

# SHAVER STREET CENTER

3845 SOUTH SHAVER ST.  
PASADENA, TX 77504

RETAIL PROPERTY FOR LEASE

HEATHER MUELLER

hmueller@whitstonereit.com  
p: 832.367.0724



# SHAVER STREET CENTER

3845 SOUTH SHAVER ST., PASADENA, TX 77504



## PROPERTY DESCRIPTION

Shaver Street Center has tenants that include Little Caesars Pizza, EZ Pawn Loan Services, Metro PCS, and Subway.

## PROPERTY HIGHLIGHTS

- Located across from La Michoacana Meat Market and South Houston High School
- El Rancho Supermarket opening soon across the street
- 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

## OFFERING SUMMARY

Available SF:	1,111 SF
Lot Size:	
Building Size:	21,926 SF
Vehicles Per Day:	35000
Major Tenants:	Subway, Metro PCS, Boost Mobile, Little Caesar's

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$44,979	\$49,867	\$52,270
Total Population	18,137	138,807	314,492
Total Households	5,758	44,715	100,910

## HEATHER MUELLER

hmueller@whitstonereit.com  
p: 832.367.0724



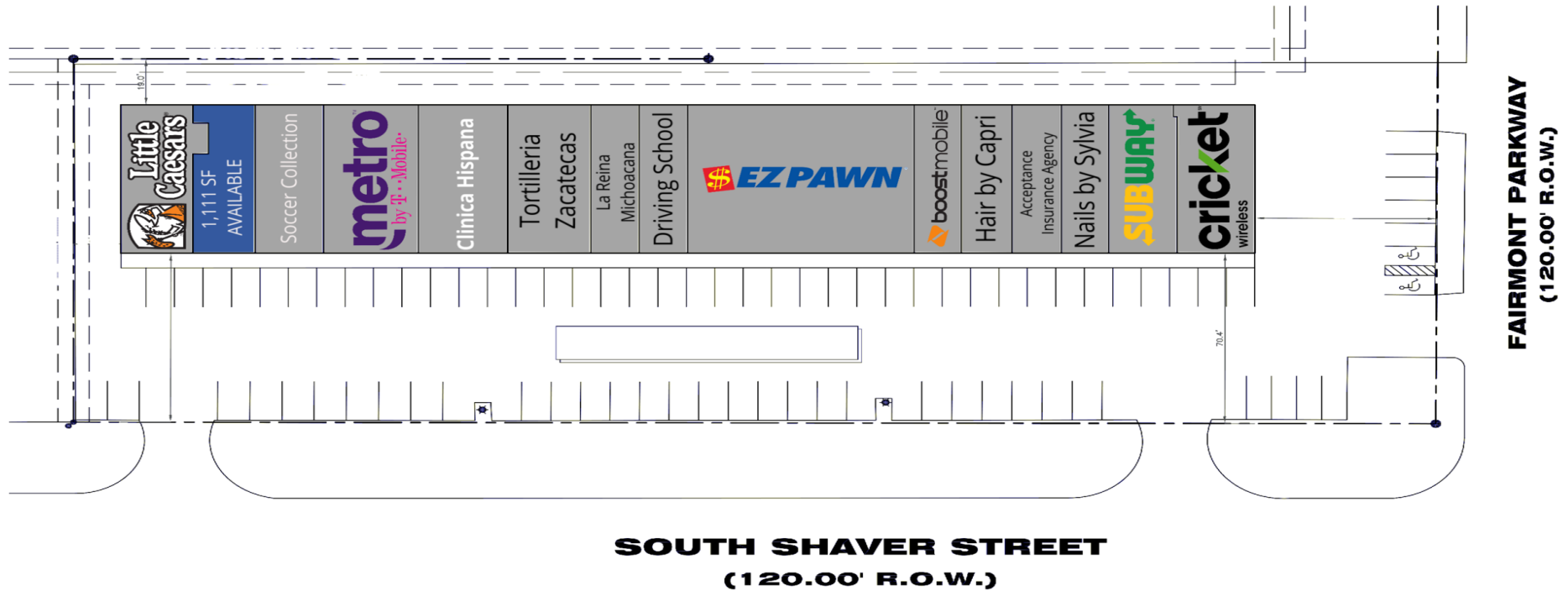
WHITESTONE REIT

WHITESTONEREIT.COM



# SHAVER STREET CENTER

3845 SOUTH SHAVER ST., PASADENA, TX 77504



HEATHER MUELLER

hmueller@whitstonereit.com  
p: 832.367.0724



WHITESTONE REIT

WHITESTONEREIT.COM

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.



# SHAVER STREET CENTER

3845 SOUTH SHAVER ST., PASADENA, TX 77504



HEATHER MUELLER

hmueller@whitestonereit.com  
p: 832.367.0724

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.



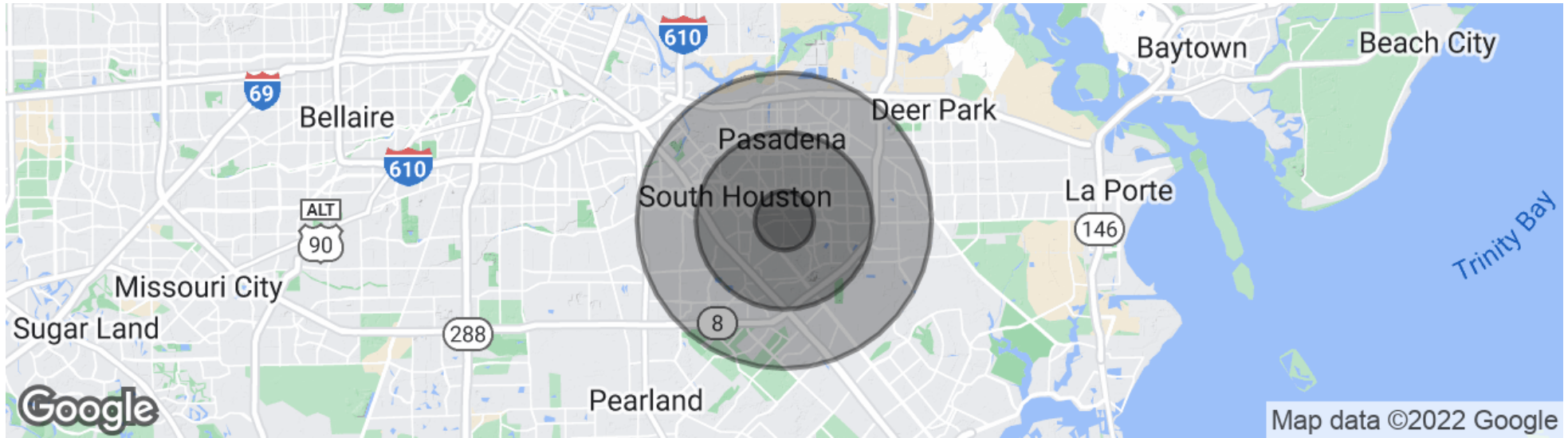
WHITESTONE REIT

WHITESTONEREIT.COM



# SHAVER STREET CENTER

3845 SOUTH SHAVER ST., PASADENA, TX 77504



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,137	138,807	314,492
Median age	28.4	29.6	30.1
Median age (Male)	27.7	29.2	29.6
Median age (Female)	28.6	30.1	30.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,758	44,715	100,910
# of persons per HH	3.1	3.1	3.1
Average HH income	\$44,979	\$49,867	\$52,270
Average house value	\$103,066	\$105,705	\$110,818

\* Demographic data derived from 2020 ACS - US Census

**HEATHER MUELLER**

hmueller@whitstonereit.com  
p: 832.367.0724



**WHITESTONE REIT**

WHITESTONEREIT.COM