

Parkview East Shopping Center

NEC BURKE RD AND SPENCER HWY
3901 SPENCER HIGHWAY
PASADENA, TX 77504



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CALL FOR MORE INFORMATION



PROPERTY INFORMATION



144,660
2022 POPULATION
3 MILE RADIUS



92,881
2021 DAYTIME POPULATION
3 MILE RADIUS



\$67,569
2021 AVERAGE INCOME
3 MILE RADIUS



38,000 VPD
SPENCER HIGHWAY

FOR LEASE

- \$20.00 - 24.00 PSF/YR+NNN
- NNNS \$4.50 PSF
- (Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Inline Space	1,090 SF
	1,212 SF
End Cap	1,500 SF

PROPERTY HIGHLIGHTS

- 2022 renovated – repainted a modern color scheme
- Top performing Jason’s Deli and Shipley Donuts. Both have been there for decades and are consistently some of the top sales locations in the region
- 480 feet of frontage on Spencer Highway with 3 curb cuts
- 5.7 parking per 1000 SF
- Great visibility off Spencer Highway
- Over 50,000 VPD
- Ideal for retail, medical, and office
- End Cap Pad Space of +/-2,000 S





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TRAFFIC COUNT

Burke Rd: 15,760 VPD

(CoStar 2018)

Spencer Highway: 38,000 VPD

(ESRI 2021)

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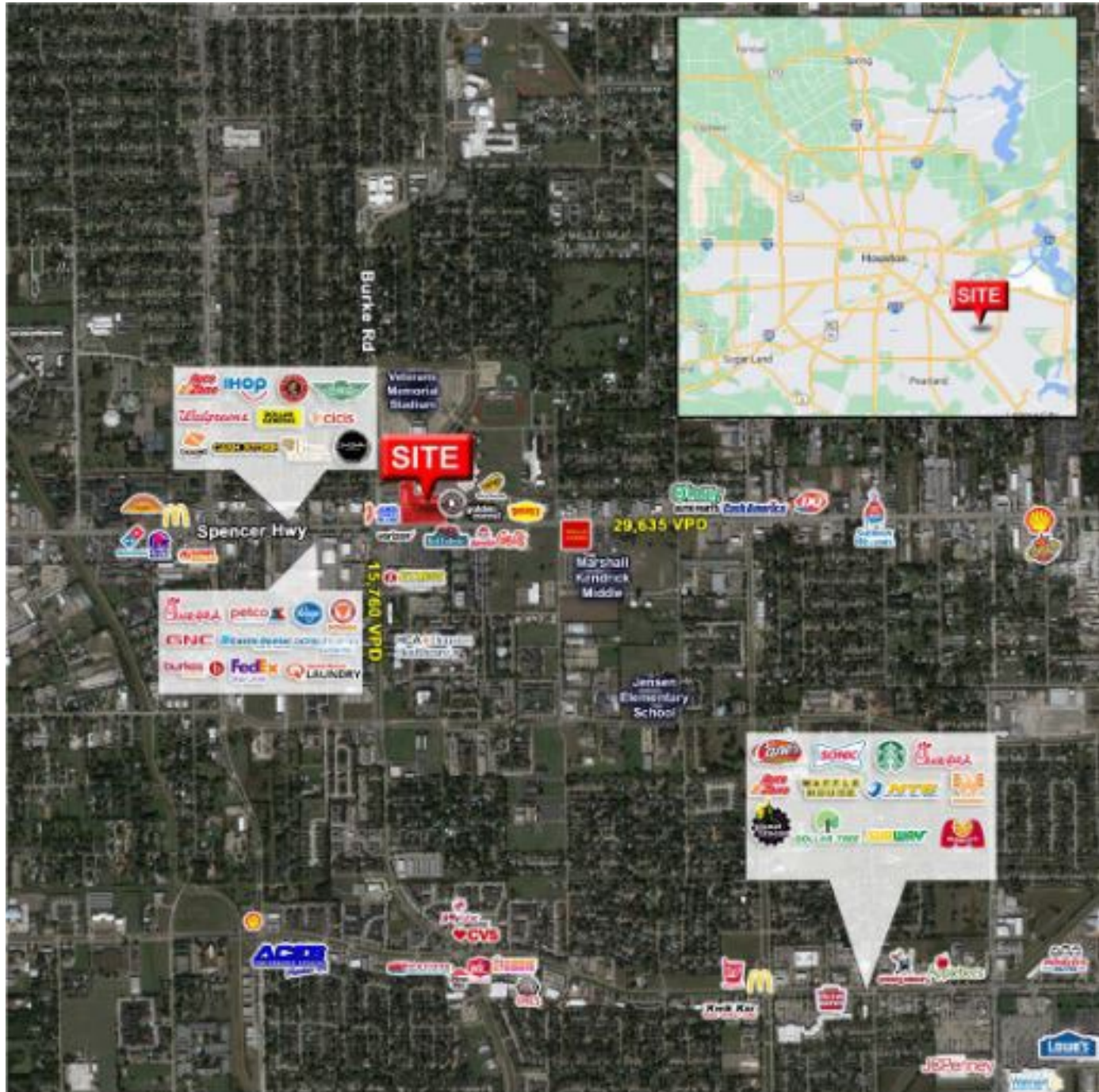


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