

**Retail**

**For Lease**



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**SOUTHMORE PLAZA**  
**2211-2225 Southmore Ave**  
**Pasadena, TX 77502**



# PROPERTY HIGHLIGHTS

**103,979 SF multi-tenant retail center on Southmore Ave with El Ahorro supermarket and America Cinema on each end-cap**

**2 Spaces available 1,738 SF  
and 7,940 SF**

## SPACES AVAILABLE

**1,738 SF second generation retail, built to a high specification. Would suit mailbox, insurance, financial services, medical, or clothing store.**

**7,940 SF potentially divisible second-generation retail. Would suit medical, washateria, dollar store, furniture, hardware, martial arts, gym, or restaurant.**



**1,738 - 7,940 SF**  
**FOR LEASE**  
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# DEMOGRAPHICS

3 MILE

1 MILE

115,078

24,639

Population

36,072

7,288

Households

32.6

31.3

Median Age

\$51,057

\$52,519

Median HH Income

41,416

5,934

Daytime Employees

↓ -1.74%

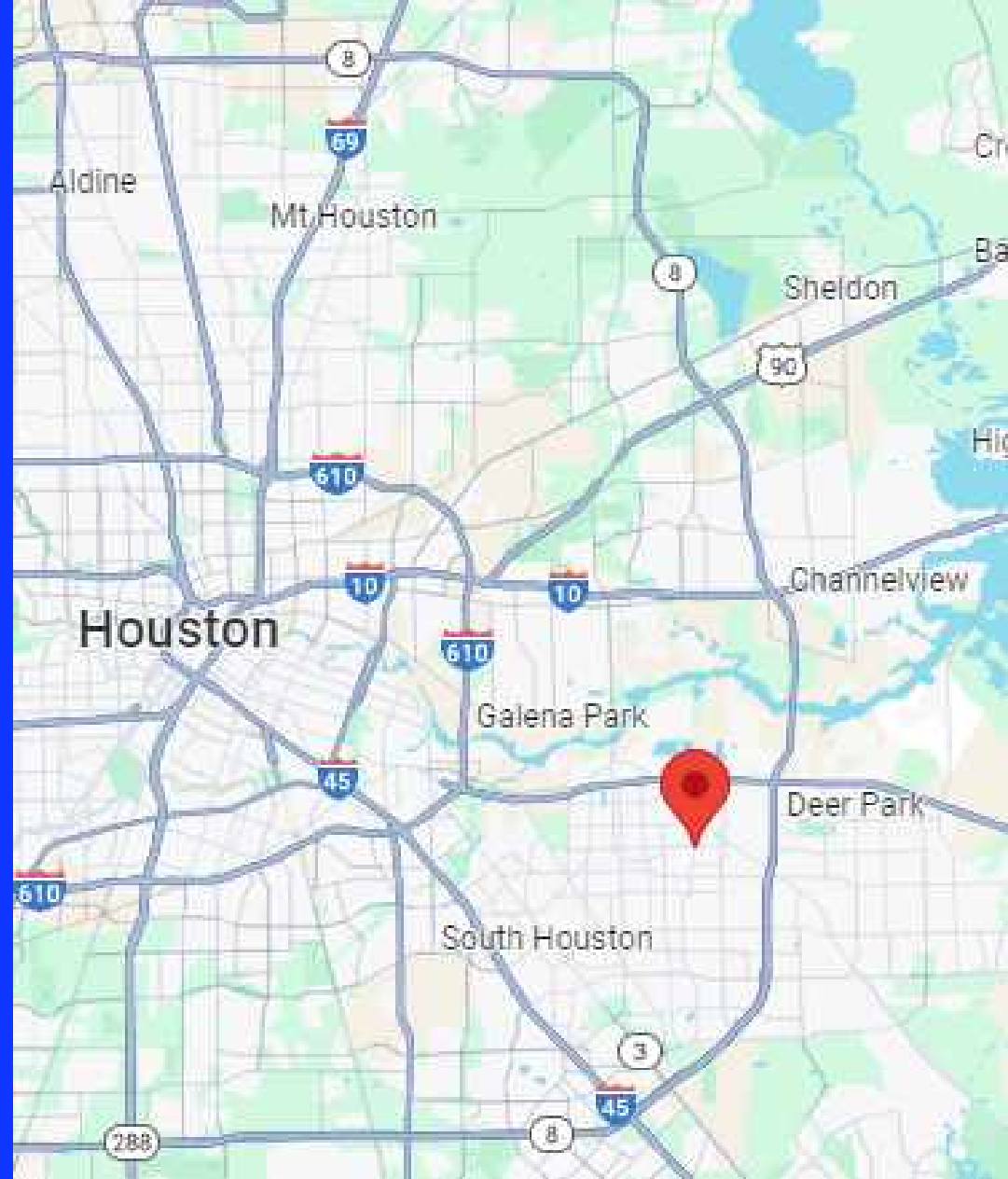
↓ -1.97%

Population Growth '23-'28

↓ -1.84%

↓ -2.1%

Household Growth '23-'28





# TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measure	Distance
Burke Road	Southmore Ave S	12,646	2022	0.06 mi
Burke Rd	Southmore Ave S	5,521	2022	0.06mi
Southmore Avenue	Burke Rd W	14,551	2022	0.08 mi
Southmore Ave	Burke Rd W	7,394	2022	0.08 mi
Burke Rd	Marlen Ave S	6,852	2022	0.15 mi
Southmore Ave	Wichita St W	12,685	2022	0.28 mi
Burke Rd	Jenkins Rd S	14,027	2022	0.29 mi
Burke Road	Jenkins Rd S	11,381	2022	0.34mi
Marguerite Ln	Marlen Ave N	863	2022	0.34 mi
Harris Ave	Paul St E	5,142	2022	0.39 mi



# AERIAL VIEW



Red Bluff

Southmore Ave



# PROPERTY OVERVIEW



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