A HOUSTON Original
RIVER OAKS
MANCHESTER BY THE SEA
THE DRISCOLL AT RIVER OAKS
RIVER OAKS
EST. 1937
MANAGED BY AN AFFILIATE OF
KIMCO REALTY

# BE AN ORIGINAL

Strategically located at the gateway to the affluent River Oaks neighborhood, River Oaks Shopping Center is the original shopping center in Houston. Opened in 1937, the open-air center still proudly displays original art deco style buildings. One of the city's most iconic destinations that never goes out of style.

River Oaks Shopping Center provides a wonderful balance of over 70 nationally recognized stores, eclectic shops and dining options that showcase unique local and regional flair.

Few shopping centers have thrived like Houston's River Oaks Shopping Center. At the center of the property rises The Driscoll, a 30-story tower with 318 luxury apartment residences that offer unobstructed, panoramic views of Houston. The ground floor retail space includes restaurants Zanti Italian Cucina and Maison Chinoise (opening Summer 2025).

RIVER OAKS

# CENTRAL TO *everything*

Located along Shepherd Drive, a major north/south thoroughfare in Houston and only three miles west of downtown and easy access citywide with close proximity to four major freeways (I-10, I-45, US Hwy 59/I-69 and the 610 Loop).

## 3-MILE DEMOGRAPHICS

| | |
|---|---|
| DAYTIME POPULATION | 597,158 |
| AVG. HOUSEHOLD INCOME *(1.7x the national average)* | $184,923 |
| COLLEGE GRADUATES *(43 points above national average)* | 77.46% |

## DRIVE TIMES

| | | | |
|---|---|---|---|
| DOWNTOWN | 9 MIN | GREENWAY PLAZA | 10 MIN |
| TEXAS MEDICAL CENTER | 14 MIN | GALLERIA | 16 MIN |

*Popstats 4Q 2023*

RIVER OAKS

# STRATEGICALLY POSITIONED *for Success*

The River Oaks **trade area is large**

**Exceeding 10 Miles**

in all directions*

*Placer.ai, May 1st 2023 to Apr 30th 2024

River Oaks Shopping Center is the **second most visited lifestyle center within 5 miles** with

**2.6 Million Visits**

ahead of Rice Village, Uptown Park and Highland Village*

*Placer.ai, May 1st 2023 to Apr 30th 2024

The **Kroger at River Oaks** is among the **most popular grocers** within five miles with

**1 Million Visits***

*Placer.ai, May 1st 2023 to Apr 30th 2024

**Average daily traffic** on West Gray Street

**12,294 Vehicles**

(2023)*

**Average daily traffic** on Shepherd Drive (& Inwood Drive)

**34,096 Vehicles**

(2023)*

*TAS Online

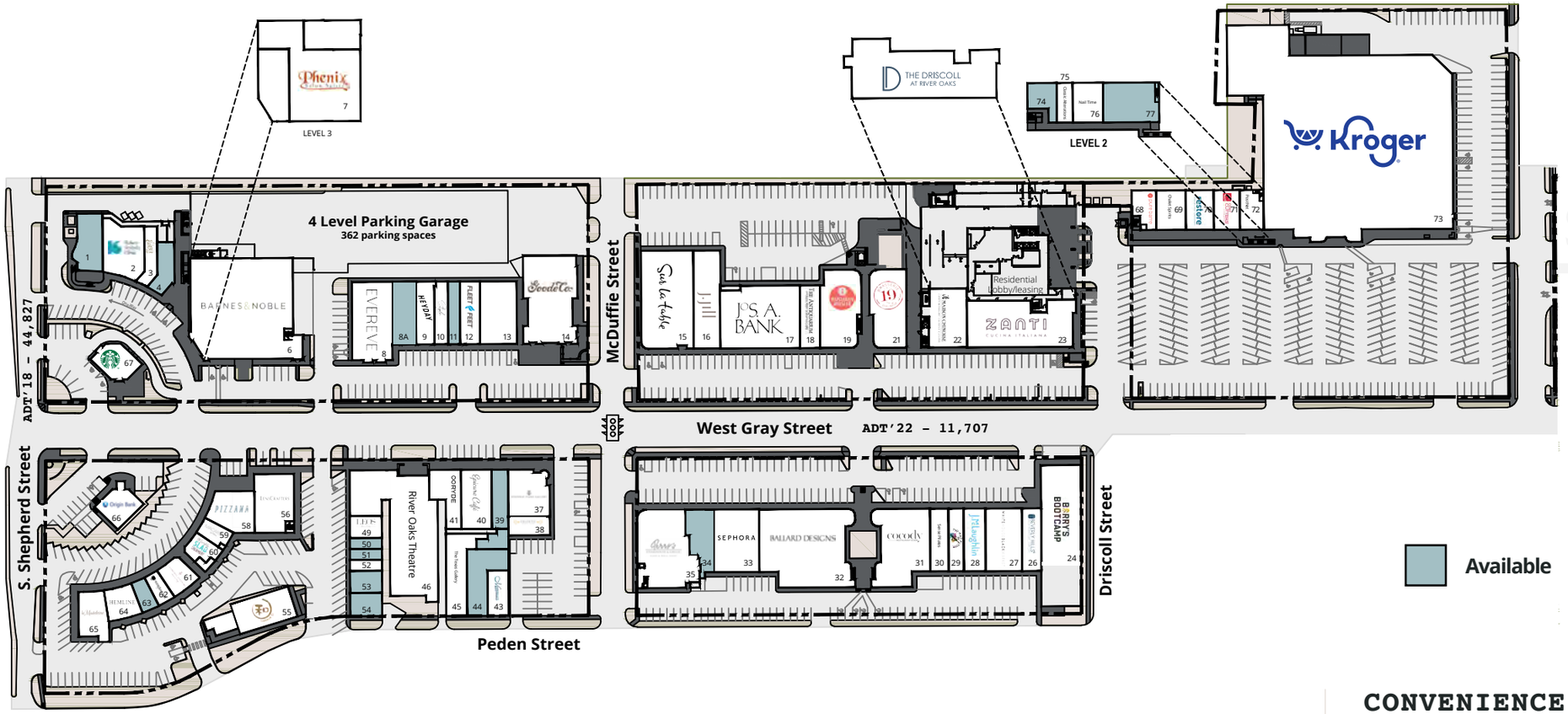
EST. 1937

RIVER OAKS

THE DRISCOLL AT RIVER OAKS
Luxury Residential Tower
Downtown Houston
Kroger
BARRY'S
HUDSON HOUSE
ZANTI CUCINA ITALIANA
cocody RESTAURANT & BAR
HEYDAY
Sur la table
BRASSERIE 19
BALLARD DESIGNS
BARNES&NOBLE
PIZZANA
River Oaks Theater
Perry's STEAKHOUSE & GRILLE
HEMLINE

RIVER OAKS

# PREMIUM RETAIL WITH A *Vision*




- Broad customer base shared among the downtown business professionals, the affluent and wealthy surrounding residents, and the densely populated urbanite artsy crowd who live "inside the loop", as well as suburban residents looking for upscale street shopping.
- Our largest anchor, Kroger, is consistently among the most productive Krogers in Houston, offering a high customer count with frequent visits to the shopping center.
- Commonly known for its wide variety of dining concepts which includes Brasserie 19, Perry's Steakhouse & Grille, Cocody, Hudson House, Zanti Cucina Italiana, Izakaya WA, Epicure Bakery, and Starbucks to name a few.
- Less than 3 miles from the downtown theater district and the prestigious museum district which provides a strong nighttime patronage of River Oaks merchants and restaurants by the arts community.

## CONVENIENCE IN MIND

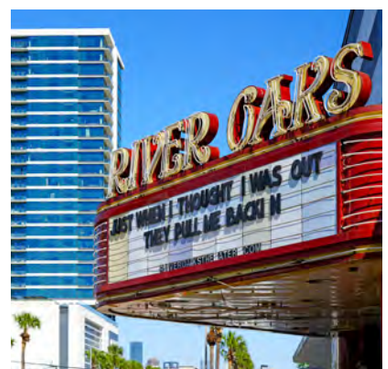
- Offers over **1,100 parking spaces** of which approximately 850 are convenient grade level parking spots
- Retail parking on 4-level Parking Garage with 350 dedicated spaces

RIVER OAKS

# IN GOOD COMPANY

77019 ranks among the top 5% of Texas locations in terms of public schools, cost of living, job opportunities, and local amenities.

Kroger
EVEREVE
HEMLINE
Sur la table
BARRY'S
ZANTI CUCINA ITALIANA
BARNES&NOBLE
HUDSON HOUSE
RYDE
BALLARD DESIGNS
cocody RESTAURANT & BAR
BRASSERIE 19 BON APPÉTIT
J.McLaughlin
pure barre
Perry's STEAKHOUSE & GRILLE
MACARON by Patisse
PIZZANA



# DEMOGRAPHICS

| Population | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| 2023 Estimated Population | 29,874 | 202,909 | 499,405 |
| 2023 Daytime Population | 29,708 | 597,158 | 1,215,656 |
| 2028 Population Forecast | 35,194 | 230,604 | 543,908 |
| 2010 Census Population | 22,654 | 145,564 | 406,848 |
| 2000 Census Population | 19,792 | 126,975 | 373,462 |
| 1990 Census Population | 17,732 | 119,922 | 346,331 |
| Historical Annual Growth, 1990 to 2000 | 1.11% | 0.57% | 0.76% |
| Historical Annual Growth, 2000 to 2010 | 1.36% | 1.38% | 0.86% |
| CY Estimated Annual Growth, 2010 to 2023 | 2.03% | 2.44% | 1.50% |
| FY Projected Annual Growth, 2023 to 2028 | 3.33% | 2.59% | 1.72% |

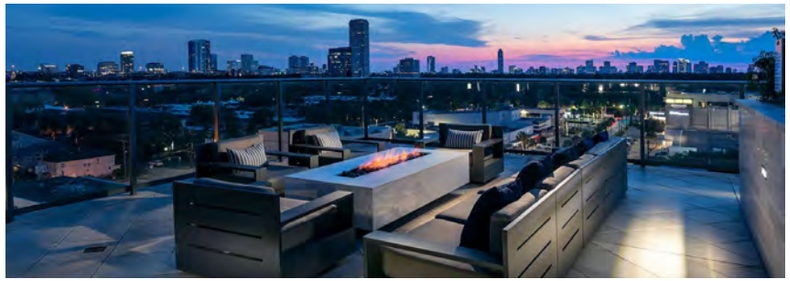
| Households | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| 2023 Estimated Households | 16,543 | 108,096 | 237,875 |
| 2028 Households Forecast | 19,586 | 123,652 | 261,507 |
| 2010 Census Households | 12,920 | 76,029 | 185,172 |
| 2000 Census Households | 11,196 | 61,624 | 161,440 |
| 1990 Census Households | 9,650 | 54,650 | 145,581 |
| Historical Annual Growth, 1990 to 2000 | 1.50% | 1.21% | 1.04% |
| Historical Annual Growth, 2000 to 2010 | 1.44% | 2.12% | 1.38% |
| CY Estimated Annual Growth, 2010 to 2023 | 1.81% | 2.59% | 1.84% |
| FY Projected Annual Growth, 2023 to 2028 | 3.43% | 2.73% | 1.91% |
| 2023 % Households With Children | 12% | 13% | 17% |
| 2023 Persons per Household | 1.79 | 1.82 | 1.98 |

| **Education** (Adult Population, 25 Years or Older) | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| Elementary | 0.64% | 1.65% | 4.90% |
| Some High School | 1.70% | 1.55% | 3.92% |
| High School Graduate | 5.59% | 6.11% | 11.70% |
| Some College | 11.44% | 11.33% | 13.11% |
| Associates Degree | 3.99% | 4.18% | 4.50% |
| Bachelors Degree | 38.97% | 39.77% | 32.83% |
| Graduate Degree | 37.66% | 35.41% | 29.05% |
| % College (4+) | 76.63% | 75.18% | 61.88% |

| Income | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| HH Income $500,000 or more | 4.74% | 4.12% | 3.40% |
| HH Income $250,000 to $499,999 | 5.67% | 4.93% | 4.07% |
| HH Income $200,000 to $249,999 | 13.22% | 11.52% | 9.51% |
| HH Income $175,000 to $199,999 | 13.55% | 13.28% | 10.98% |
| HH Income $150,000 to $174,999 | 8.23% | 7.82% | 6.86% |
| HH Income $100,000 to $149,999 | 16.81% | 18.34% | 16.63% |
| HH Income $75,000 to $99,999 | 12.11% | 10.90% | 10.90% |
| HH Income $50,000 to $74,999 | 10.41% | 12.00% | 14.27% |
| HH Income $35,000 to $49,999 | 4.94% | 5.71% | 7.50% |
| HH Income $25,000 to $34,999 | 3.60% | 3.03% | 4.39% |
| HH Income $15,000 to $24,999 | 2.53% | 2.79% | 3.93% |
| HH Income $0 to $14,999 | 4.19% | 5.57% | 7.57% |
| CY Average Household Income | $198,705 | $184,923 | $164,372 |
| CY Median Household Income | $136,170 | $125,067 | $103,930 |
| Per Capita Income | $110,742 | $99,841 | $79,641 |
| 2000 Average Household Income | $99,307 | $86,429 | $73,991 |
| 2000 Median Household Income | $56,990 | $49,217 | $43,423 |
| 2026 Projected Average Household Income | $211,285 | $196,591 | $176,139 |
| 2026 Projected Median Household Income | $158,047 | $141,065 | $116,904 |

| Workplace | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| Workplace Establishments | 1,313 | 14,686 | 29,588 |
| Workplace Employees (Full Time Employees) | 15,208 | 393,058 | 773,989 |

| Unemployment | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| 2000 Census Unemployed (Age 16 and Up) | 448 | 3,623 | 13,440 |
| 2021 Estimated Unemployed (Age 16 and Up) | 517 | 3,255 | 8,766 |
| 2021 Estimated Unemployed Rate (Age 16 and Up) | 2.55% | 2.43% | 2.95% |



THE DRISCOLL
AT RIVER OAKS

# THE BEST NEIGHBORS *You could ask for*

The 30-story residential luxury high-rise offers over 300 living spaces for lease with spectacular panoramic views of Houston's skylines.

Residents of the tower have the rare opportunity to live within walking distance of excellent shops, restaurants and a top-performing Kroger in River Oaks Shopping Center.

RIVER OAKS

EST. 1937

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