



MONTROSE COLLECTIVE



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2022

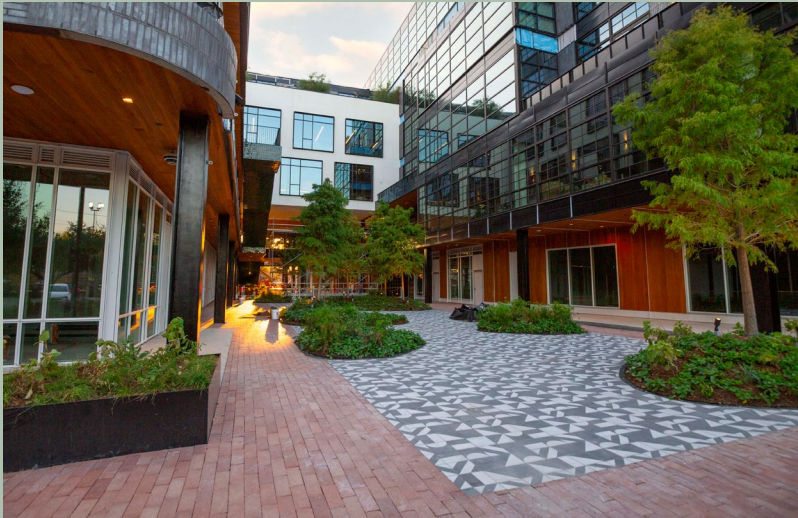
No Days Off

IT. IS. HAPPENING. Montrose Collective broke ground the month before COVID, and shy of two years later, finishing touches are being made to the most ambitious mixed-use redevelopment in Houston's coolest and most walkable neighborhood.

Our office anchor, Live Nation, has settled into their space, and an infusion of irresistibly exciting merchants and chefs are under construction. At over 80% leased, the rhythm has been set and we are releasing our remaining spaces to prospective tenants who follow the beat.



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



Eye Elegance
FINE EYEWEAR



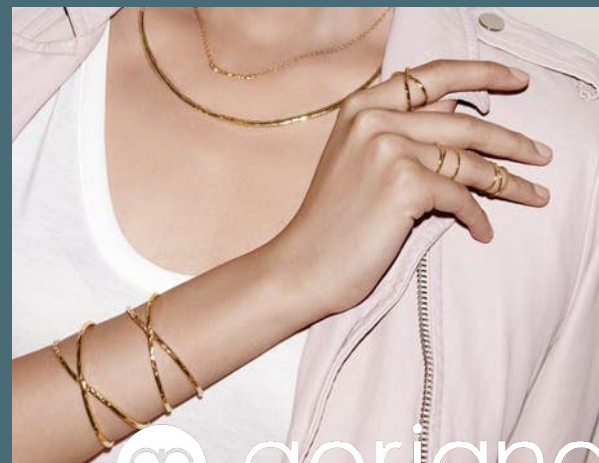
Reformation



AMANO
NATURAL BY HANDELSTEDT



State Liberty

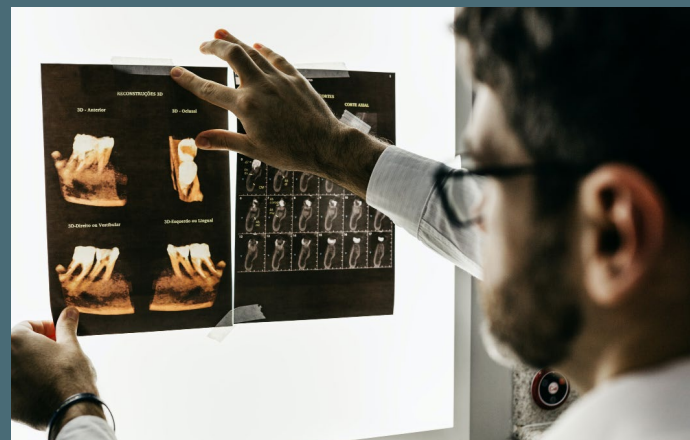


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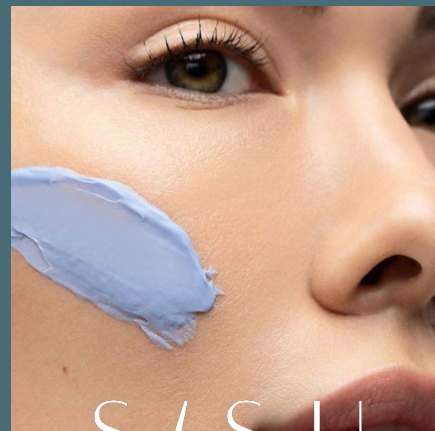
Executed Food & Beverage Tenants



Executed Service & Office Tenants



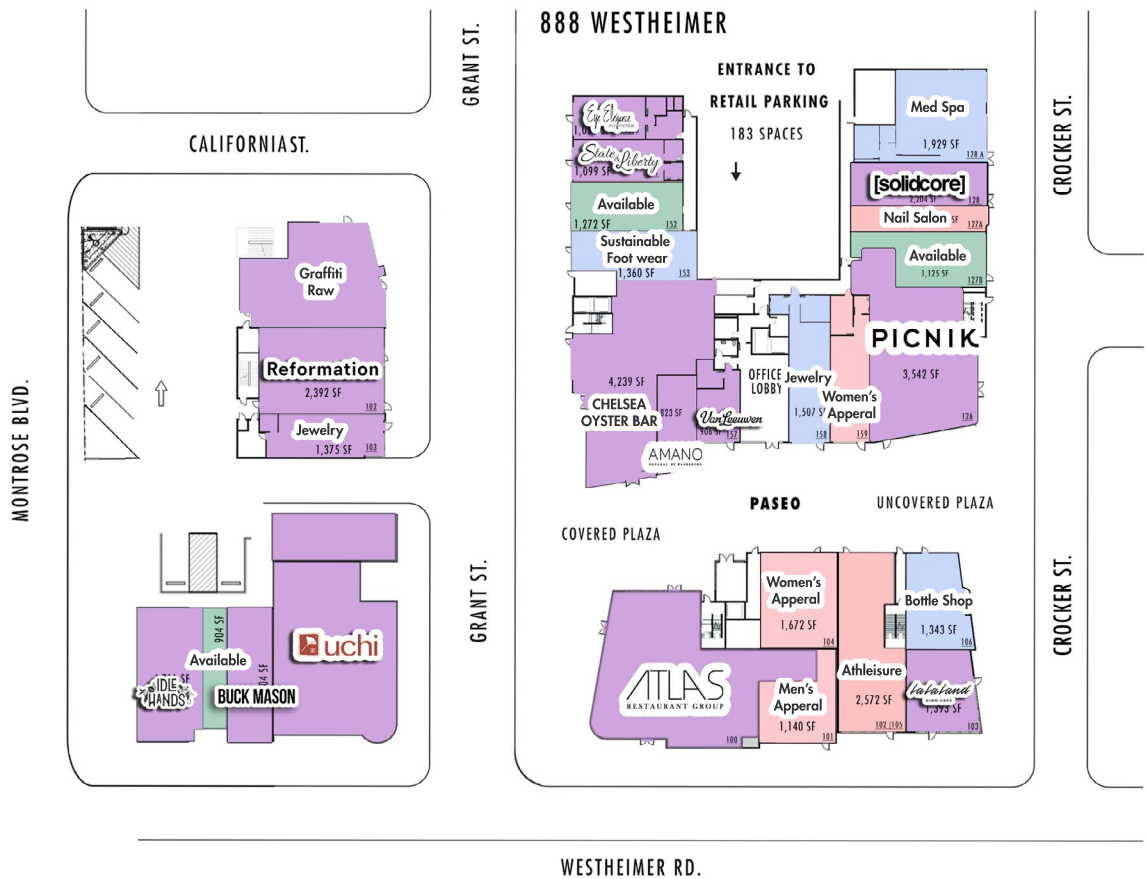
Smiles



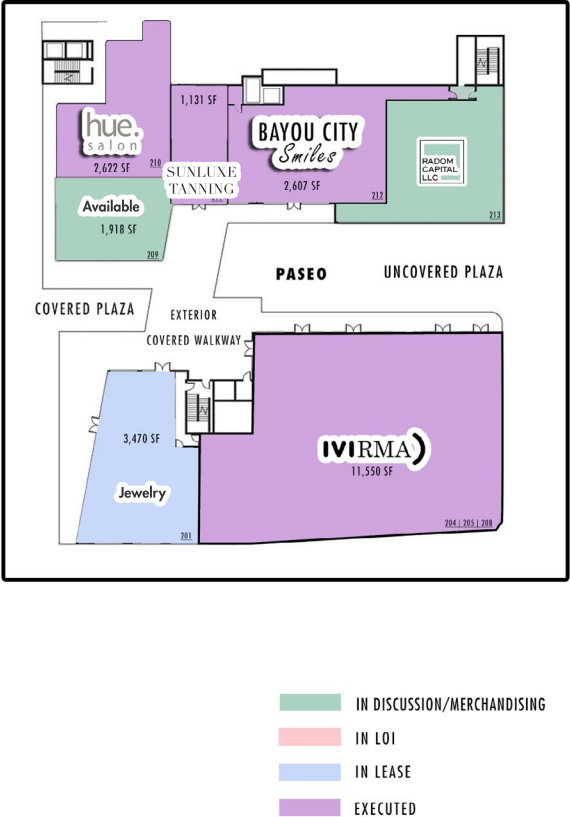
Look Who's Looking



FLOOR 1



FLOOR 2



94 Walk Score

“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

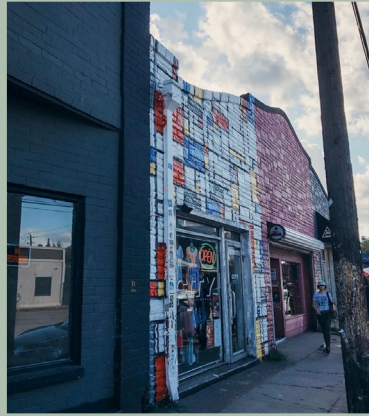


*“Houston’s, and Texas’s, coolest
neighborhood”* **TexasMonthly**

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

[illegible]

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

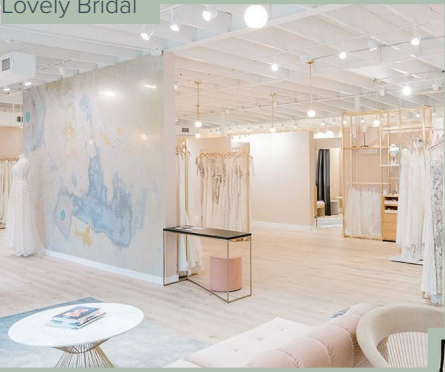
- The 20-somethings
- Cares about what they put in their body
- Fitness enthusiast
- Spends money on service
- Showcases experience through social media
- Appreciates events & grand openings
- Late night libations
 - New vs. vintage
 - Regular at Uchi
 - Ranch water over dirty martini
 - Twitter news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



Rosie Cannonball



Anvil Bar & Refuge



Hugo's



Southside Espresso

Montrose Art & Culture

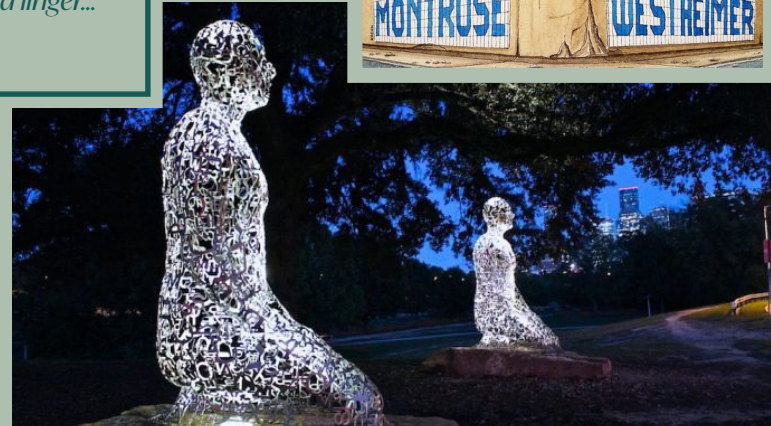
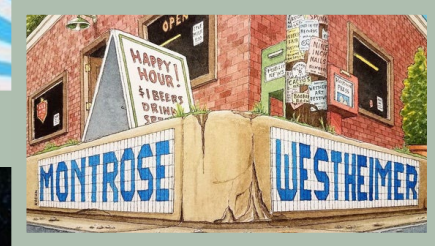


Menil Campus

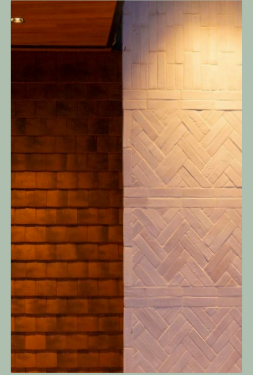
Museum of Fine Arts Houston



"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

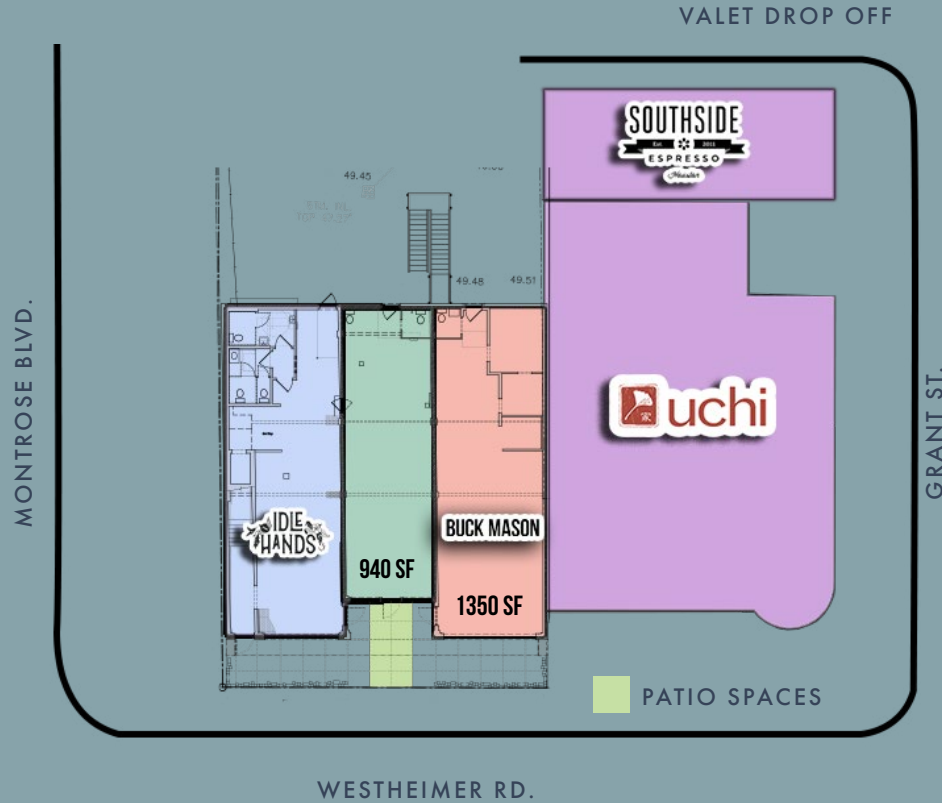


Tolerance Sculptures





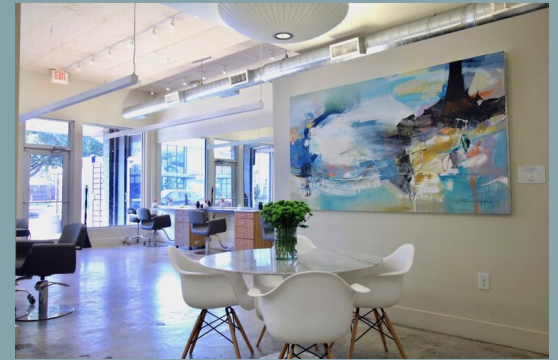
906 Westheimer



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



FACADE RENDER



CURRENT INTERIOR IMAGES

Fly Through





Michael Hsu
Office Of Architecture



OJB

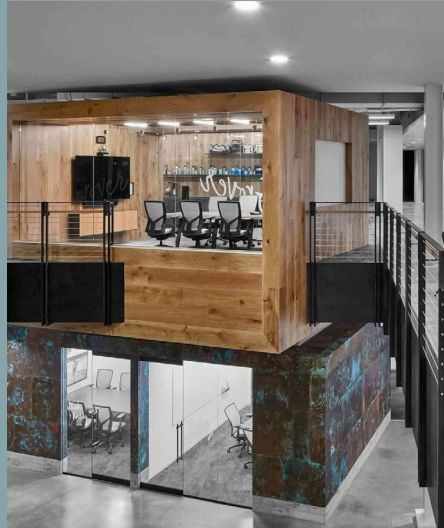


"We worked to infuse the creative character and energy of the Montrose neighborhood into every aspect of the design."

MICHAEL HSU, OFFICE OF ARCHITECTURE



HARVEY



J.P.Morgan
Asset Management



Who We Are



Aēsop.



chubbies

CLOUD



LEMON
LAINE

LIVE NATION



marine layer

Melange
Creperie

MFA H
The Museum of Fine Arts, Houston

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





CBRE

S H O P ^{cos.}

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