

SHAVER CENTER

3845 SOUTH SHAVER ST.
PASADENA, TX 77504

RETAIL PROPERTY FOR LEASE

WENDELL NAULT

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SHAVER CENTER

3809 SOUTH SHAVER ST., PASADENA, TX 77504



PROPERTY DESCRIPTION

Seize the opportunity to lease space at Shaver Street Center, a revitalized neighborhood hub in Pasadena, TX. Anchored by prominent tenants such as Little Caesars Pizza, EZ Pawn Loan Services, Metro PCS, and Subway, this center offers a diverse mix of retailers and service providers, catering to the needs of the local community. With its prime position and dynamic tenant mix, Shaver Street Center offers an enticing prospect for businesses looking to establish a robust presence in Pasadena's retail landscape. Joining this thriving hub presents an excellent opportunity to tap into a vibrant consumer base and elevate your brand's visibility in this bustling market.

PROPERTY HIGHLIGHTS

- Located across from La Michoacana Meat Market and South Houston High School
- Easy access to I-45, Hwy 3, Hwy 225, Beltway 8 & Fairmont Pkwy
- Near the Houston Ship Channel, Port of Houston, NASA's Johnson Space Center, William P. Hobby Airport, & Texas Medical Center

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OFFERING SUMMARY

Building Size:	1,850 SF
Vehicles Per Day:	21,625 via Shaver Street, 16,850 via Fairmont PKWY, and 15,000 via Allen-Genoa Road
Major Tenants:	Subway, Metro PCS, Boost Mobile, Little Caesar's

DEMOGRAPHICS	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Average HH Income	\$66,619	\$75,975	\$80,645
Total Population	24,192	132,642	319,952
Total Household	7,802	43,506	106,578



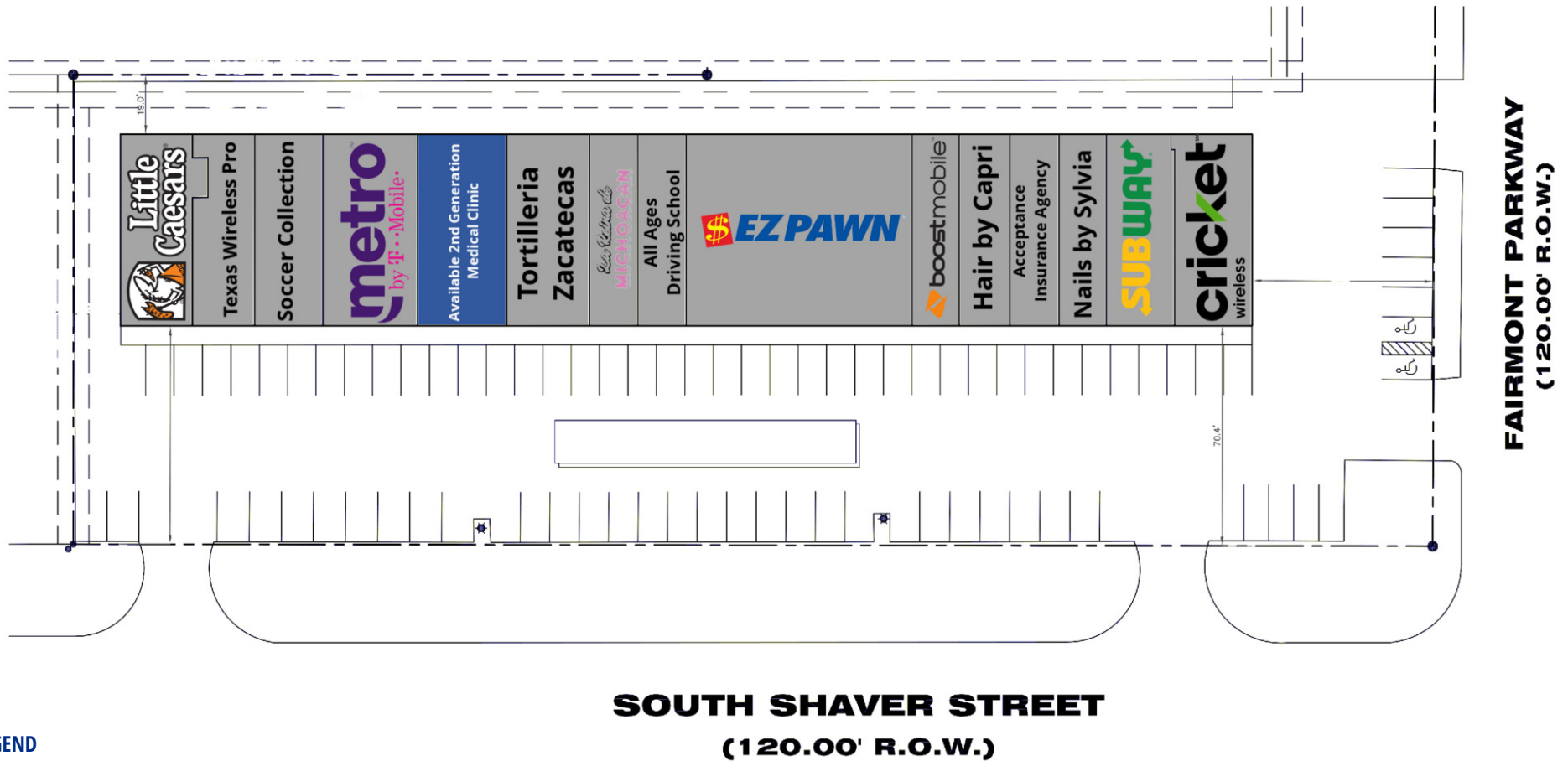
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



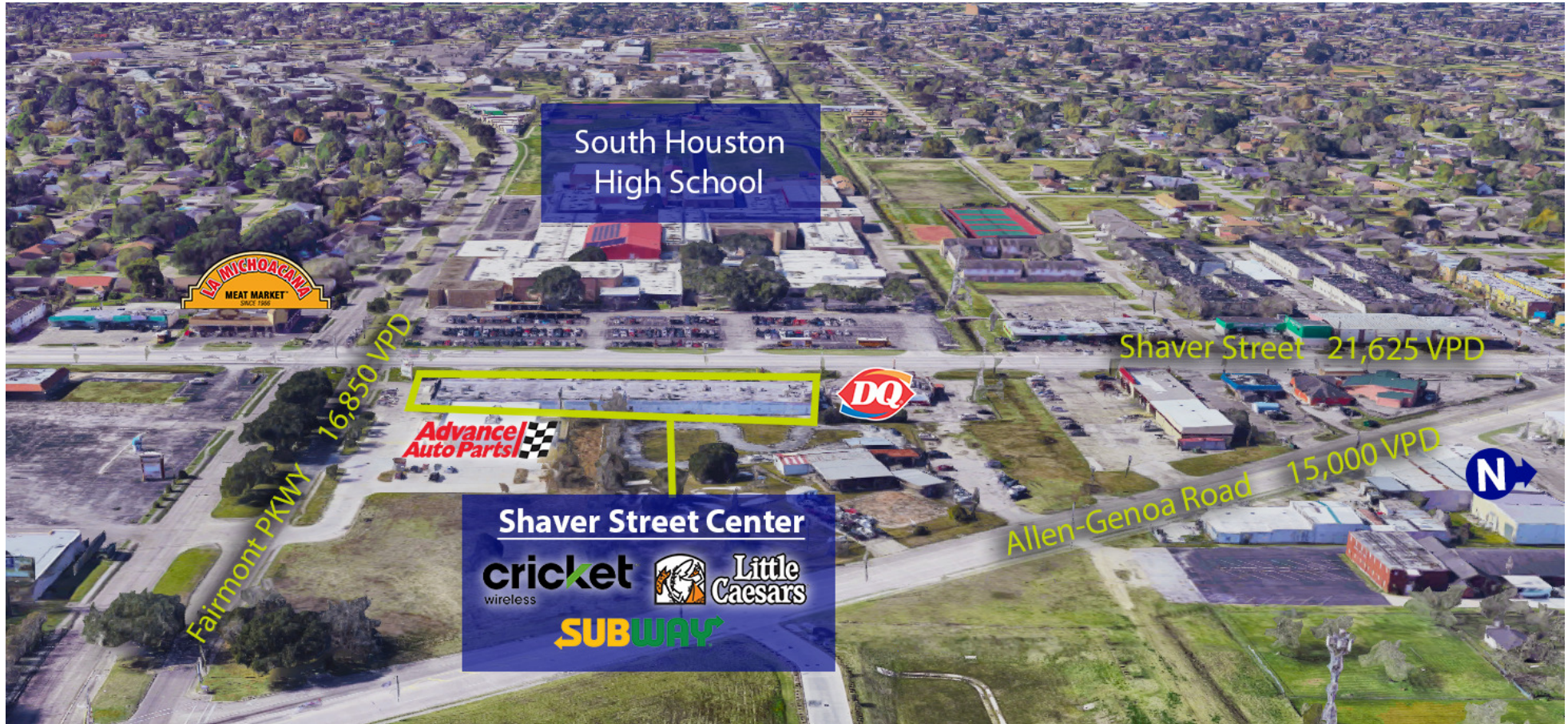
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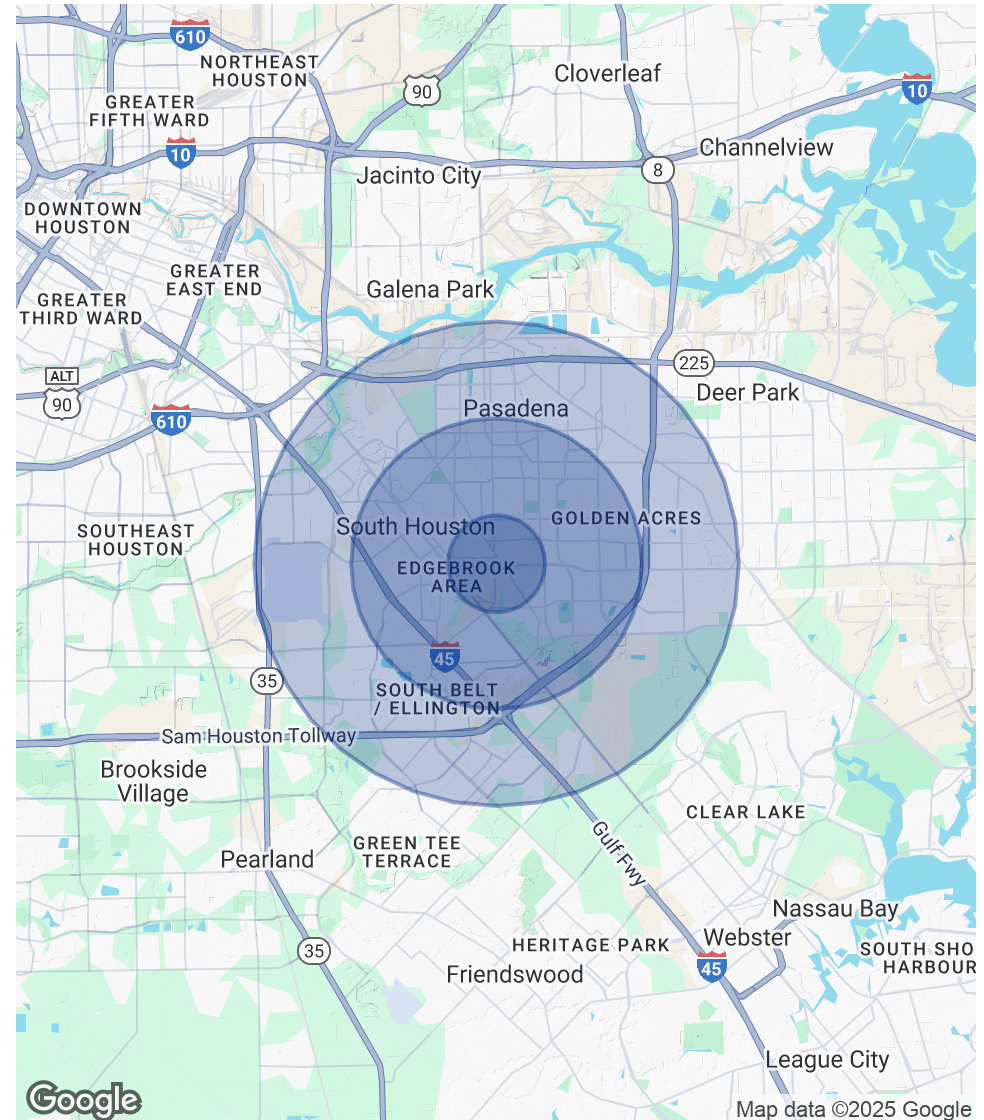


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	24,192	132,642	319,952
Median Age	30.4	32.9	33.7
Daytime Population	21,017	126,673	305,639
Workers	7,067	54,170	134,149
Residents	13,950	72,503	171,490
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	7,802	43,506	106,578
# of Person per HH	3.10	3.03	2.99
Average HH Income	\$66,619	\$75,975	\$80,645
Average House Value	\$241,628	\$237,807	\$247,547



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