

VILLAGE REAL SHOPPING CENTER

961 E NASA Pkwy, Webster, TX 77598

2,167-4,360 SF
FOR LEASE



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SITE PLAN

Suite	Square Footage	Tenant
901	2,960	The Tree House
911	3,735	Edwardo's Mexican
913	2,826	Available Now
915 A	9,000	Family Dollar
925	16,609	Hidden Treasure
933	5,005	Just Kidding Play Cafe
935	1,300	Panatex Insurance
939	3,207	Atitlan Restaurant
945	2,167	Available Now
951	1,647	Fully Promoted
953	1,235	Nasa Liquor Store
955	1,495	Clinica Hispana Vida
957	1,950	Nassau Bay Postal
959	1,040	Hollywood Hair
961	21,803	Office Depot
961B	8,440	Half Price Books
963	2,040	Subway
965	820	Suzie's Nails
967	1,620	Evergrande Lifestyle
969	1,000	Hello Tealicious
977	4,360	Available November 2025



AVAILABILITY

Available now: Suite 913: 2,826 SF, \$15.00 PSF + NNN, Storefront Signage

Available now: Suite 945: 2,167 SF, \$16.00 PSF + NNN, Storefront Signage

Available Nov 2025: Suite 977: 4,360 SF, \$22.50 PSF + NNN, Storefront Signage, End cap unit, Fully built-out restaurant space



NEIGHBORS

**Office
DEPOT**



**HALF
PRICE BOOKS**
HPB.COM



LOCATION DETAILS

POPULATION
3 Mile: 72,317
5 Mile: 200,512
10 Mile: 571,058

AVERAGE HOUSEHOLD INCOME
3 Mile: \$78,625
5 Mile: \$113,763
10 Mile: \$113,224

Exceptional Positioning and Traffic Counts:

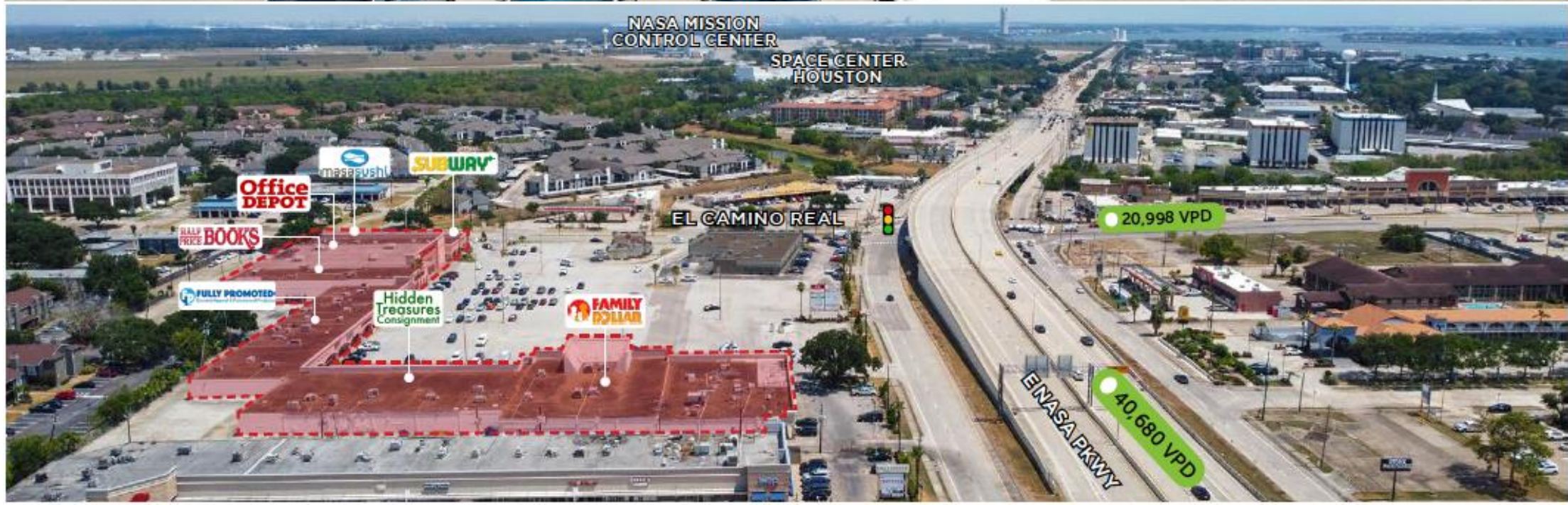
Village Real Shopping Center is ideally positioned at El Camino Real & NASA Pkwy, the dominant intersection within the NASA/Clear Lake Submarket. Combined traffic counts at the intersection exceed 61,000 vehicles per day.

Traffic Generators: Village Real Shopping Center is located less than 2 miles from both NASA Johnson Space Center (3,200+ employees & 1.25M+ annual visitors) and Houston Methodist Clear Lake Hospital (1,100+ employees & 220,000+ annual outpatient visits)

Booming Houston Metro with 200,000 residents in 5-Mile radius and average household incomes above \$113,000



PHOTO GALLERY



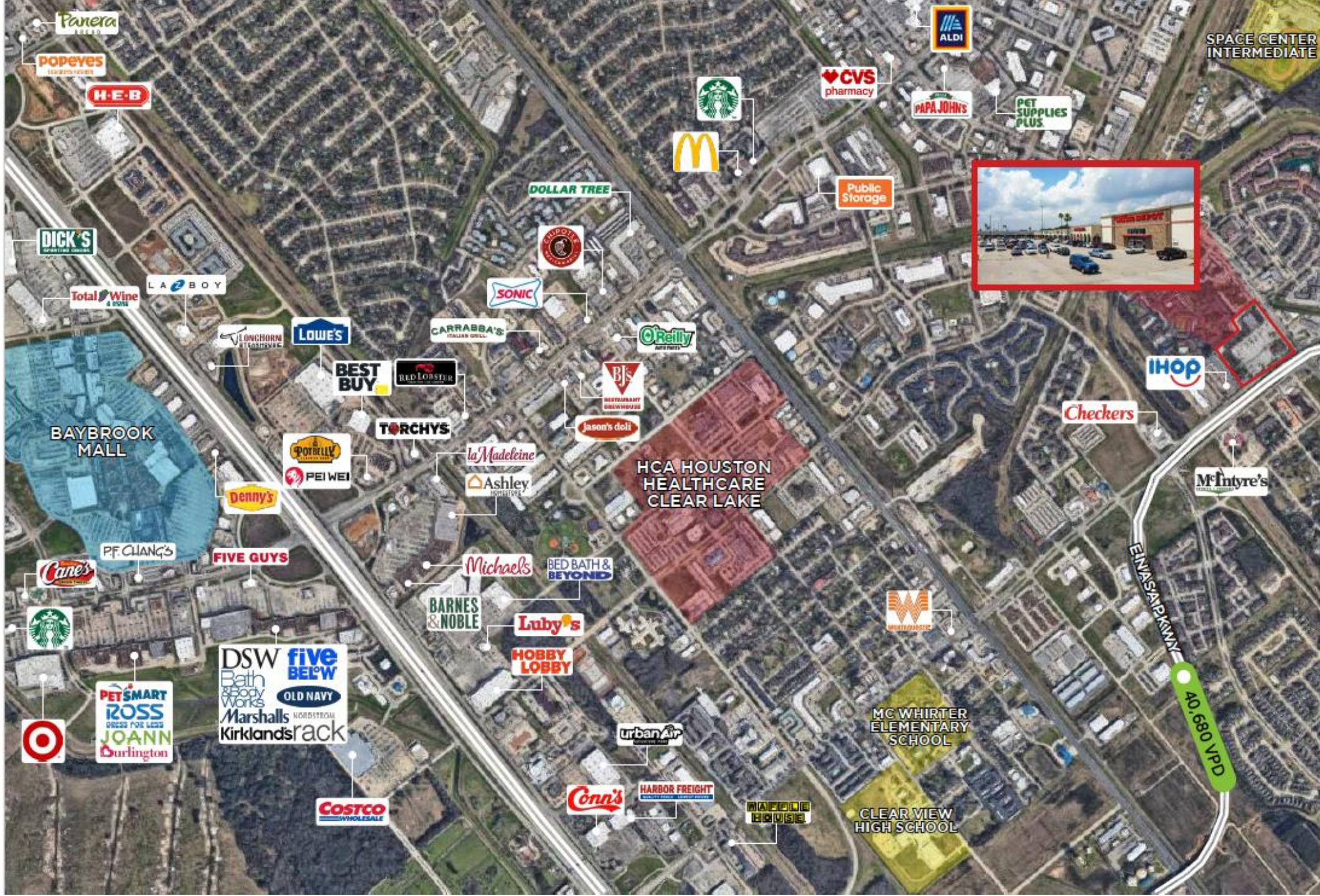
DEMOGRAPHICS

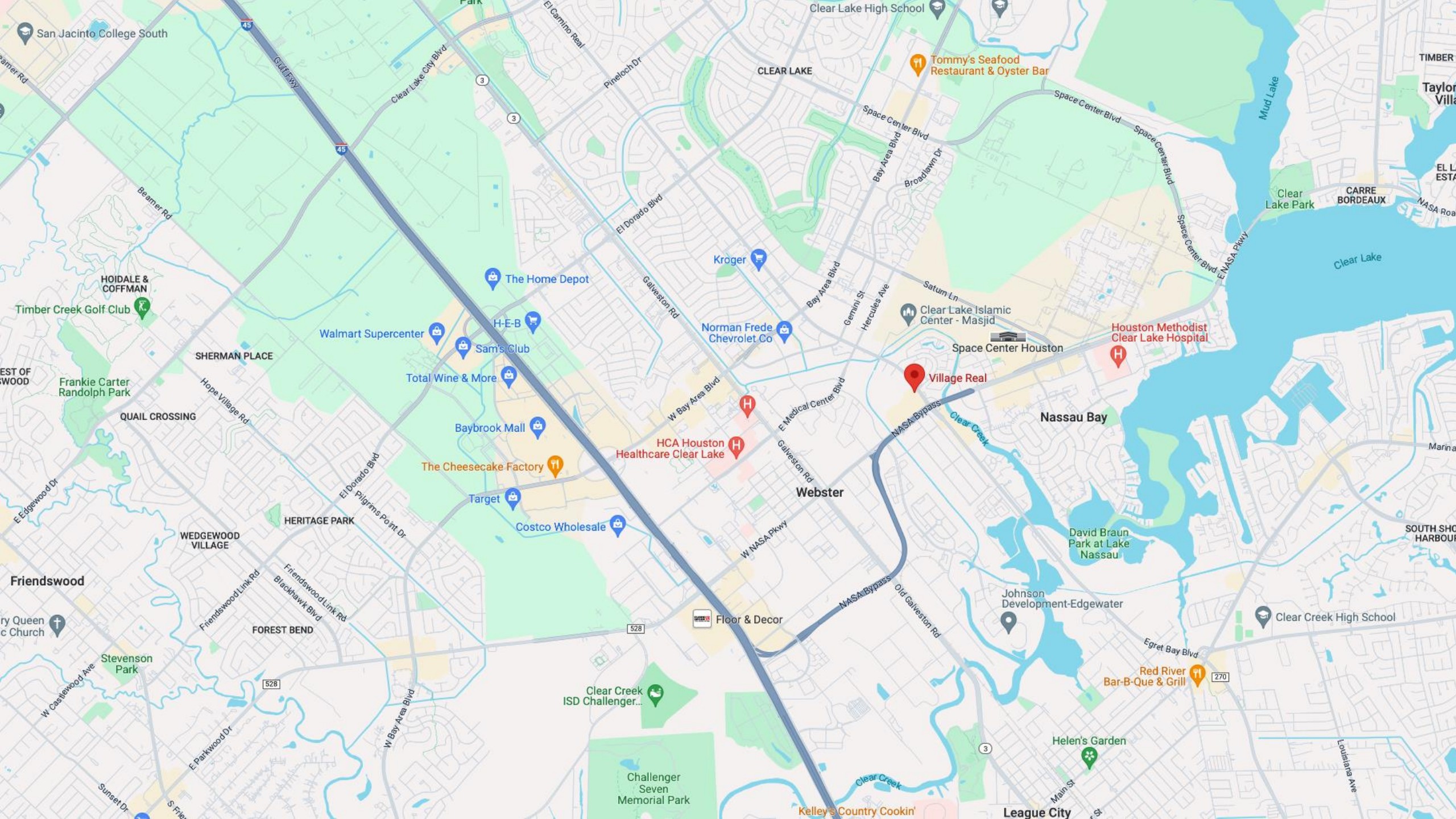
	3 Mile	5 Mile	10 Mile
Population			
2010 Population	67,141	178,786	507,206
2023 Population	72,317	200,512	571,058
2028 Population Projection	72,659	203,812	580,038
Annual Growth 2010-2023	0.60%	0.90%	1.00%
Annual Growth 2023-2028	0.10%	0.30%	0.30%
Median Age	38.1	38.4	36.9
Bachelor's Degree or Higher	39%	44%	32%
U.S. Armed Forces	180	351	697
Population by Race			
White	54,352	155,556	458,858
Black	7,422	16,658	50,163
American Indian/Alaskan Native	609	1,329	4,668
Asian	7,800	21,282	43,820
Hawaiian & Pacific Islander	109	236	732
Two or More Races	2,026	5,451	12,817
Hispanic Origin	18,810	43,548	189,318
Housing			
Median Home Value	\$227,367	\$253,568	\$225,179
Median Year Built	1985	1990	1989

Demographic data © CoStar 2023

	3 Mile	5 Mile	10 Mile
Households:			
2010 Households	29,366	70,406	183,609
2023 Households	31,464	79,597	208,295
2028 Household Projection	31,587	81,002	211,868
Annual Growth 2010-2023	1.10%	1.40%	1.30%
Annual Growth 2023-2028	0.10%	0.40%	0.30%
Owner Occupied	14,163	50,547	144,278
Renter Occupied	17,423	30,456	67,589
Avg Household Size	2.2	2.5	2.7
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$921.7M	\$2.8B	\$7.2B
Income			
Avg Household Income	\$90,548	\$113,145	\$105,600
Median Household Income	\$65,630	\$89,344	\$83,097
< \$25,000	4,594	8,138	25,161
\$25,000 - 50,000	7,099	12,912	35,306
\$50,000 - 75,000	6,079	13,611	35,320
\$75,000 - 100,000	3,598	8,953	25,811
\$100,000 - 125,000	3,204	10,649	25,984
\$125,000 - 150,000	2,112	6,538	17,817
\$150,000 - 200,000	2,202	8,503	20,968
\$200,000+	2,576	10,292	21,927

AERIAL MAP







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