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# Montrose Collective developer plans to turn Memorial City warehouses into retail and restaurant hub

By **Katherine Feser**, Staff writer

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 Gift Article
 





Michael Hsu Office of Architecture has been hired to transform warehouses at 1085 Gessner in Memorial City into a new retail project called Greenside. Developers Radom Capital and MetroNational are collaborating on the project.

Michael Hsu Office of Architecture

Two Houston developers plan to convert warehouses in Memorial City into a hub for retail, restaurants and offices in 2026.

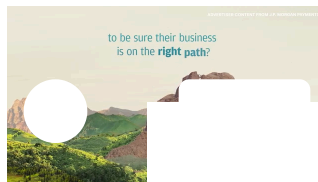
Radom Capital, the developer of M-K-T Heights, Montrose Collective and Heights Mercantile, will collaborate with MetroNational, developer and owner of Memorial City, to create the 35,000-square-foot Greenside community hub with an acre of green space in former warehouse space at 1085 Gessner, north of Interstate 10. The team has hired Austin-based Michael Hsu Office of Architecture to renovate the buildings and tie the project in with neighboring amenities and retail.

**RADOM CAPITAL IN MONTROSE:** Former Tower Theatre building in Montrose to be reimaged into trendy retail, restaurant project

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"The community continues to ask for more unique retail and restaurant offerings, and with the help of Radom Capital and Michael Hsu, we will deliver a one-of-a-kind offering to the Memorial City area with a great outdoor experience," Jason Johnson, president and CEO of MetroNational, said in an announcement.

Greenside is expected to break ground in the spring and have about 15 spaces available for tenants in spring 2026, according to the developers. Barton Kelly of Radom will oversee leasing of the project, which aims to sign first-to-market retail, restaurant and service tenants, including wellness and beauty focused businesses. The three buildings currently house 14 businesses, according to the developers.

The 1-acre central green space will offer seating areas, large canopy trellises and festoon lighting. New pedestrian paths will connect with a nearby park as well as nearby restaurants such as Mia's Table, Torchy's Tacos and Kirby Ice House, also in Memorial City. It will be landscaped with native plants and tie into an adjacent jogging trail and detention pond.

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The expansion follows MetroNational's addition of several restaurants to Memorial City, including Levi Goode's Credence and Sidebar, the Pit Room and and Haywire, all south of I-10.

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The project represents the first collaboration between these developers.

MetroNational acquired land for Memorial City in 1959 and opened Memorial City Mall in 1966. It has grown to nearly 300 acres with more than 10 million square feet of office, retail, health care, hospitality and residential.

Radom Capital, founded by Steve Radom a decade ago, also is redeveloping the former Tower Theatre and neighboring buildings in Montrose into 35,000 square feet of restaurant, retail and office space.

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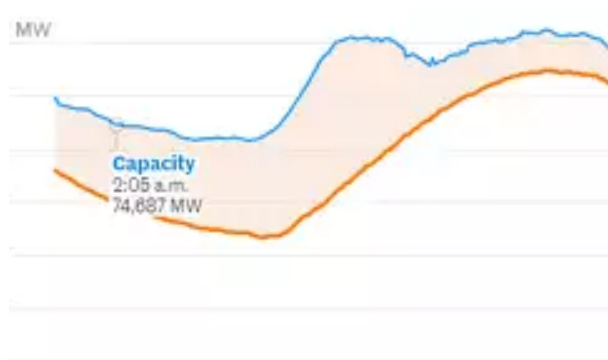
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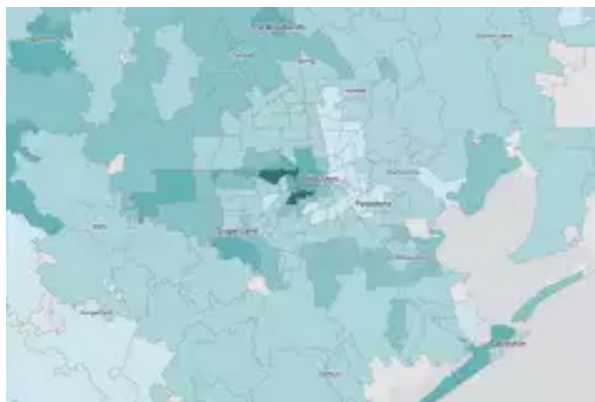
Katherine Feser is a business reporter for the Houston Chronicle covering real estate and special sections.

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