

IN-STORE

Saks acts as cornerstone of Houston Galleria's \$250M transformation

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Simon's The Galleria, Houston, TX

By STAFF REPORTS

Retail real estate brand Simon's The Galleria in Houston, TX is undergoing a \$30 million renovation to account for its new luxury tenants and affluent consumer behavior.

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The renovation, part of a \$250 million transformation of The Galleria's luxury wing is scheduled to break ground this spring. By investing in its Houston property, Simon will ensure that The Galleria remains the destination of choice for affluent consumers in the area.

Breaking ground

In total, Simon's renovations of The Galleria include a new state-of-the-art Saks Fifth Avenue flagship, the addition of 110,000-square feet of new retail space and the creation of a 14,000-square foot free-standing retail building.

The renovated spaces and new constructions will have a light and sophisticated design with a color palette of black and white. Lighting, seating and other decor will enhance the property's interior landscape.

For the free-standing retail building, which faces Westheimer Road, there will be

significant use of glass framed by wood and metal to create a sense of transparency and light. Thus far, the building's first two tenants will be Florida-based multi-brand boutique The Webster and a high-end dining concept set to open in November and 2016, respectively.



Rendering of the completed free-standing retail space at The Galleria, Houston

As the only free-standing building within The Galleria, the structure will be connected to the main space via a covered walkway.

Saks' redevelopment at The Galleria means a move from its current space to a newly constructed location set adjacent to its former spot. The former location will become a 35 plot multi-brand retail area anchored by Saks on one end and Neiman Marcus on the other.

In a branded statement, Simon's CEO David Simon, said, "This project will provide the unprecedented luxury shopping experience that the Houston market craves, with high-end brands, unique restaurant choices and premiere amenities. The new flagship Saks Fifth Avenue will be the cornerstone of this high-end retail opportunity and will continue to anchor The Galleria in an even more impactful way."

More than 30 million consumers visit The Galleria each year to shop its high-end offerings that include Chanel, Gucci, Bulgari, Versace, David Yurman, Ralph Lauren and Hublot. The Galleria's newest tenants include La Perla and Tod's opening in 2015 and Celine in 2016.

As consumer habits shift away from homogeneous mall culture brands and retailers must establish a retail presence that returns to basics with a modern twist ([see story](#)).