



PROPERTY DESCRIPTION

South Shaver Square, is located just south of the intersection Spencer and Shaver of Pasadena, South Houston area. This area is surrounded by both National and Regional Retailers and dense neighborhoods.

PROPERTY HIGHLIGHTS

- Grocery anchored Retail Center
- High Visibility from South Shaver
- Ample Parking
- Excellent mix of both regional and local retailers

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,050 - 5,025 SF
Lot Size:	14.141 Acres
Building Size:	124,184 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,239	53,696	112,910
Total Population	20,325	156,390	328,764
Average HH Income	\$46,065	\$56,022	\$61,061

DAN SILVESTRI

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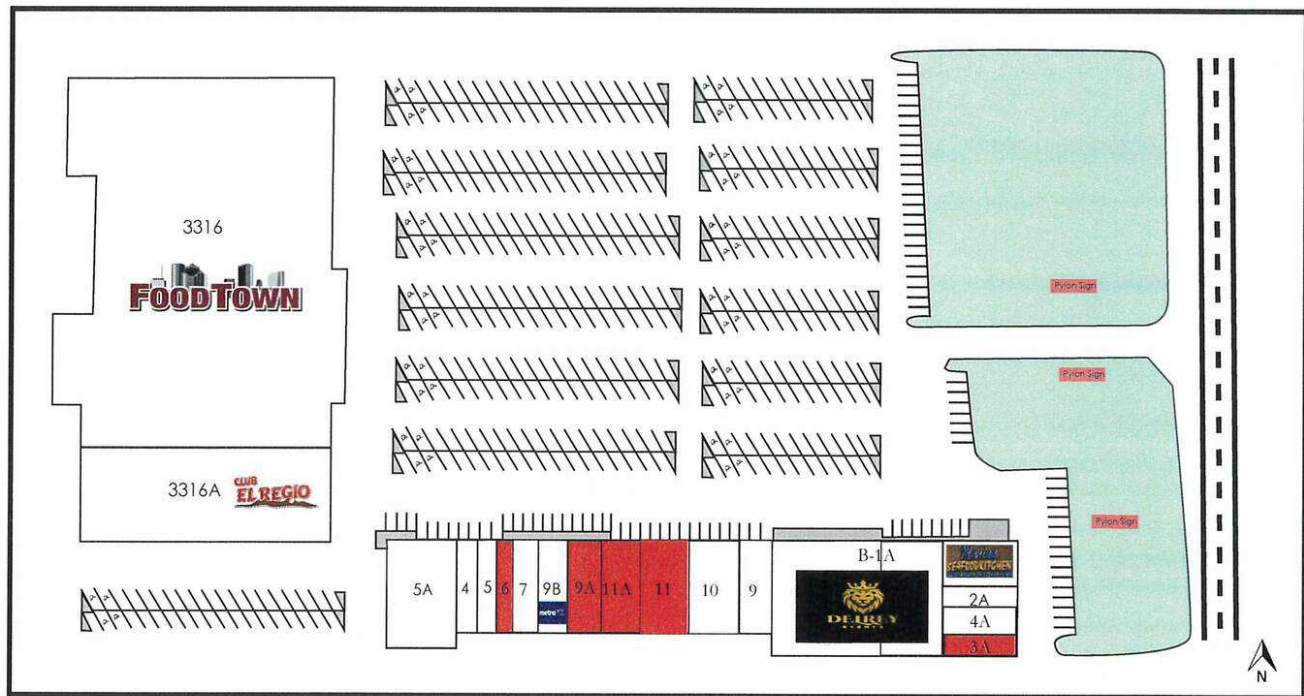
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 - 5,025 SF	Lease Rate:	Negotiable

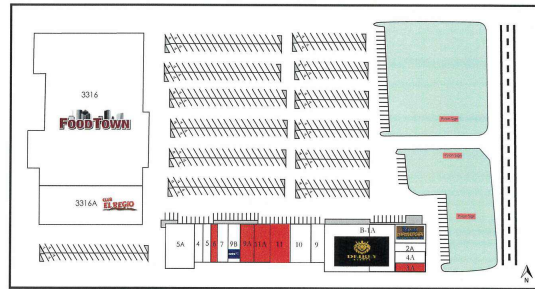
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3316	Lewis Food Town	65,000 SF	NNN	Negotiable	-
3316C	El Regio Disco	15,000 SF	NNN	Negotiable	-
A	Marian Seafood	2,400 SF	NNN	Negotiable	-
1A	Delrey Events (Expansion)	3,325 SF	NNN	Negotiable	-
2A	Conectamos	1,500 SF	NNN	Negotiable	-
3A	Available	1,050 SF	NNN	Negotiable	-
B	Delrey Events	8,550 SF	NNN	Negotiable	-
9	Pedacito de Cielo	1,500 SF	NNN	Negotiable	-
10	Toxic Hookah Lounge	3,000 SF	NNN	Negotiable	-
11	Available	5,025 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11A	Available	1,725 SF	NNN	Negotiable	-
9A	Available	1,250 SF	NNN	Negotiable	-
9B	Texas Mobile	1,100 SF	NNN	Negotiable	-
7	Ontiveros Insurance	1,075 SF	NNN	Negotiable	-
6	Available	1,075 SF	NNN	Negotiable	-
5	Passion Beauty Shop	1,125 SF	NNN	Negotiable	-
4	Shaver Medical Clinic	1,500 SF	NNN	Negotiable	-
5A & B	Mas Pisto Botanero	7,275 SF	NNN	Negotiable	-
4A	Paleteria El Pibe	1,700 SF	NNN	Negotiable	-

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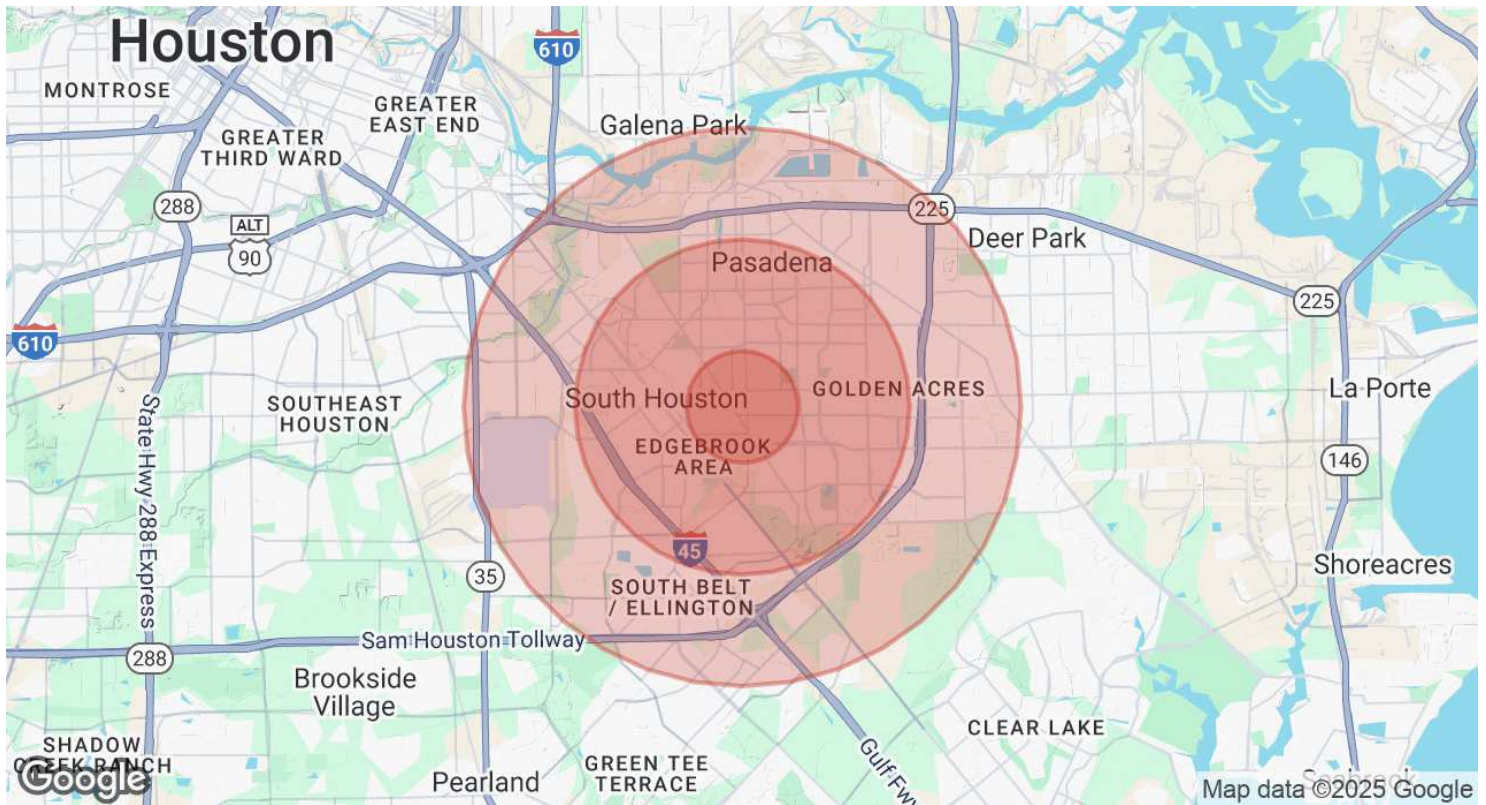
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,325	156,390	328,764
Average Age	28.5	31.6	32.0
Average Age (Male)	28.4	31.4	31.4
Average Age (Female)	27.9	31.9	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,239	53,696	112,910
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$46,065	\$56,022	\$61,061
Average House Value	\$77,027	\$101,962	\$115,359

* Demographic data derived from 2020 ACS - US Census

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