



BASIC FOODS

NATURAL & ORGANIC MARKET

West Park Marketplace *Phase Two*

Beaumont, Texas

CORPORATE OFFICE

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Beaumont, TX | 77701
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AlbaneseCormier

albanesecormier.com

Property Information

98,227 SF

CENTER NAME

Colonnade Shopping Center

LISTING ID

120

LOCATION

6210 Phelan Boulevard
Beaumont, TX | 77706

PROPERTY HIGHLIGHTS

Traffic Counts: 17,000 VPD (Dowlen Road)
Prominent location on busy 4-way signaled intersection.

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	10,067	49,742	120,598
HOUSEHOLDS	4,428	20,883	47,116
AVERAGE HH INCOME	\$59,820	\$58,653	\$47,298

MAJOR TENANTS

- Basic Foods
- Little Woodrows
- Elena's Restaurant



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TENANT LIST

- 6420 | Fast Eeddie's 10,000 SF
- 6410 | Lyndi & Co Design Studio LLC 9,900 SF
- 6390 | Genesis Back and Neck 1,300 SF
- 6376 | Buckner International 2,000 SF
- 6370 | Helmet Salon 1,604 SF
- 6368 | Ortiz Menswear & Bridal 1,465 SF
- 6366 | Kickstand Bike Shop 2,321 SF
- 6362 | Southeast Texas School of Music 1,409 SF
- 6358 | Buckner International 8,160 SF
- 6356 | Thrive Chiropractic 984 SF
- 6352 | MVM Salon 1,978 SF
- 6350 | Boomtown Vapor 2,000 SF
- 6346 | Merle Norman 675 SF
- 6342 | Next Level Urgent Care 2,940 SF
- 6336 | Small Town Vinyl 2,100 SF
- 6290 | Elena's Mexican Restaurant 3,315 SF
- 6282 | Hobby Shop 4,439 SF
- 6280 | Buckstin Brewing 12,916 SF
- 6270 | All About Ears 1,430 SF
- 6260 | Quest Diagnostics 3,551 SF
- 6250 | Michoacana Potosina 3,108 SF
- 6240 | Regional Finance Corp 2,000 SF
- 6230 | Nails and More 4,000 SF
- 6220 | Basic Foods 10,000 SF
- 6210 | Little Woodrow's 4,088 SF
- 6378 | Community Bank of Texas SF

SITE LEGEND

- Available
- Leased
- Leased But Available/Pending
- Not A Part (NAP)

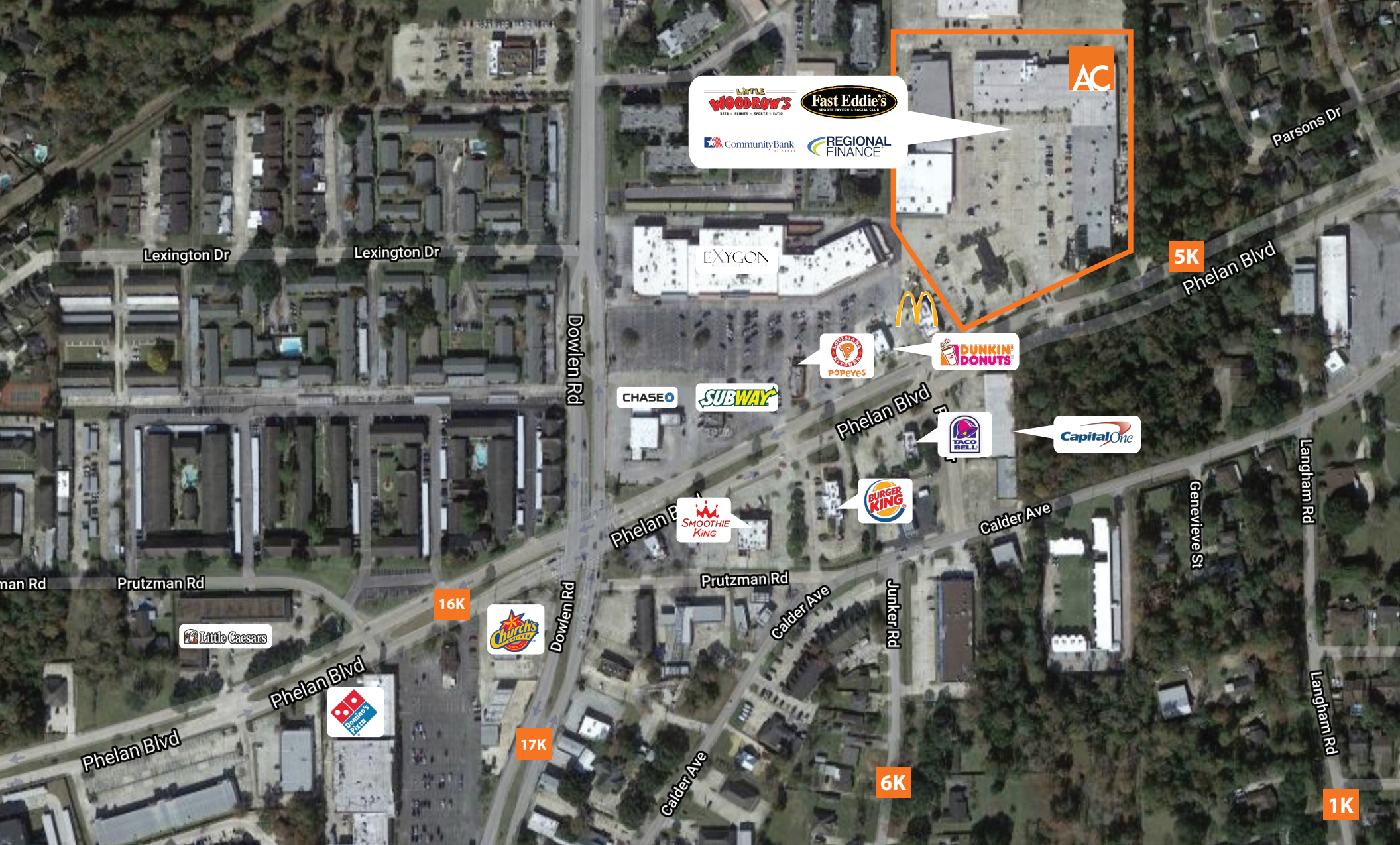


This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | ac-us.com

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32,956 SF

Exygon Health and Fitness first opened its doors in 1993 in Mid-County. In 2010, they opened our Beaumont location in the Westmont Shopping Center. They are committed to creating a unique family and community-oriented clubs that are second to none. The foundation for what Exygon does and the commitment to serve their members and community are inherent to the club's philosophy and culture.



3,169 SF

Burger King is an American multinational chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain.



2,322 SF

Dunkin', also known as Dunkin' Donuts, is an American multinational coffee and doughnut company. It was founded by William Rosenberg in Quincy, Massachusetts, in 1950.



1,908 SF

Taco Bell is an American chain of fast food restaurants based out of Irvine, California, founded in 1962 by Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc.



4,088 SF

Little Woodrow's neighborhood bar & grill is the beer lovers place for the ultimate sports watching experience with Food Trucks on site and pretty darn good pizza and pretzels!



3,169 SF

CommunityBank of Texas is committed to establishing and maintaining an environment where everyone feels welcome, valued, respected and appreciated. Diversity initiatives are important to us and complement other core values such as teamwork, leadership, integrity, and commitment to serving our customers and community.



2,000 SF

For over 30 years, we've been helping people get the money they need. We understand that everyone needs a little help now and then. We take the time to listen to your needs so that we can help you find the personal loan that is right for you. Our dedicated employees serve our customers from over 350 convenient locations in 11 states.



675 SF

In the early 1900's, Hollywood glamour became more desirable among average women, and with it, an interest in products that would help improve the look of their complexions.