

THE GALLERIA

Houston, Texas



SIMON®

Project Overview

The Galleria is more than a Houston tradition. It's a true Texas landmark and a top draw for locals and tourists alike. The 2.3 million-square-foot center showcases remarkable architecture, a bounty of retail options, and a variety of entertainment. More than 375 stores and restaurants, an ice rink, and two Westin hotels highlight the best names in shopping, dining, and entertainment. A 2003 expansion elevated The Galleria to the fourth largest mall in the nation. Another expansion completed in fall 2006 added 12 new retail stores and high-end restaurants, including Del Frisco's Steak House, The Oceanaire Seafood Room, and Kona Grill.





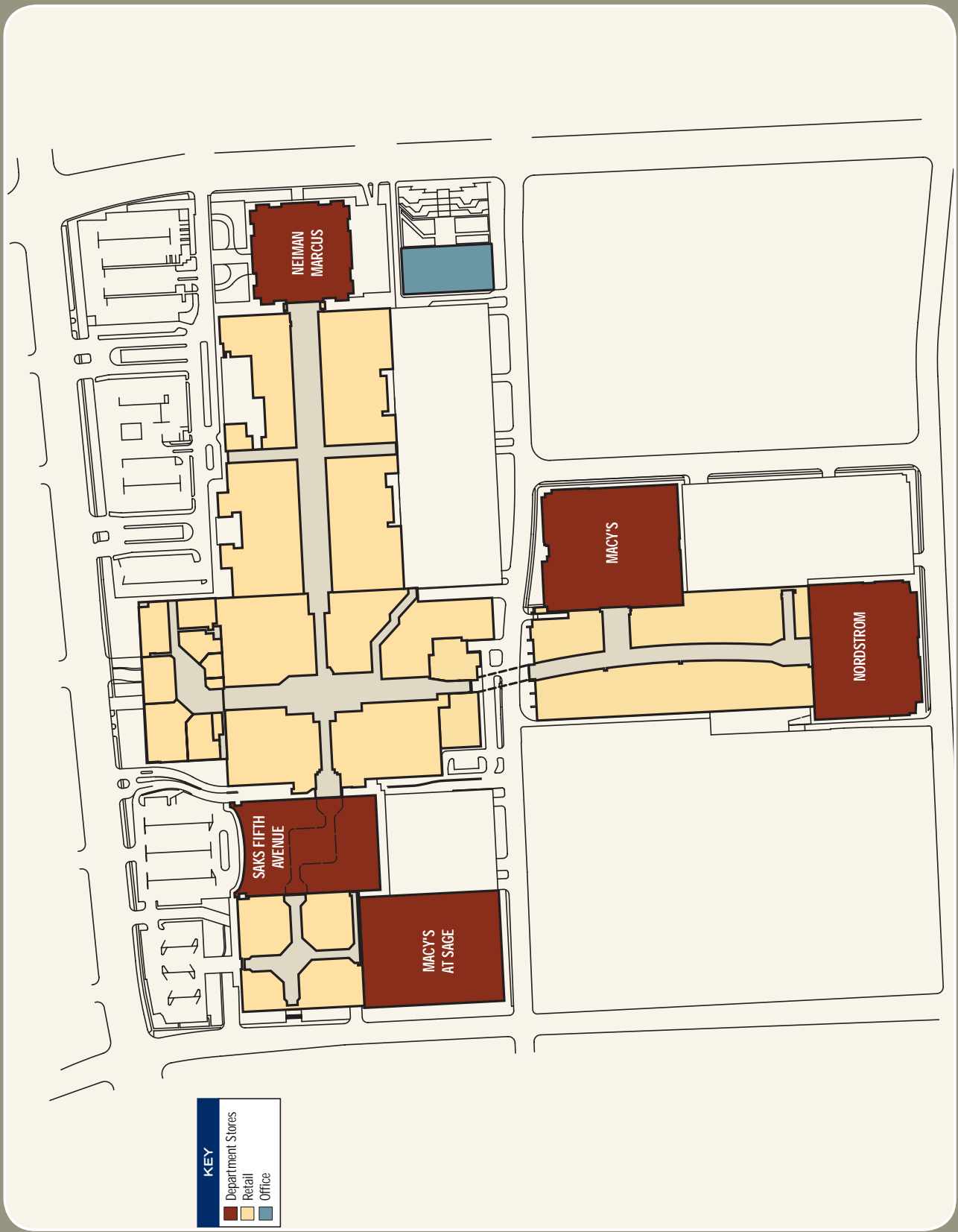
Location

The Galleria is located in the center of Uptown Houston, just off Loop 610 at the intersection of Westheimer Road and Post Oak Boulevard.

Access/Road Network

Westheimer Road is the major east-west route connecting downtown Houston and the west suburban areas. I-610 is the Houston beltway that provides access to The Galleria from several major routes, including I-10 and U.S. 59.





KEY

■	Department Stores
■	Retail
■	Office

SAKS FIFTH AVENUE

MACY'S AT SAGE

NEIMAN MARCUS

MACY'S

NORDSTROM



Trade Area

By virtue of its central location and excellent regional access, the trade area for The Galleria covers a broad region of the Houston market, extending east across downtown Houston to the eastern boundary of I-610 and west to the Highway 6 outer beltway. The Galleria's trade area includes some of the most attractive and high-income neighborhoods in the Houston metro area. The Westheimer Road corridor is a well-known "old money" segment of Houston, with fashionable homes on streets lined with mature trees. The population for this broad market was estimated at 1.4 million in 2006. Total growth of 7% over the next five years is projected to push the total population to nearly 1.5 million by 2011. Average annual household income within the trade area was \$74,982 in 2006, with nearly 18% of households having incomes over \$100,000.

Major Retailers

Macy's (2), Neiman Marcus, Nordstrom, Saks Fifth Avenue, Borders Books & Music

Specialty Retail, Restaurants, and Entertainment

Apple, A|X Armani Exchange, Banana Republic, Barneys New York Co-Op, Burberry, Cartier, Christian Dior, Dylan's Candy Bar, Gap, Giorgio Armani, Gucci, Jimmy Choo, Louis Vuitton, Luca Luca, The Oceanaire Seafood Room, The Polo Store/Ralph Lauren, Salvatore Ferragamo, Sony Style, Tiffany & Co.

GLA

2,351,000 sf



To learn more about leasing opportunities at
The Galleria, please contact:

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