



Baybrook Gateway

Webster, TX

Houston-The Woodlands-Sugar Land (TX)



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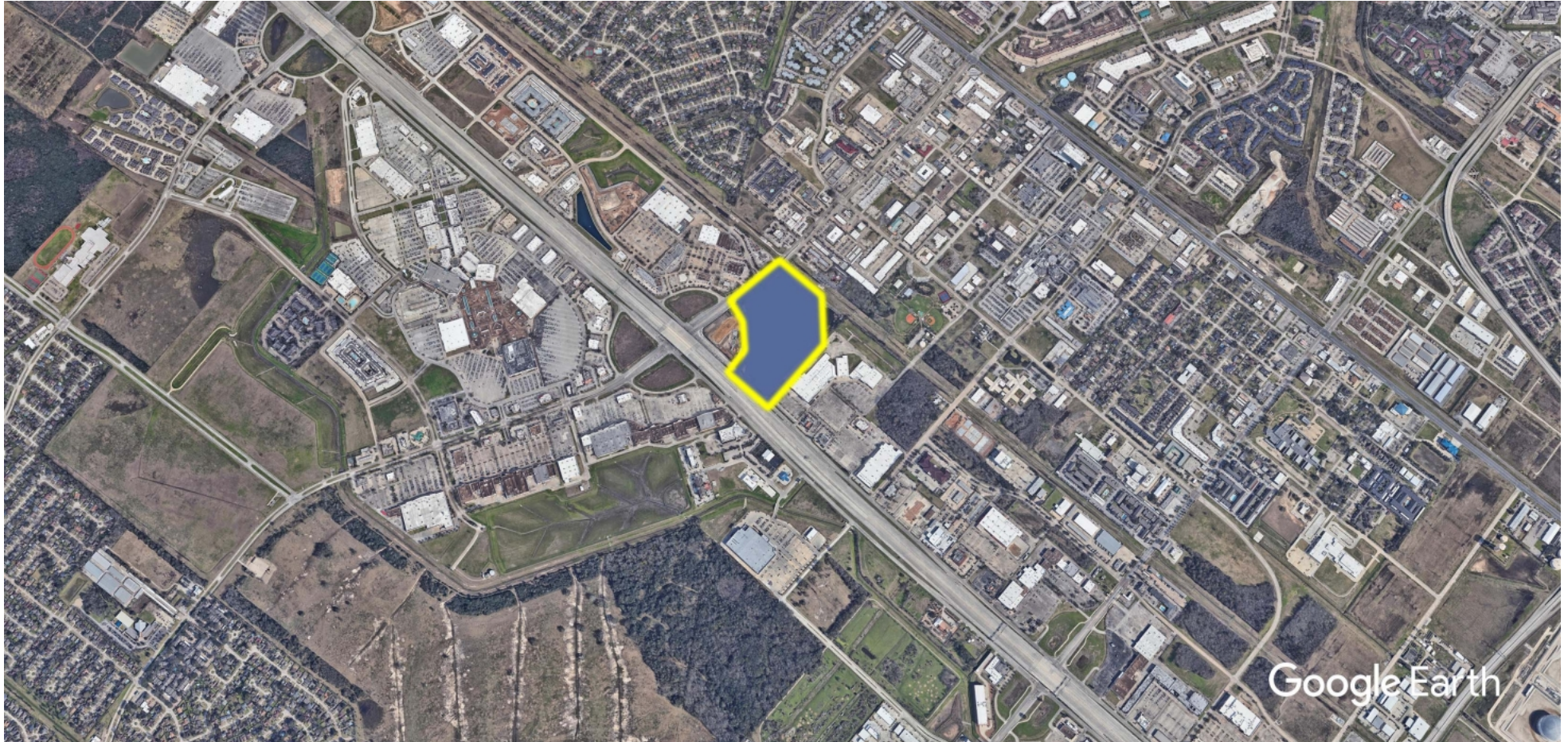




AERIAL



GROSS LEASABLE AREA (GLA)	241,149 SF
PARKING SPACES	1,296
PARKING RATIO	5.37 per 1,000 SF



DENSITY AERIAL



Property Overview

Baybrook Gateway is one of the Bay Area's premier shopping centers, located at the dominant retail intersection of the region. The center is home to some of the region's top-performing retailers in their chains. This center sits in a leading retail submarket of Houston and is adjacent to one of the metropolitan area's top performing malls, Baybrook Mall, which recently added 555,000 SF to serve the expansive trade area.

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Available



	TENANT	SQ FT
1	Jared, The Galleria of Jewelry	7,500
2	Escalante's Fine Tex-Mex	7,000
3	La Madeleine French Bakery	4,034
4	UrgentVet	2,400
5	Jersey Mike's	1,549
6	Available	2,000
7	Citrus Nail Spa	2,400
8	Scoop Craft Creamery	1,200
9	Pho 5Plus	2,400
10	European Wax Center	1,600
11	Massage Envy Spa	3,120
12	Tenant	23,800
13	Ashley	39,843
14	World Market	18,300
15	Painted Tree Boutiques	26,584
16	Salon Service Group	1,600
17	Salons by JC	11,436
18	Plato's Closet & Once [...]	10,000
20	Michael's	20,750
21	Scrubs & Beyond	2,738
22	Ohayo Sushi	6,215
23	Barnes & Noble	32,000
24	BB's Cafe	6,180
25	James Avery	3,500
26	Pokeworks	1,800
27	Smoothie King	1,200

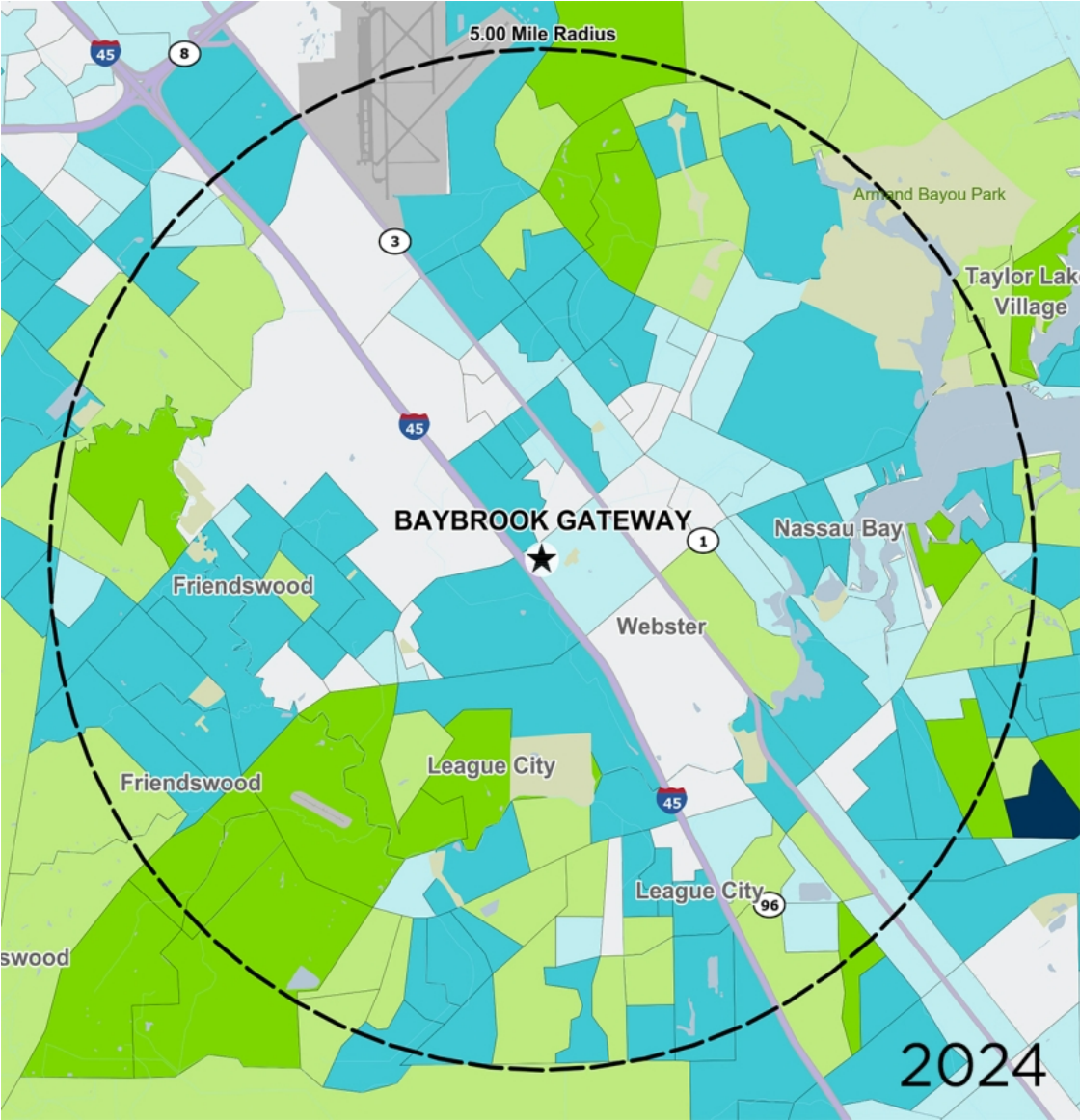
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,648	84,838	209,873
Daytime Pop	17,937	94,754	210,004
Households	3,441	35,048	80,521
Average HH Income	\$87,988	\$102,179	\$126,834
Median HH Income	\$68,335	\$77,520	\$99,200
Per Capita Income	\$39,681	\$42,314	\$48,835

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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Bay Area Blvd. & Gulf Freeway, Webster, TX



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