



Welcome to  
the future  
*of retail.*

WELCOME TO GATEWAY MEMORIAL CITY



MEMORIAL CITY





# Gateway Memorial City

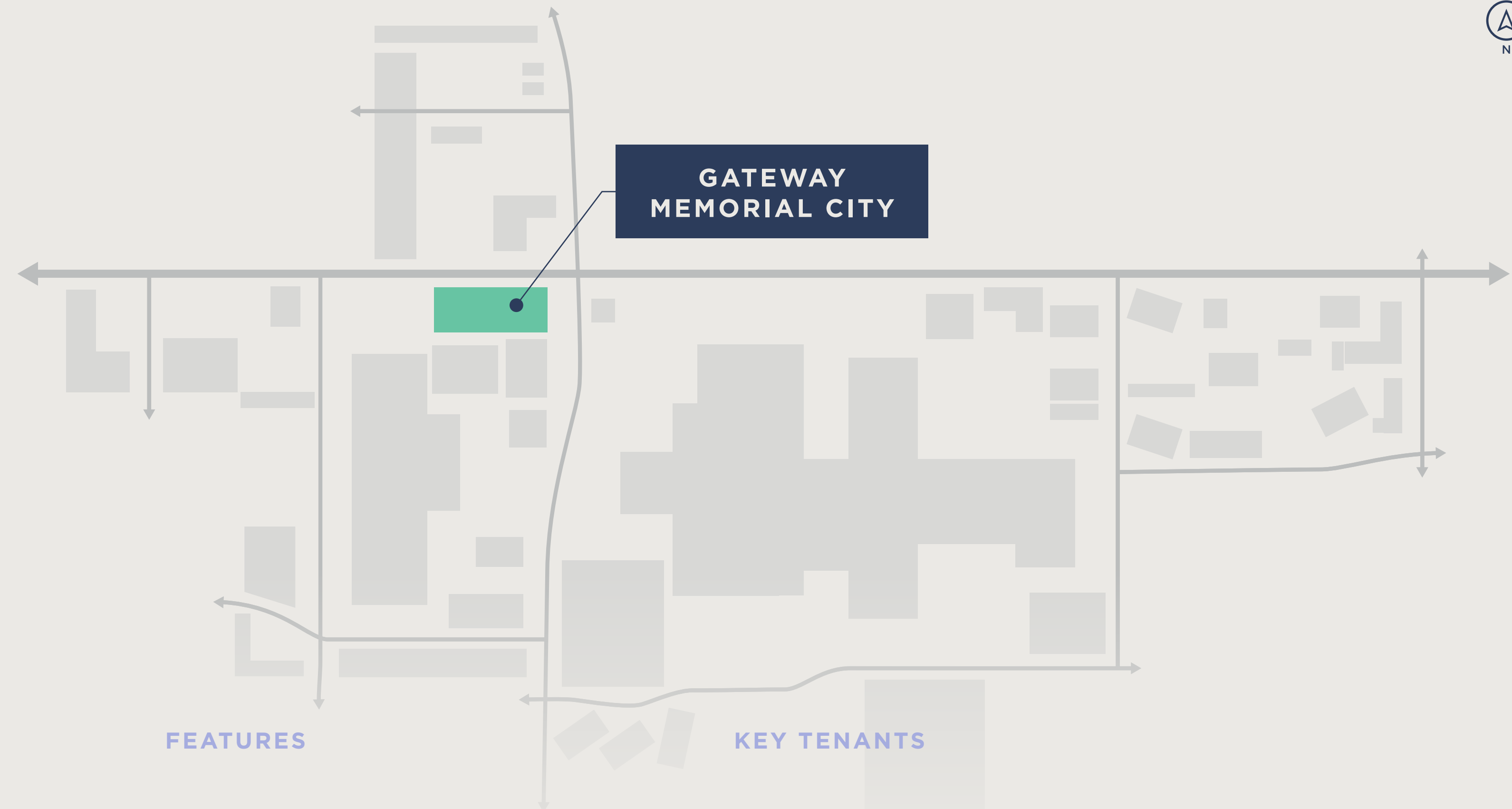




## GATEWAY MEMORIAL CITY

# 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





39,374 SF

This site plan illustrates a 7-level parking garage and its surrounding commercial environment. The central feature is the **7-LEVEL PARKING GARAGE**, which accommodates **74 CARS LEVEL 2**. The garage is divided into three horizontal levels: **LEVEL C (BLUE)**, **LEVEL B (YELLOW)**, and **LEVEL A (GREEN)**. Access is provided via **RAMP UP TO LEVEL D**, **RAMP DN TO LEVEL A**, and **RAMP DN TO LEVEL B**. The garage is bordered by several commercial buildings:

- B290 CHURRASCO** (8,407 SF) and **B180 PHENIX SALON SUITES** (5,330 SF) are located to the west.
- A260 CHARLES SCHWAB** (4,710 SF) and **A250 SAFARI PEDIATRIC DENTAL** (3,898 SF) are to the north.
- A230 HANNA DENTAL IMPLANT CENTER** (2,696 SF) and **A200 HAYWIRE** (7,830 SF) are to the east.
- A270 AVAILABLE** (4,694 SF) and **A250 AVAILABLE** (1,860 SF) are located between the garage and the northern buildings.
- PATIO** (1,009 SF) is situated between the dental centers and the Haywire building.

The plan also shows **ESCALATORS**, **OPEN TO BELOW** areas, and **EXIST. ROOF** sections. The site is bounded by **INTERSTATE HIGHWAY 10 (KATY FREEWAY) FEEDER ROAD** to the north and **PRIVATE ROAD** to the south. The **CESSNER** street is located to the east. Landscaping with green trees is shown around the perimeter of the buildings and parking areas.



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+**

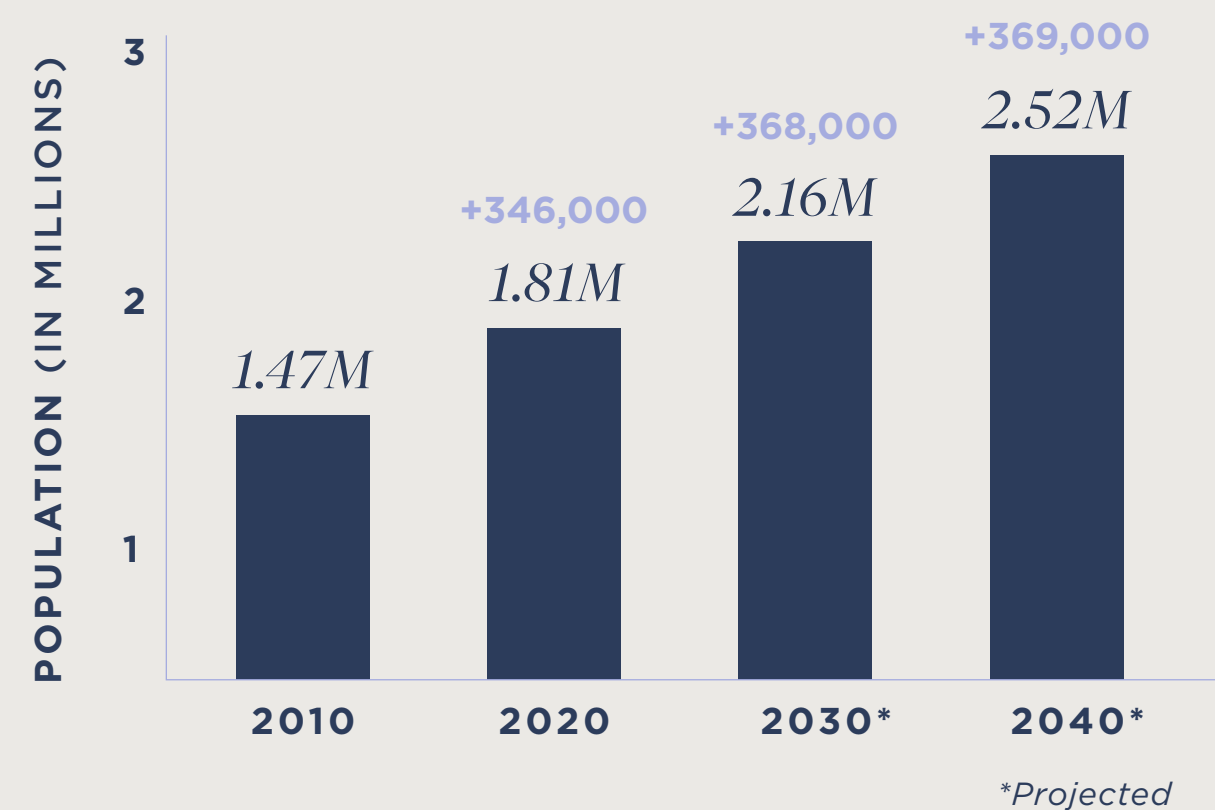
Growing Houston GDP

**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**

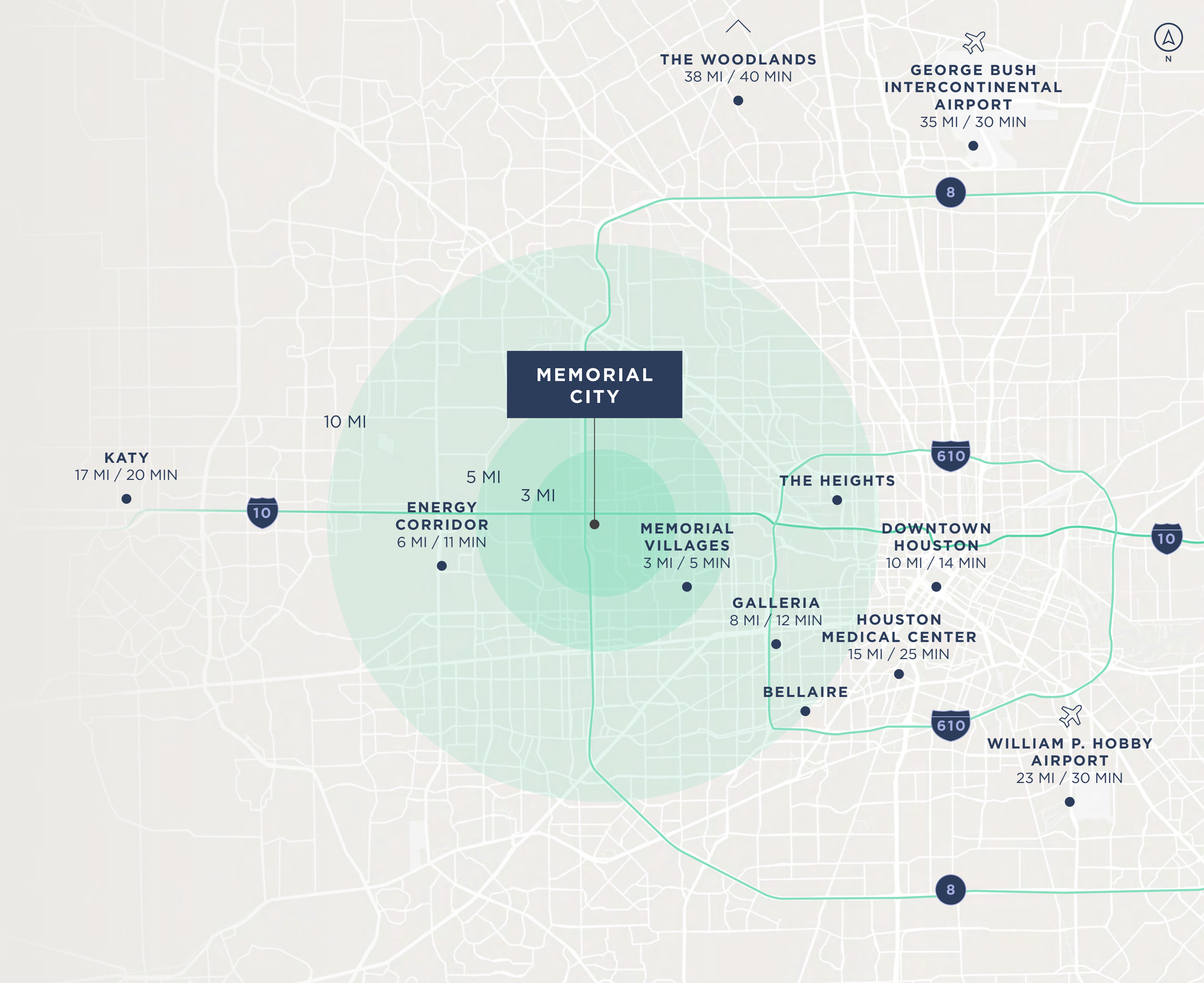
Total Office Space

**75,000**

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

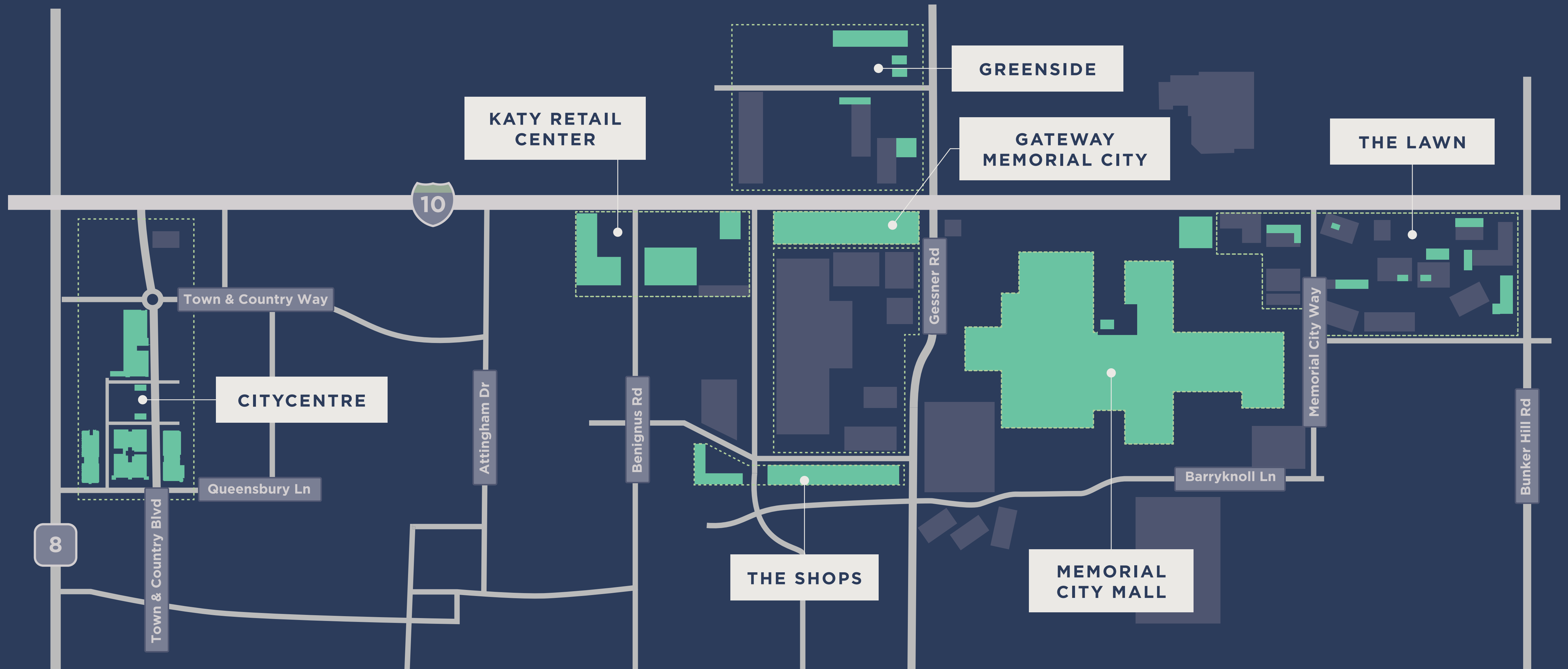
**\$250,000**

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





# The *Developments*







# Contact



## OWNER + DEVELOPER

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