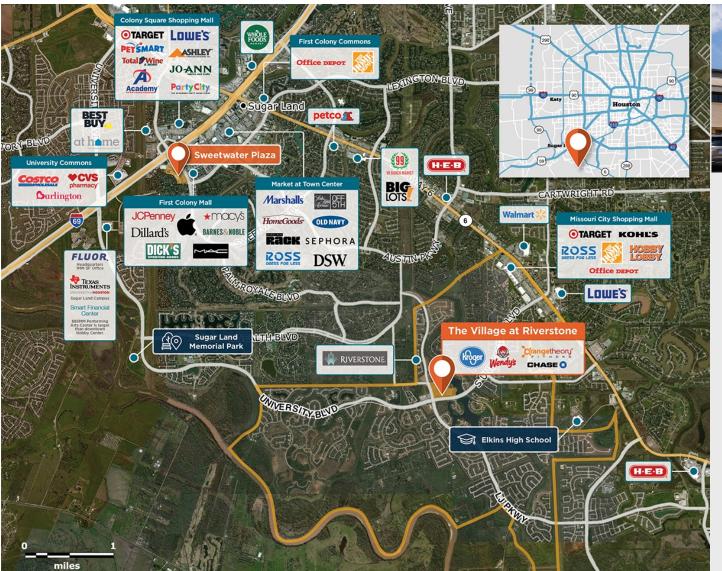
The Village at Riverstone

♀ University Blvd & L J Pkwy, Sugar Land, TX 77479





Kroger anchored developments servicing Riverstone, the fastest growing master planned community in Houston

Center Size: 165,079 Spaces Available: 4

Within 3 Miles

Population 76,336 Avg. Household Income 182,331 Avg. Home Value \$534,188

Annual Visits 1,732,687 Vehicles Per Day 12,798

Regency Centers.

Hannah Permen Leasing Contact **** 713 599 3508

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Updated: Dec 15 2025

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The Village at Riverstone

♀ University Blvd & L J Pkwy, Sugar Land, TX 77479



Center Size: 165,079

240 AVAILABLE 1,050 306 AVAILABLE 1,400 400 AVAILABLE 3,036 915 AVAILABLE 1,440 100 KROGER 100,000 1000 MOD SUPER FAST PIZZA 2,808 1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 2,200 800 <t< th=""><th>SPACE</th><th>TENANT</th><th>SF</th></t<>	SPACE	TENANT	SF
400 AVAILABLE 3,036 915 AVAILABLE 1,440 100 KROGER 100,000 1000 MOD SUPER FAST PIZZA 2,808 1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030	240	AVAILABLE	1,050
915 AVAILABLE 1,440 100 KROGER 100,000 1000 MOD SUPER FAST PIZZA 2,808 1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200	306	AVAILABLE	1,400
100 KROGER 100,000 1000 MOD SUPER FAST PIZZA 2,808 1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777	400	AVAILABLE	3,036
1000 MOD SUPER FAST PIZZA 2,808 1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	915	AVAILABLE	1,440
1010 UNIVERSITY PEDIATRIC DENTISTRY 3,000 1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	100	KROGER	100,000
1030 HAND & STONE MASSAGE & FACIAL 2,747 105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	1000	MOD SUPER FAST PIZZA	2,808
105 KROGER FUEL STATION 6,880 200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	1010	UNIVERSITY PEDIATRIC DENTISTRY	3,000
200 MILANO NAILS 2,800 210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	1030	HAND & STONE MASSAGE & FACIAL	2,747
210 IDEAL DENTAL 2,100 220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	105	KROGER FUEL STATION	6,880
220 TEXAS STATE OPTICAL 2,450 230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	200	MILANO NAILS	2,800
230 AISHA'S SALON & SPA 1,500 250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	210	IDEAL DENTAL	2,100
250 ORANGETWIST 2,299 300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	220	TEXAS STATE OPTICAL	2,450
300 DUMONT CREAMERY & CAFE 1,381 305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	230	AISHA'S SALON & SPA	1,500
305 UPSCALE CLEANERS 1,253 308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	250	ORANGETWIST	2,299
308 STEMTREE 1,600 310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	300	DUMONT CREAMERY & CAFE	1,381
310 HOSPITALITY URGENT CARE 4,500 410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	305	UPSCALE CLEANERS	1,253
410 THE JOINT 1,179 420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	308	STEMTREE	1,600
420 ORANGETHEORY FITNESS 3,200 440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	310	HOSPITALITY URGENT CARE	4,500
440 MAIN SQUEEZE JUICE CO. 1,490 500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	410	THE JOINT	1,179
500 CHASE BANK 3,558 600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	420	ORANGETHEORY FITNESS	3,200
600 VALVOLINE 2,030 700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	440	MAIN SQUEEZE JUICE CO.	1,490
700 REGIONS BANK 2,200 800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	500	CHASE BANK	3,558
800 WENDY'S 2,777 900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	600	VALVOLINE	2,030
900 UMAMI 2,867 910 DIESEL BARBERSHOP 1,440	700	REGIONS BANK	2,200
910 DIESEL BARBERSHOP 1,440	800	WENDY'S	2,777
,,,,,	900	UMAMI	2,867
920 YOGASIX RIVERSTONE 2,094	910	DIESEL BARBERSHOP	1,440
	920	YOGASIX RIVERSTONE	2,094

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