



SIZE

317,331 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,135	63,863	154,525
Households	2,940	20,638	50,887
Median HH Income (\$)	145,084	136,240	124,564

MAJOR TENANT(S)

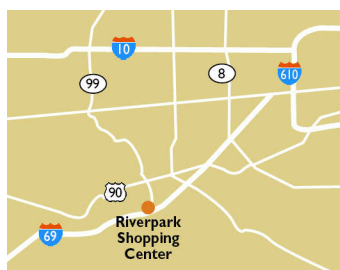
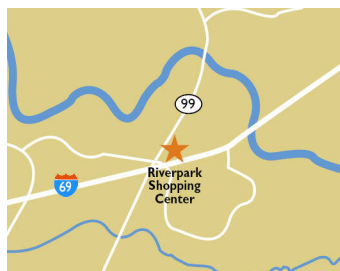
H-E-B
LA Fitness
Dollar Tree
Chick-fil-A

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1990 Southwest Freeway | Sugar Land, TX 77479

PROPERTY HIGHLIGHTS

- 317,331-square-foot shopping center anchored by H-E-B with LA Fitness and Dollar Tree
- Other national tenants include Chick-fil-A, Sport Clips, Massage Envy, Mathnasium, Bank of America, HOTWORX, Jersey Mike's Subs and more
- Population exceeds 63,800 in a three-mile radius with an average household income over \$166,300



RIVERPARK SHOPPING CENTER

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SPACE	TENANT	SQ. FT.			
1	Bank of America	5,170 SF	17	Supercuts	1,400 SF
1B	LA Fitness	38,000 SF	18	Twin Liquors	4,532 SF
1C	AVAILABLE	64,353 SF	20	H-E-B	82,650 SF
2	Whataburger	3,385 SF	21	Saltgrass Steakhouse	7,600 SF
2B	Dollar Tree	15,000 SF	22	Brick House Tavern & Tap	7,100 SF
3	Hot Bowl Mongolian Grill	2,450 SF	23	MOD Pizza	3,175 SF
3B	COMING AVAILABLE	1,350 SF	24	Lin Lin's Asian Fusion	3,850 SF
4	Solo Hair Salon	1,069 SF	25	Chipotle Mexican Grill	2,604 SF
4B	AVAILABLE	1,500 SF	26	Starbucks	1,500 SF
5	Deluxe Nails & Spa	1,400 SF	27	Hibachi Restaurant	2,048 SF
5B	Sport Clips	1,500 SF	28	Bella Spa-Tique	2,268 SF
6	Mailbox Depot	1,050 SF	29	AT&T	1,600 SF
6B	Massage Envy	3,150 SF	30	Pizza Hut	1,610 SF
7	Waxing The City	2,100 SF	31	Gyros Republic	1,286 SF
8	H&H Music Company	1,750 SF	32	Urban Bird	1,800 SF
9	First Watch	4,400 SF	33	Gringo's Mexican Kitchen	6,070 SF
9A	Smoothie King	1,546 SF	34	Chick-fil-A	4,304 SF
10	Walgreens	14,490 SF	35A	Mattress Firm	3,999 SF
11	Sugar Land Modern Dentistry	3,380 SF	35B	HOTWORX	1,800 SF
13	My Kid's Dentist	1,097 SF	35C	Prime Urgent Care	1,700 SF
14	H&R Block	970 SF	37	Jersey Mike's Subs	1,325 SF
15	Subway	1,400 SF	38	Mathnasium	1,200 SF
16	Baskin Robbins	1,400 SF		TOTAL SQ. FT.	317,331



SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

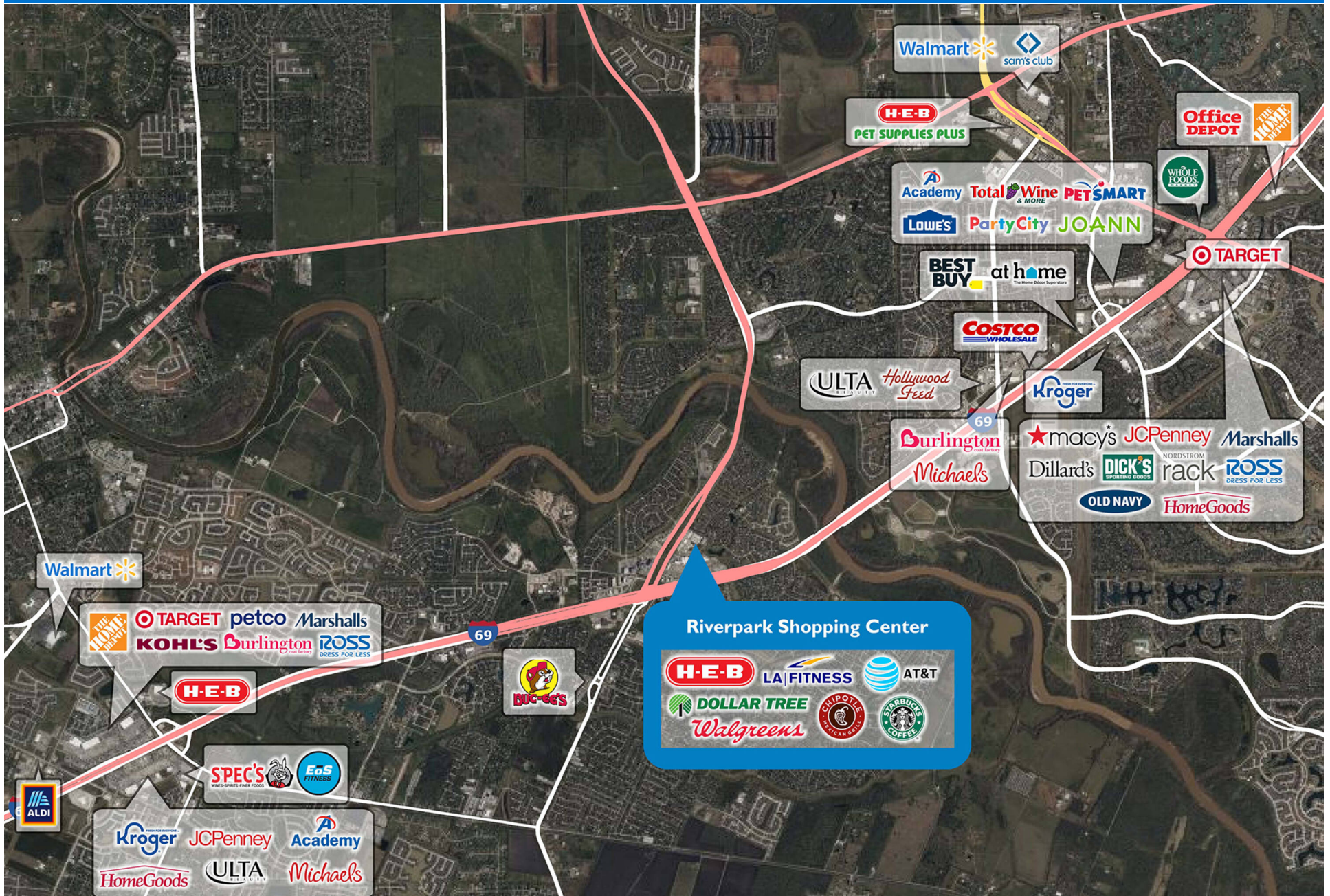
RIVERPARK SHOPPING CENTER

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RIVERPARK SHOPPING CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 29.564638

Longitude: -95.68535

Riverpark Shopping Center Sugar Land, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,135	63,863	154,525
	2028 Projected Population	9,170	68,242	167,826
	2010 Census Population	8,360	51,538	108,483
	2000 Census Population	3,758	29,396	70,792
	1990 Census Population	67	5,365	33,050
	Historical Annual Growth 1990 to 2000	49.59%	18.54%	7.91%
	Historical Annual Growth 2000 to 2010	8.32%	5.78%	4.36%
	Estimated Annual Growth 2010 to 2023	0.65%	1.57%	2.61%
	Projected Annual Growth 2023 to 2028	0.08%	1.34%	1.67%
	Median Age	41.7	41.5	40.7
Households	Q4 2023 Estimated Households	2,940	20,638	50,887
	2028 Projected Households	2,954	22,303	55,468
	2010 Census Households	2,716	15,942	34,449
	2000 Census Households	1,284	8,502	21,156
	1990 Census Households	24	1,532	10,010
	Historical Annual Growth 1990 to 2000	48.73%	18.69%	7.77%
	Historical Annual Growth 2000 to 2010	7.78%	6.49%	5.00%
	Estimated Annual Growth 2010 to 2023	0.58%	1.90%	2.88%
	Projected Annual Growth 2023 to 2028	0.10%	1.56%	1.74%
	Population per Household	3.08	3.06	2.98
Population by Race	White	37.5%	34.3%	32.7%
	Black or African American	18.4%	14.1%	14.2%
	Asian & Pacific Islander	23.2%	30.5%	31.1%
	Other Races	5.0%	3.9%	3.6%
	Hispanic Population	15.9%	17.2%	18.4%
Income	Average Household Income	\$165,447	\$166,341	\$156,507
	Median Household Income	\$145,084	\$136,240	\$124,564
	Per Capita Income	\$53,813	\$53,892	\$51,812
Education (Age 25+)	Elementary	1.5%	2.4%	2.8%
	Some High School	0.4%	1.9%	2.7%
	High School Graduate	14.4%	13.5%	15.0%
	Some College	11.3%	16.7%	16.8%
	Associates Degree Only	7.3%	7.2%	7.7%
	Bachelors Degree Only	42.2%	34.3%	31.3%
	Graduate Degree	23.0%	24.0%	23.8%
Business	Number of Businesses	351	1,049	4,233
	Total Number of Employees	3,080	9,896	41,665
	Employees per Business	8.77	9.44	9.84
	Residential Population per Business	26.01	60.91	36.50

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