

## SHOPS AT CLEAR LAKE

13914 STATE HIGHWAY 3, WEBSTER, TX

SECOND GENERATION RESTAURANT AVAILABLE FOR LEASE



**SPACE AVAILABLE:** 1500 SF (Former Edible Arrangements)  
1500 SF (2nd Generation Hair Salon)

### ASKING RENT

**Base:** \$26.00/SF

**CAM:** \$12.00/SF

- Shops at Clearlake: a 10,425 SF shopping center anchored by a Starbucks Drive Thru
- Proven location: Co-tenants poised for continued growth
- Pylon signage available along Hwy 3
- Hwy 3 (Galveston Rd): 20,000+ cars daily and easy access to I-45, Houston's busiest freeway with 203,000+ cars daily
- Strong demographics
- Built in 2008

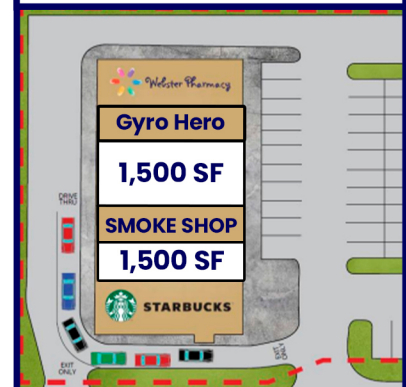
### CONTACT

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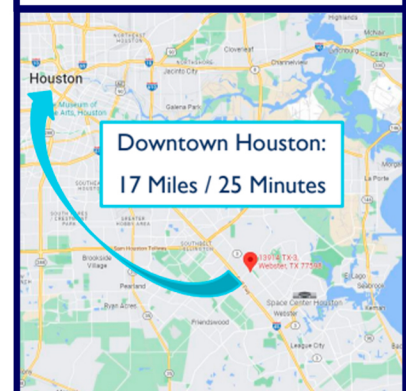
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### PROVEN LOCATION STRONG CO-TENANCY



### ROBUST DEMOGRAPHICS IN VIBRANT MARKET



# PROVEN LOCATION / STRONG CO-TENANCY



- The Starbucks ranks 3rd out of 21 stores in a 10-mile radius; additionally, it ranks in the chain's top 20 percentile in Texas and top quartile in the United States
- Strong national credit tenant mix with Edible Arrangements as well as Sonic Drive-In and CVS within the greater shopping center
- Situated in front of All-Star Revolution Cheerleading: a 20,000 SF facility that hosts over 19 cheerleading teams

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- Centrally located between Downtown Houston and Galveston Island
- Down the street from Clear Lake Super-Regional Medical Center with 2,200 employees, serving 1.5+ million patients annually
- Close proximity to NASA Johnson Space Center, one of the area's largest employers, and Space Center Houston
- Over 200,000 residents in booming Clear Lake/NASA trade area
- Healthy average household income of \$100,000
- Houston-The Woodlands-Sugar Land, TX MSA is the 4th largest in the United States with over 7.2 million people, as well as the 3rd largest in terms of numeric gains

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