

AVAILABLE FOR LEASE



SHAVER STREET

3747 SHAVER ST, PASADENA, TX 77504

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RENCHER
PROPERTIES



PROPERTY SUMMARY

Available

1,000 – 9,405 SF

\$18 SF

Annual Base Rent

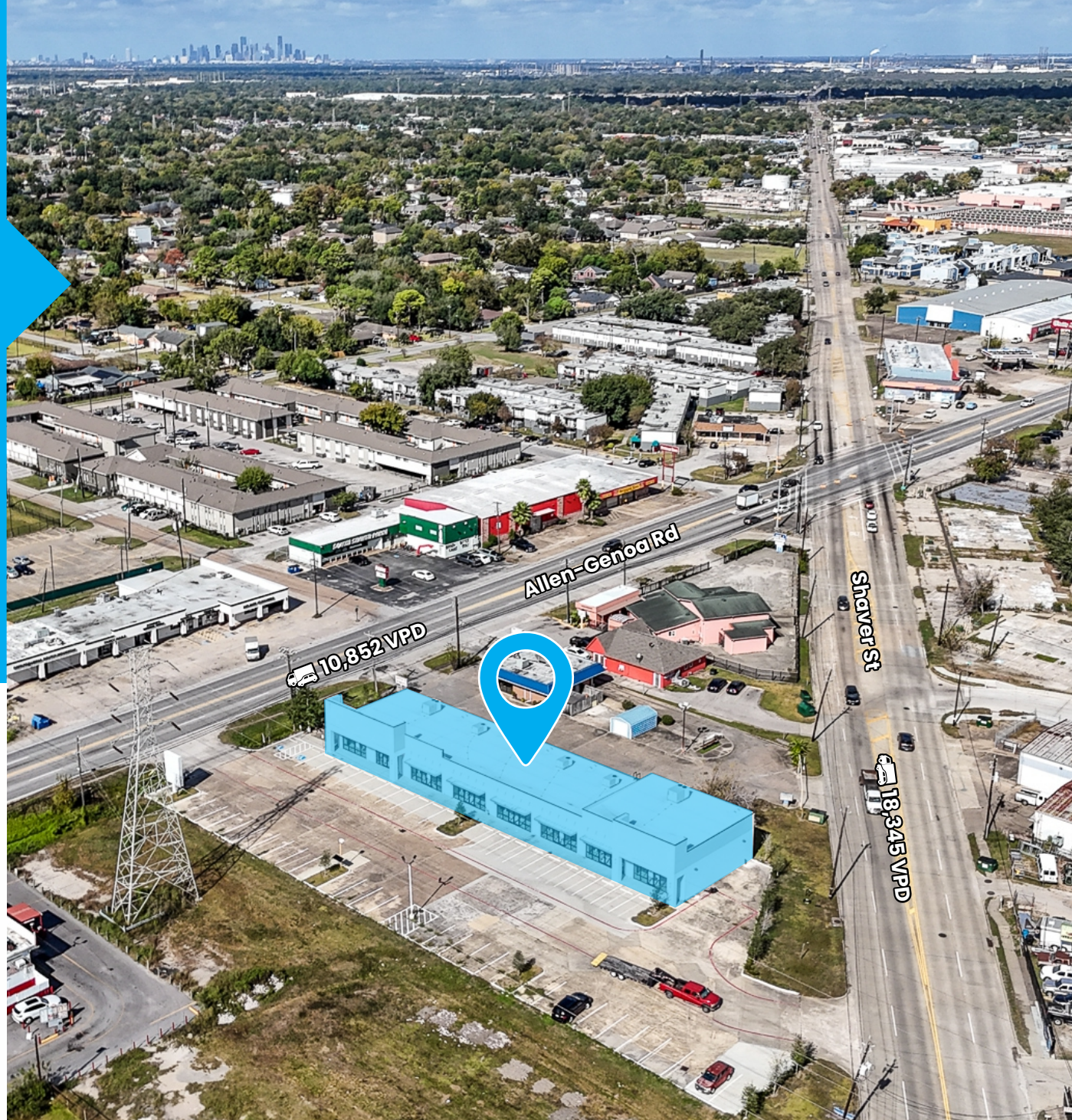
NNNs Price Per SF

Endcap & In-line
or spaces available

NEIGHBORING RETAILERS



RENCHER
PROPERTIES



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PROPERTY **PICTURE**



PROPERTY HIGHLIGHTS

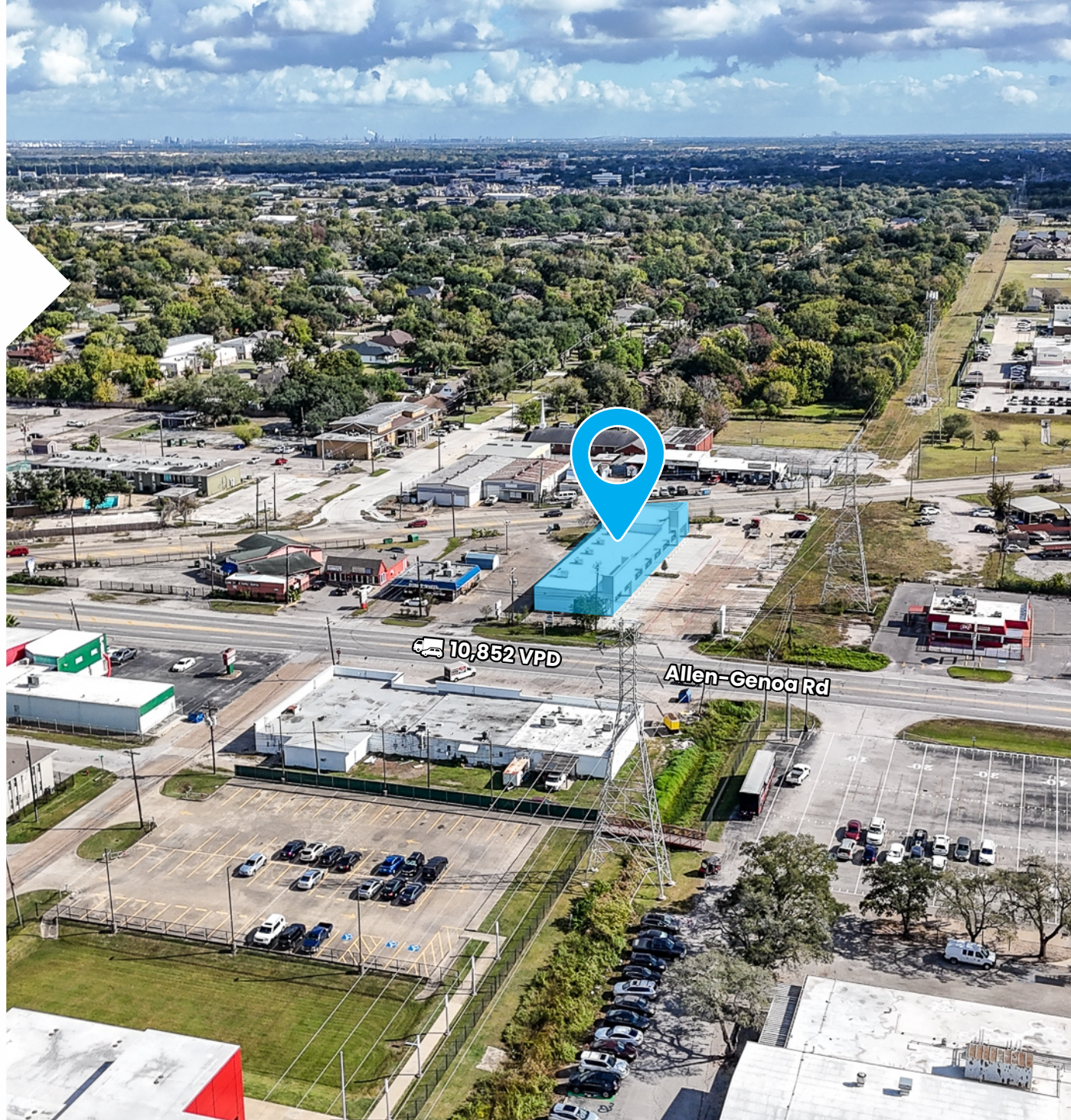
- Endcap and In-line space available with great visibility along Shaver St and Allen Genoa Rd
- Access on Shaver St and Allen Genoa Rd
- High-density trade area
- The City of Pasadena has consistently posted record-breaking sales tax revenues, demonstrating resilient consumer demand and a highly active local economy.

[(Source: Pasadena EDC reports show year-over-year sales tax growth.)]

TRAFFIC COUNT:

Allen Genoa: 10,852 VPD

Shaver St: 18,345 VPD







DEMOGRAPHICS



TOTAL POPULATION

150K



TOTAL HOUSEHOLD

54.5K



MEDIAN AGE

32

