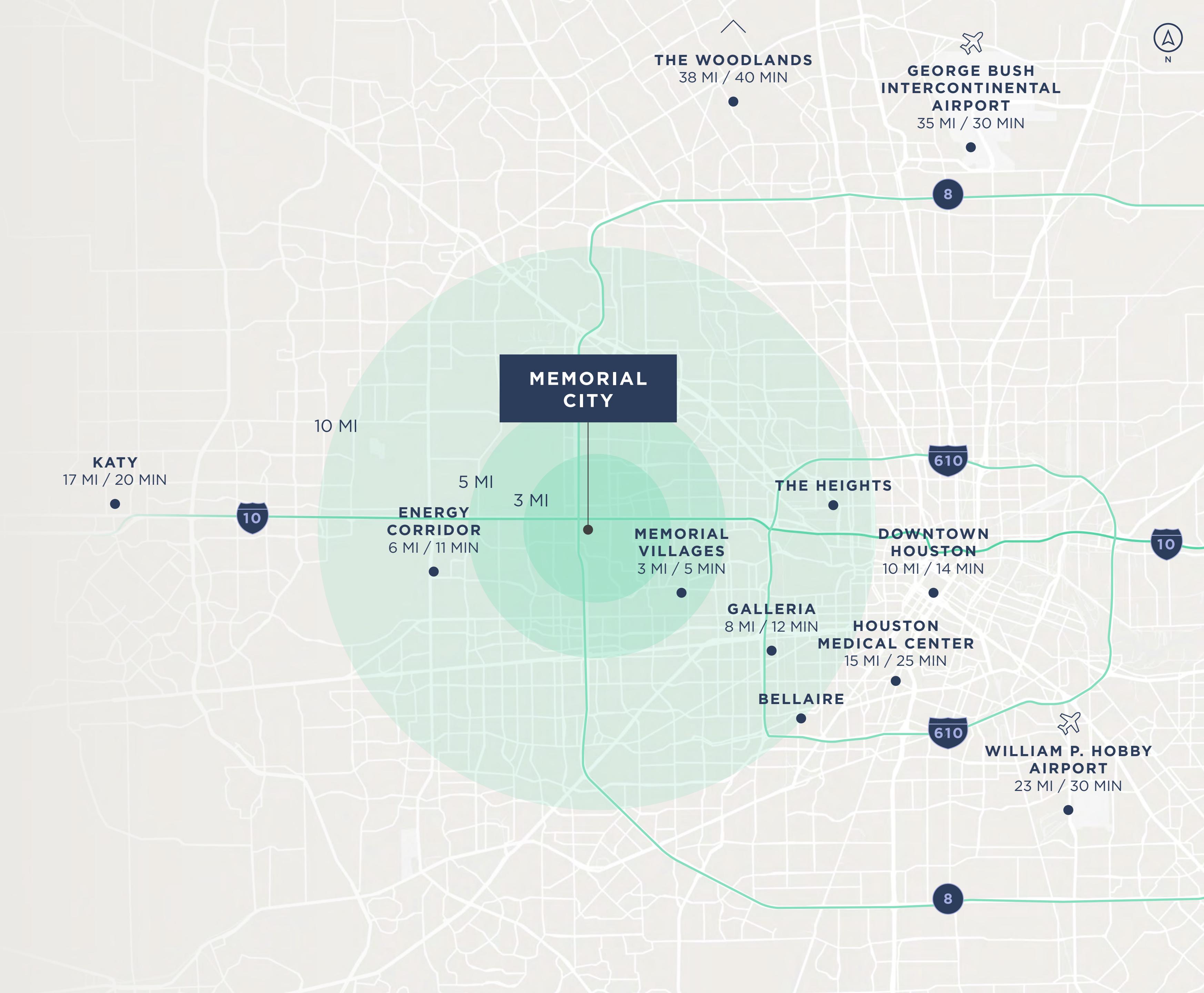
Total Office Space

75,000

Employees, Ranking Third-Largest Center in the Region for Employment

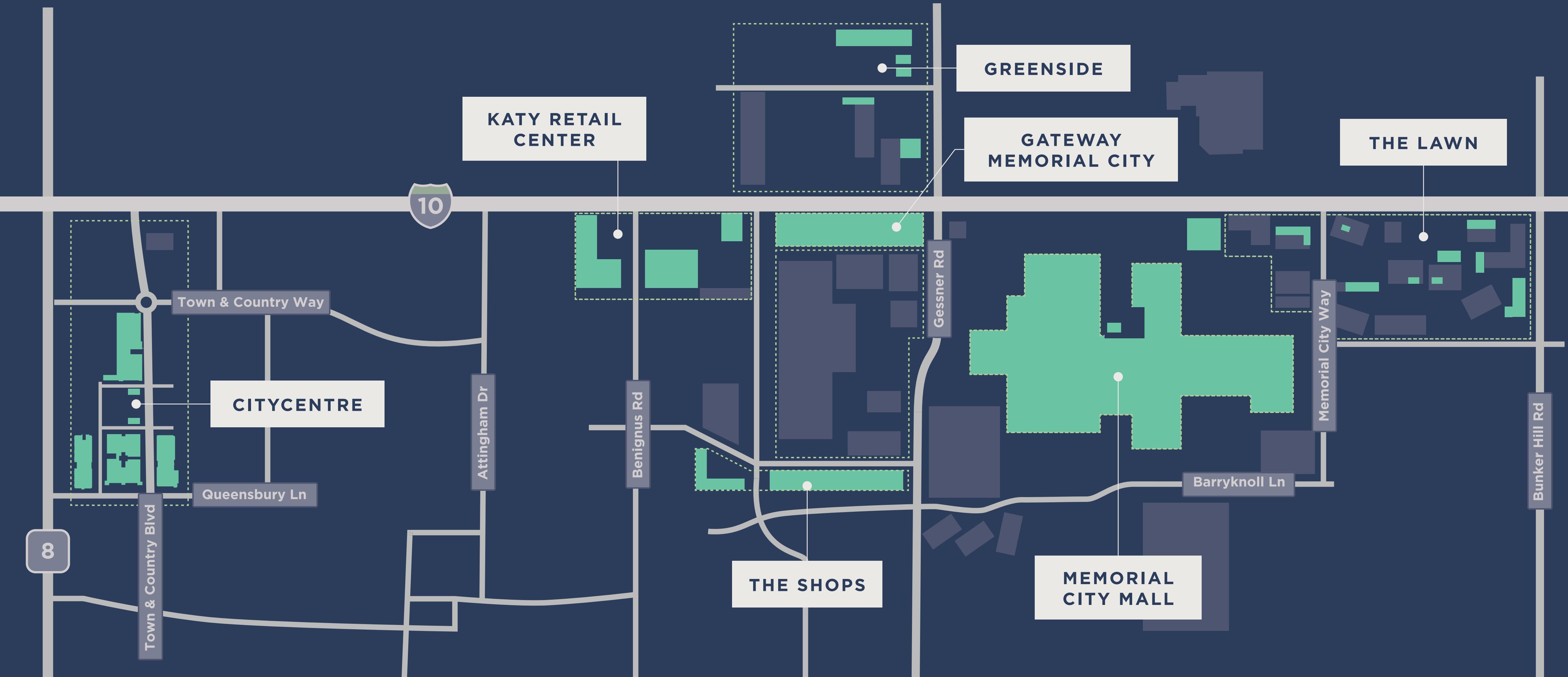
\$250,000

Annual Average Household Income, Ranging as One of the Wealthiest Communities in both Texas and the U.S.



The *Developments*

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Contact



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