



MONTROSE  
COLLECTIVE



LIVE NATION

# MONTROSE COLLECTIVE

2023

# Project Overview



# Project Overview

**6**

PATIO-WRAPPED RESTAURANT  
SPACES

**15**

LOCAL & FIRST-TO-MARKET  
MERCHANTS

**80K**

SF OF BEST-IN-CLASS RETAIL  
SPACE

**600+**

PARKING GARAGE SPACES



We are a creative canvas in the heart of Houston's most culturally eclectic neighborhood.

The project has been imagined by a team of internationally acclaimed designers with the pedestrian in mind. Honest materials detail expressive buildings, unique storefronts and unexpected moments.

Lush balconies frame boutique workspaces. Activated patios welcome neighbors to Houston's newest dining destinations. Shaded pathways and courtyards invite guests to explore independent merchants.

*Introducing Montrose Collective's  
newest retail collective...*

# Executed Retail Tenants



**BUCK MASON**



**BRILLIANT EARTH**



**Reformation**



**AMANO**  
LAMPDESIGN BY HANDBLIND



**MEJURI**



**MARCEL**  
Market



**GANNI**

# Executed Food & Beverage Tenants



*Marmos*



*Van Leeuwen*



*La La Land*



**PICNIK**



**IDLE HANDS**



 **uchi**



*The Chelsea*

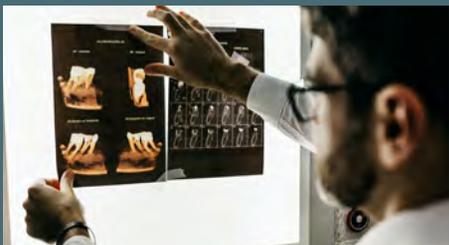


**GRAFFITI RAW**



**FLORA'S WINE BAR**

# Executed Service & Office Tenants



BAYOU CITY *Smiles*

[solidcore]



ME SALON



SISU



GLOSSLAB



SUNLESS EST. 2010  
*Château*



LIVE NATION



CONTOURGLOBAL



SKIN LAUNDRY

WIRMA Innovation



# Look Who's Looking



*American Vintage*



MIRON CRCSBY

THE CITIZENRY



FAHERTY



*Rails*



THE NORMAL BRAND

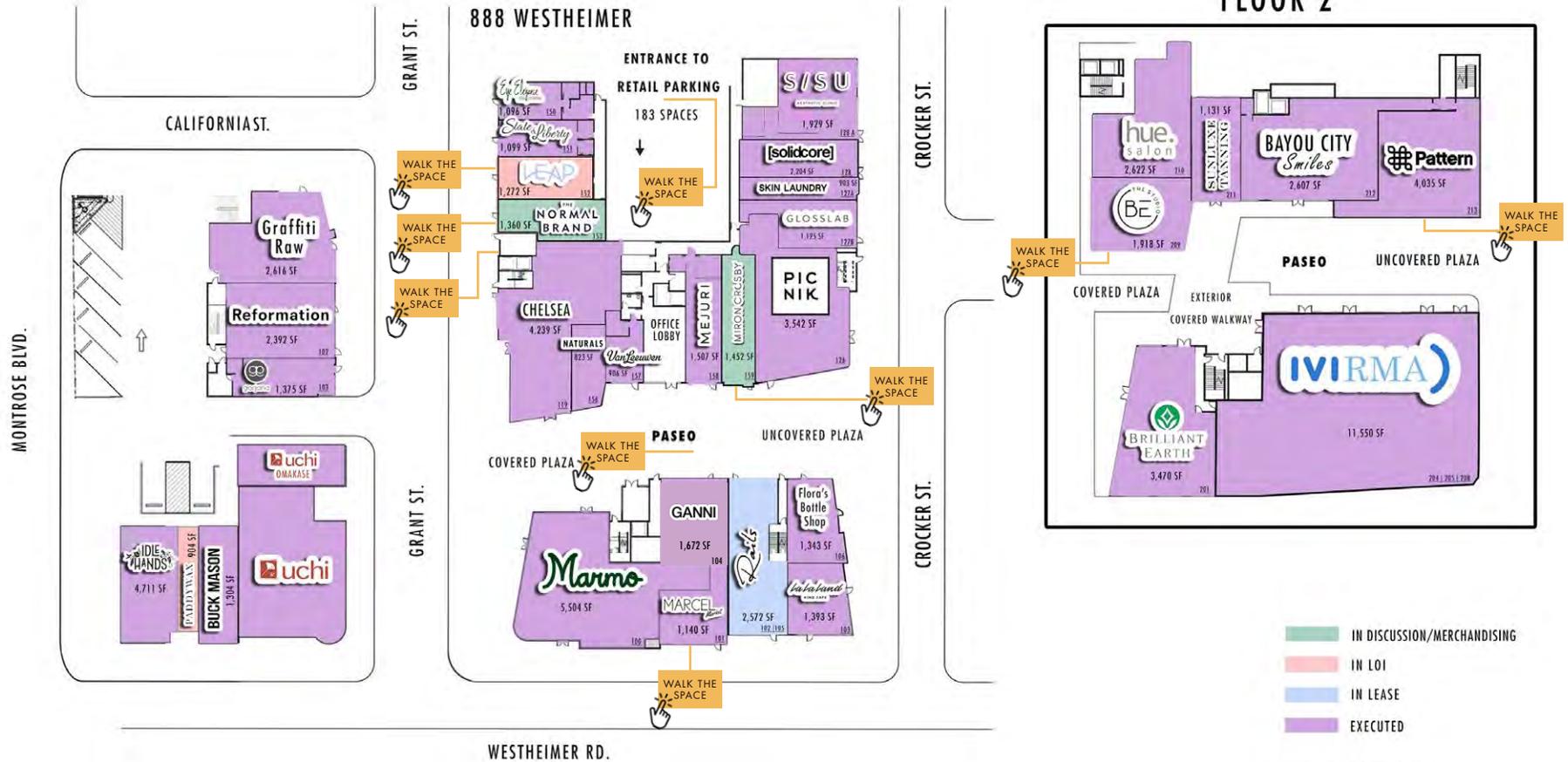


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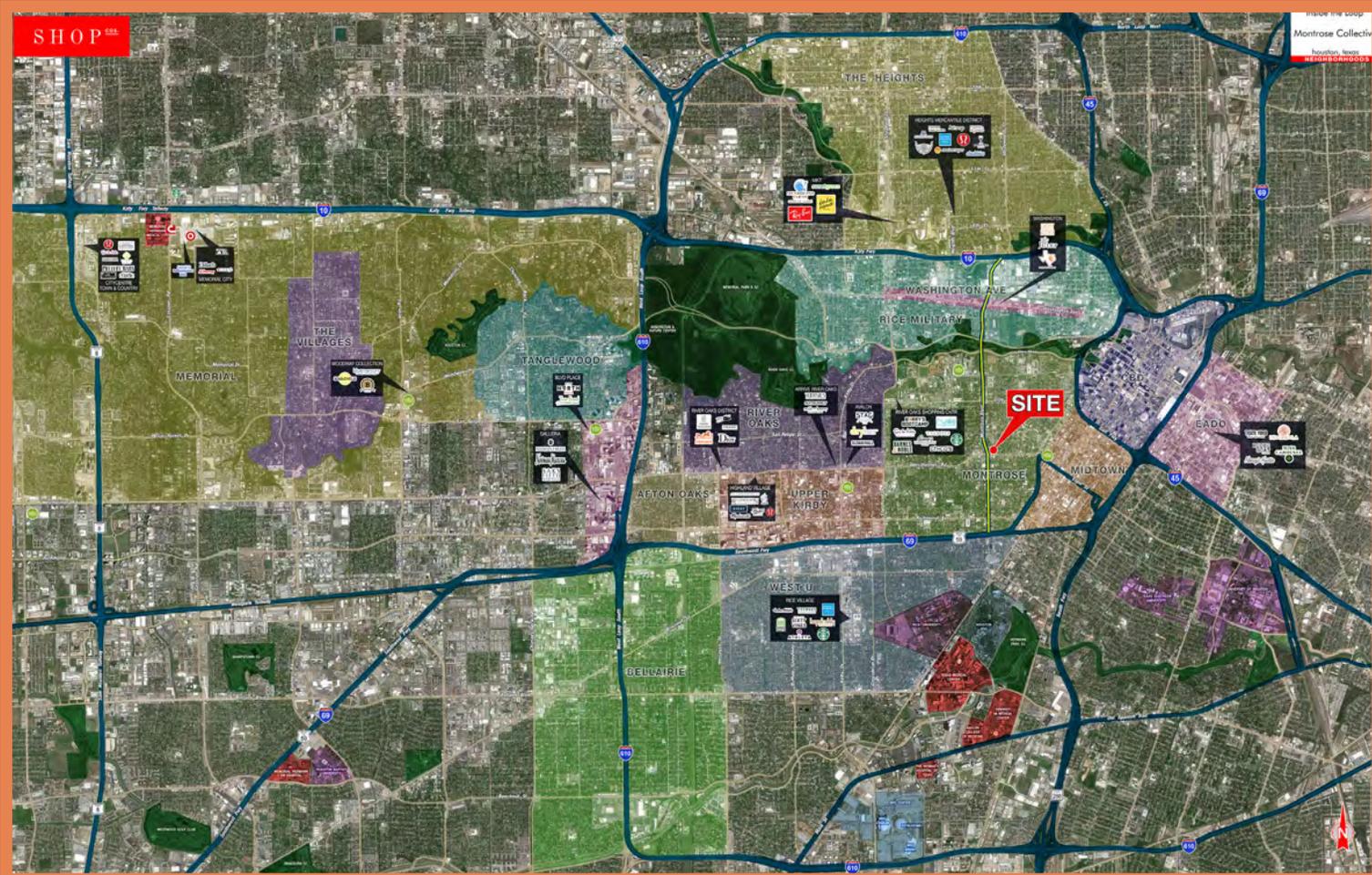
# Leasing Plan

## FLOOR 1

## FLOOR 2



# Inner Loop Neighborhood



# 94 Walk Score

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*“Montrose has also been the center of Houston’s food scene, which, as is customary these days, has led the city’s charge into the national conversation” -Brett Martin*



## *14 Coolest Neighborhoods In America*



tripadvisor®

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*“Houston’s, and Texas’s, coolest neighborhood”*  
**TexasMonthly**

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*“Houston’s hippest neighborhood is also home to some of it’s best bites”*  
**bon appétit**



# Montrose Neighborhood



# Montrose Customer



## Refined Creative

- Educated
- Homeowner
- Mid 40's early 50's and works from home
- Strives for unique culinary experiences
- Appreciates quality over quantity
- Luxury travel plans
- Well cultured
  - Likes French press over Starbucks
  - Ditched the suit for designer jeans
  - Enjoys their Peloton
  - Spends extra cash on fine art



## Progressive Trailblazer

- Socially conscious
- Home renter
- Supports local
- Festival-goer
- Enjoys nightlife
- Vegan
- Has strong political views
- Plays music on a record player
- Desires authenticity
  - Rather walk than drive
  - Saves money on brand name items for weekend travel plans
  - Yoga classes vs. solo workouts
  - Bon Iver over Justin Bieber



## Affluent Urbanite

- The 20-somethings
- Cares about what they put in their body
- Fitness enthusiast
- Spends money on service
- Showcases experience through social media
- Appreciates events & grand openings
- Late night libations
  - New vs. vintage
  - Regular at Uchi
  - Ranch water over dirty martini
  - Twitter news over Fox news

# Montrose Retail



Aesop

Lovely Bridal



Le Labo



Universal Standard



The Montrose neighborhood will be an incredible location for our Houston debut, it has soul, a rich history and is a true destination for shopping, dining and entertainment.  
- *Sasha Koehn*

**BUCK MASON**



Emerson Rose



Biscuit Home

# Montrose Food



Uchi



UB Preserve

**11** James Beard nominations within 8 blocks

**20** of Houston's top 100 restaurants within 7 blocks

**200+** restaurants, coffee shops & bars within 1 mile



Penny Quarter



Hugo's



Rosie Cannonball



Anvil Bar & Refuge



Southside Espresso

# Montrose Art & Culture

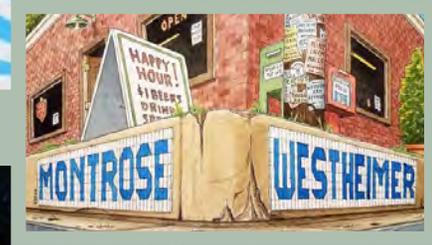
Museum of Fine Arts Houston



Menil Campus



*"Anchored by The Museum of Fine Arts, Houston, The Menil Collection, and two universities, the Montrose district has been at the core of Houston's art community for almost a century. Among Houston's most walkable neighborhoods, Montrose also boasts great examples of public sculpture, which invite people to stop and linger..."*  
*-Alison de Lima Greene, Curator MFAH*



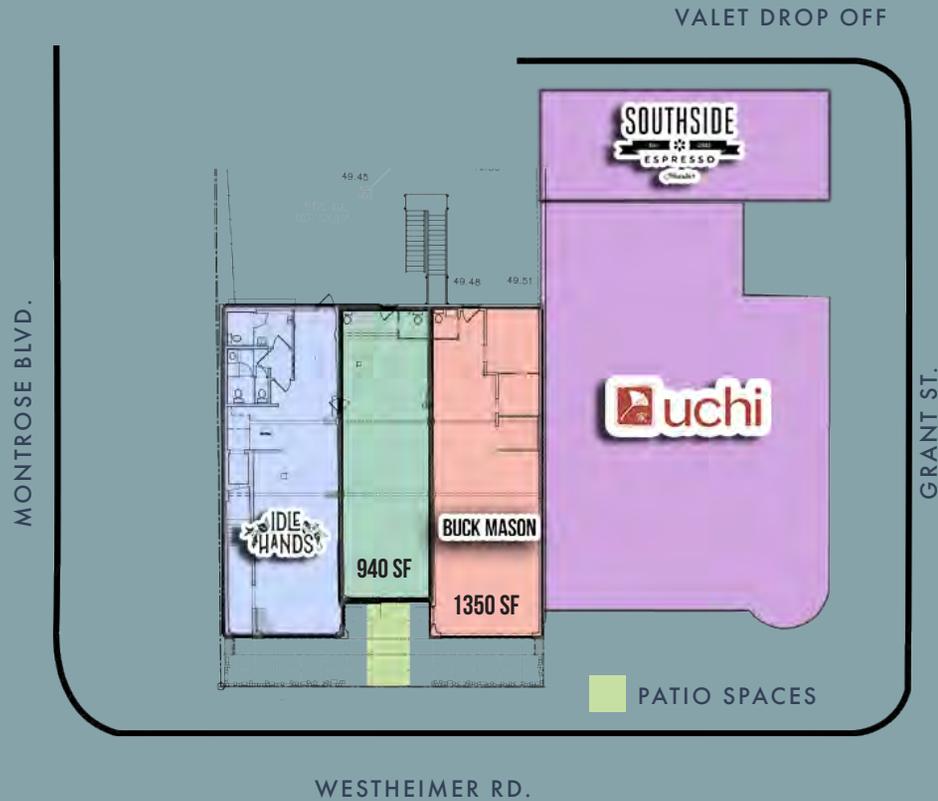
Tolerance Sculptures

# Vibe





# 906 Westheimer



FACADE



CURRENT INTERIOR IMAGE

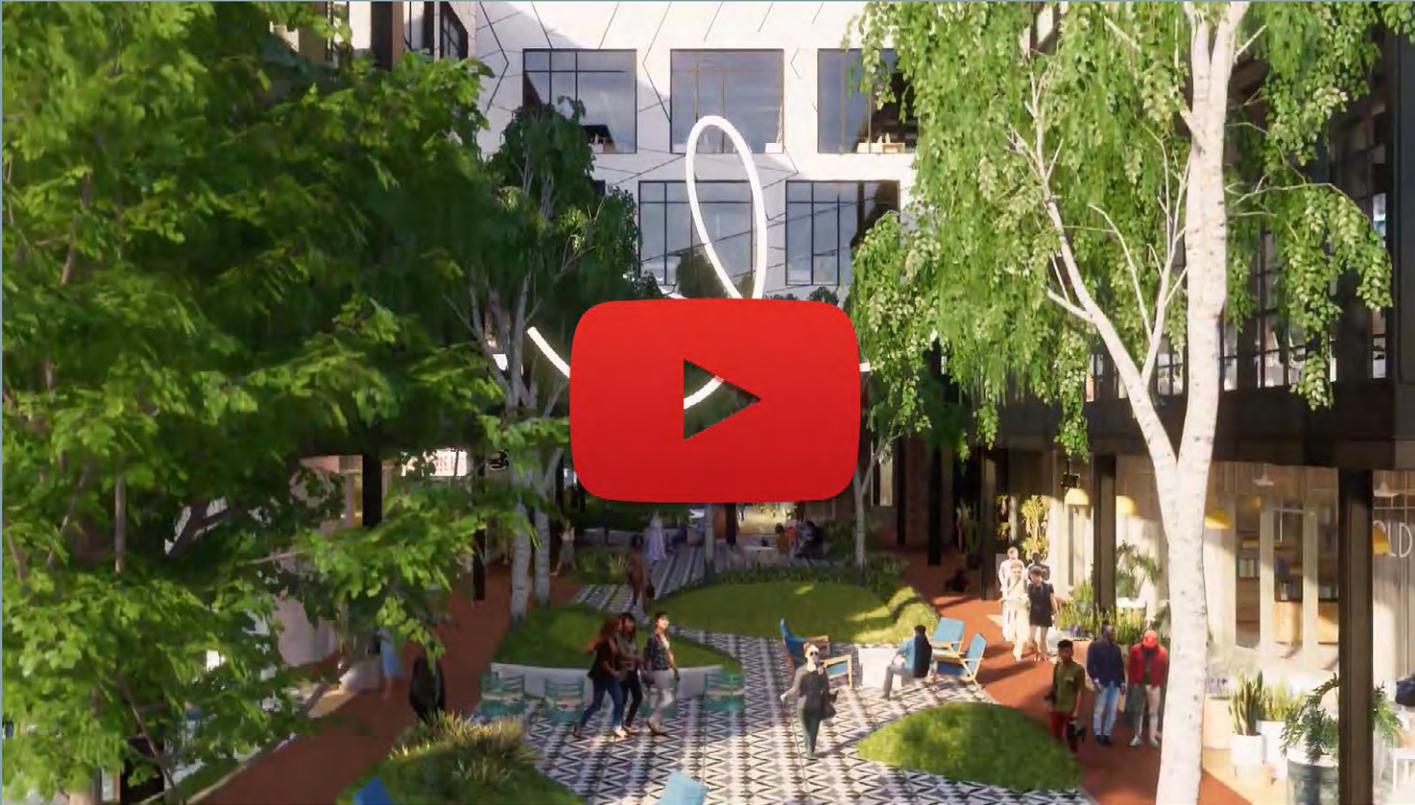


PREVIOUS INTERIOR IMAGES

940 SF 2ND GENERATION SALON SPACE, READY WITH POLISHED CONCRETE FLOORS, WHITE WALLS, TRACK LIGHTING AND A PRIVATE RESTROOM.

# Fly Through

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Michael Hsu  
Office Of Architecture



# OJB



*"We worked to infuse the creative character and energy of the Montrose neighborhood into every aspect of the design."*

MICHAEL HSU, OFFICE OF ARCHITECTURE



# HARVEY



# J.P.Morgan Asset Management



# Who We Are



Aēsop®



BE  
BEYOGA

  
BLACK SWAN YOGA

chubbies

CLOUD 



LEMON  
LAINE

LIVE NATION



  
marine layer

Melange  
Creperie

MFA **H**

Outdoor  
Voices



pressed  
juicery®



Ray-Ban



Snooze  
AN A.M. EATERY

WARBY  
PARKER

Radom Capital is an award-winning, diversified real estate investment, development and management firm based in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects.

Real Estate Dreamers





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