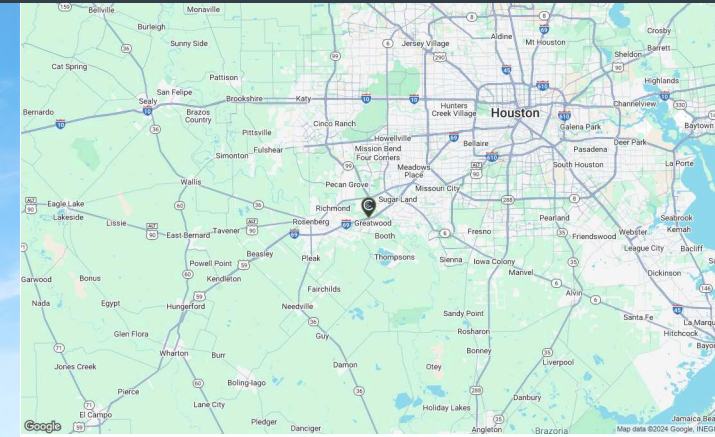


# RIVERPARK

19900 SOUTHWEST FWY // SUGAR LAND, TX, 77479



**OWNED GLA**  
317,297 SF

**LOCATION**  
Longitude: -95.684615  
Latitude: 29.563103

**DEMOGRAPHICS**  
Population  
Avg Income

	1 Mile	3 Mile	5 Mile
Population	8,317	59,393	146,984
Avg Income	\$136,959	\$141,153	\$134,943

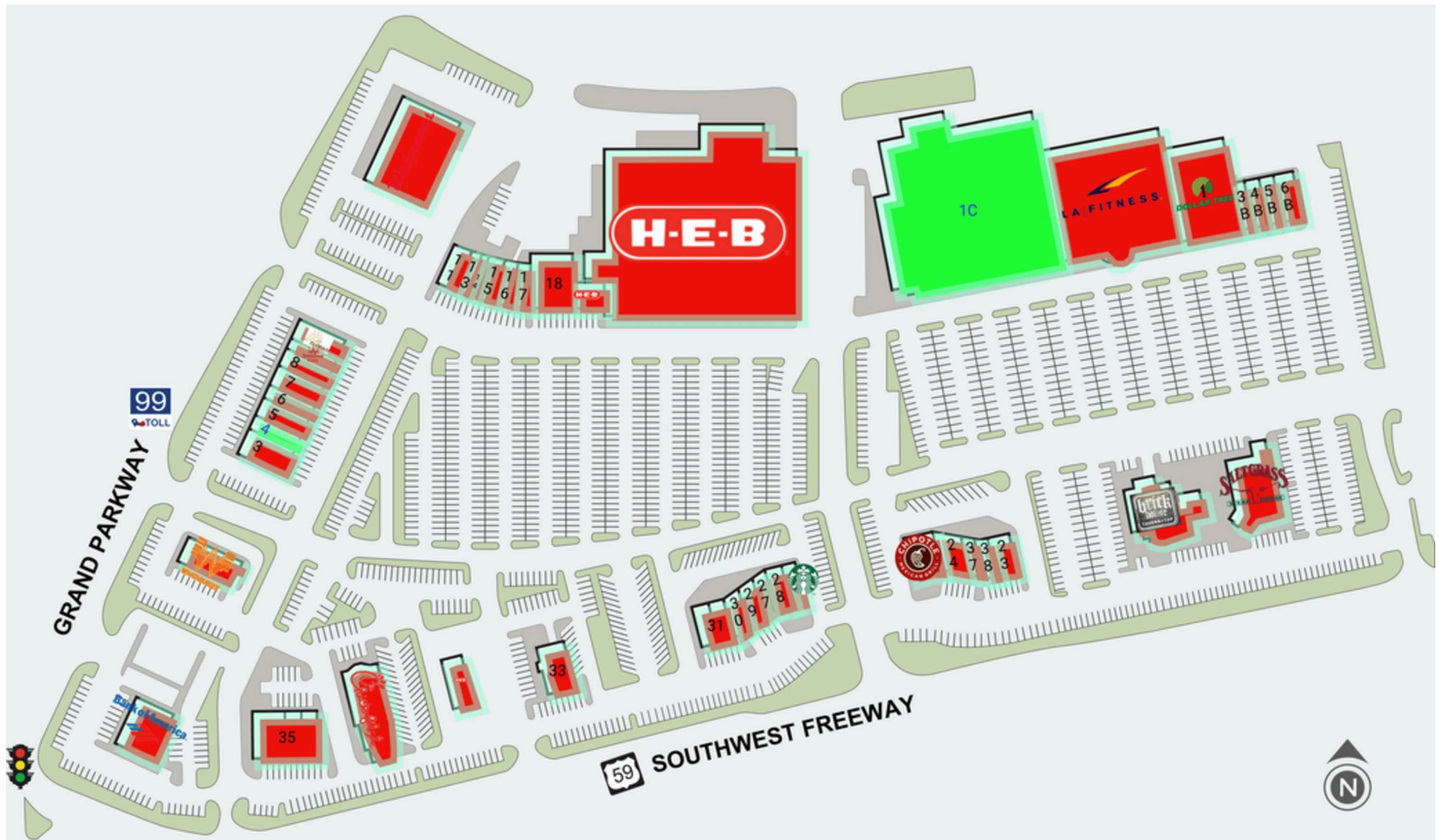


- High visibility and easy access from US-59
- Power center anchored by HEB with an excellent mix of specialty retail, restaurants and services
- Benefits from continued aggressive economic expansion due to its location in the growth corridor of Sugar Land

**FOR LEASING INFORMATION**  
Derek Bramwell  
858-798-1469  
dbramwell@shopcore.com  
www.ShopCore.com

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SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
1	BANK OF AMERICA	5,170 SF	9-A	SMOOTHIE KING	1,546 SF	26	STARBUCKS	1,500 SF
1B	LA FITNESS	38,000 SF	10	WALGREENS	14,490 SF	27	T-MOBILE	2,000 SF
1C	AVAILABLE	64,382 SF	11	PEACHTREE DENTAL	3,380 SF	28	BELLA SPA-TIQUE	2,268 SF
2	WHATABURGER	3,385 SF	13	MY KID'S DENTIST	1,097 SF	29	ELEVATED WELLNESS CBD	1,600 SF
2B	DOLLAR TREE	15,000 SF	14	H&R BLOCK	970 SF	30	PIZZA HUT	1,610 SF
3	MONGOLIAN/JAPANESE RESTAURANT	2,450 SF	15	SUBWAY	1,400 SF	31	GYRO REPUBLIC	1,286 SF
3B	SMOOTHIE FACTORY	1,350 SF	16	BASKIN ROBBINS	1,400 SF	32	BURGERIM	1,800 SF
4	AVAILABLE	1,050 SF	17	SUPERCUTS	1,400 SF	33	GRINGO'S MEXICAN KITCHEN	6,070 SF
4B	GENERATIONS MEDICAL SUPPLY	1,500 SF	18	TWIN LIQUORS	4,532 SF	34	CHICK-FIL-A	4,304 SF
5	DELUXE NAILS	1,400 SF	19	H-E-B	2,190 SF	35	MATTRESS FIRM	7,499 SF
5B	SPORTCLIPS HAIRCUTS	1,500 SF	20	H-E-B	80,460 SF	35A	MATTRESS FIRM	4,000 SF
6	MAILBOX DEPOT	1,050 SF	21	SALTGRASS STEAKHOUSE	7,600 SF	35B	HOTWORX	1,800 SF
6B	MASSAGE ENVY	3,150 SF	22	BRICK HOUSE TAVERN + TAP	7,100 SF	35C	PRIME URGENT CARE	1,700 SF
7	WAXING THE CITY	2,100 SF	23	MOD PIZZA	3,175 SF	37	JERSEY MIKE'S SUBS	1,325 SF
8	H&H MUSIC COMPANY	1,750 SF	24	PEARL DYNASTY	3,850 SF	38	MATHNASIUM	1,200 SF
9	FIRST WATCH	4,400 SF	25	CHIPOTLE MEXICAN GRILL	2,604 SF			

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