



6802 Spencer Hwy, Pasadena, TX 77505

Undisclosed

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Retail | Single tenant



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Listing Added: 06/30/2025
Listing Updated: 07/01/2025



Building Details			
Property Type	Retail	Subtype	retail
Tenancy	Single	Total Building SQFT	156,202
Lot Size (acres)	13.23	Year Built	1971
Buildings	3	Stories	1
Total Parking Spaces	890	Cross Street	intersection of Spencer Hwy and Red Bluff Road

Building Description

FOR LEASE - 23,984 SF ANCHOR BOX
Pasadena Park Plaza • 6804 Spencer Hwy, Pasadena TX 77505 (Former Big Lots)

- End-cap big-box with clear-span floorplan and rear loading
- Signalized corner of Spencer Hwy & Red Bluff Rd – ±49,000 VPD, excellent visibility and pylon signage
- Co-tenants: Harbor Freight Tools, Dollar Tree, Cato, Home Outlet; Kroger and LA Fitness across the street
- As-is delivery; landlord ensures roof, HVAC, electrical and plumbing are in good working order
- Lease: \$10.00 / SF NNN • NNNs: approx. \$3.74 / SF • Free rent: 3+ months for qualified tenant
- Generous surface parking and multiple access points; minutes to Beltway 8
- Ideal for retail, furniture/outlet, fitness, family entertainment, specialty grocery, medical or community use

Contact agent for full details and a tour.

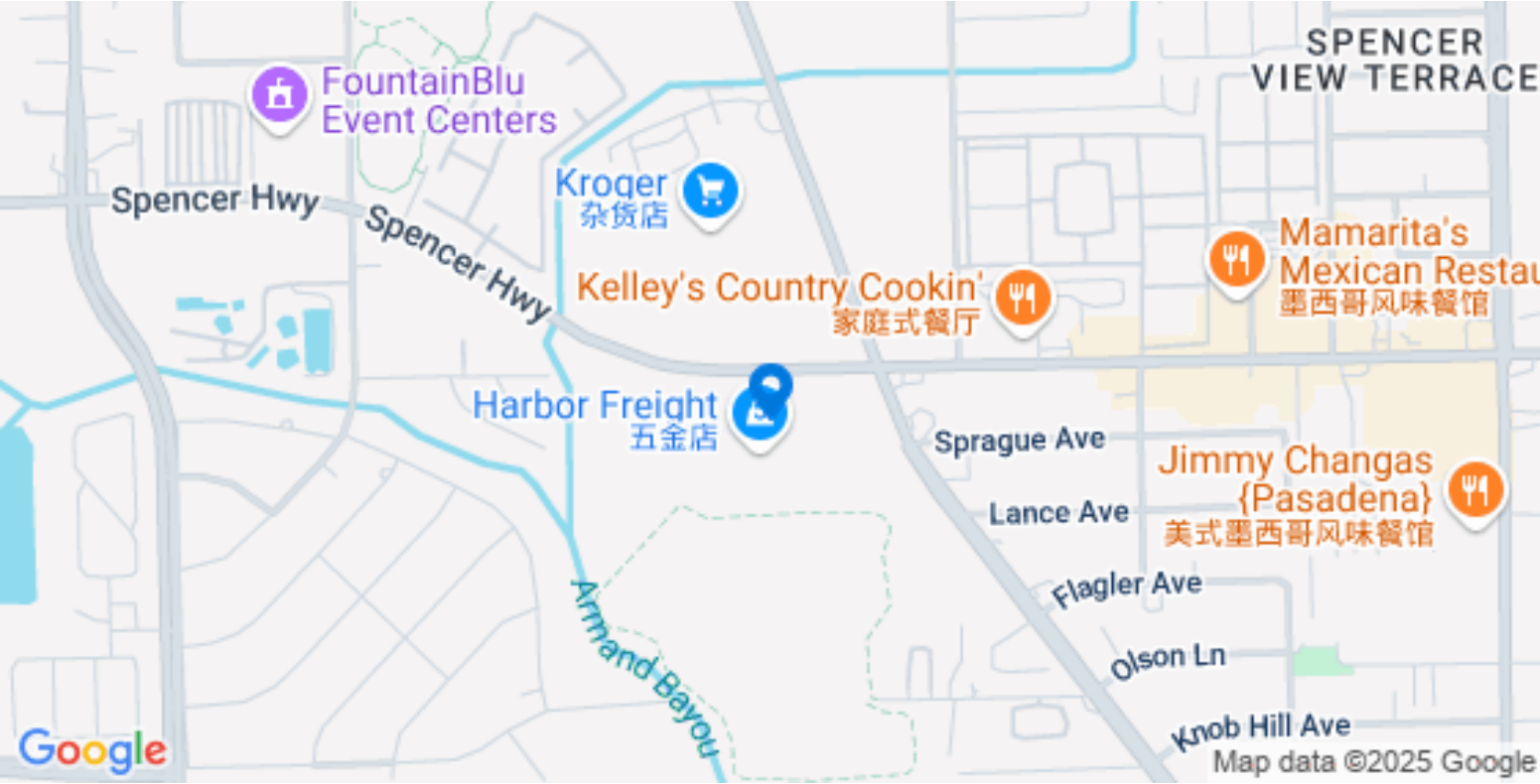
Building Highlights

Pasadena Park Plaza, located at 6790-6818 Spencer Hwy, Pasadena, TX 77505 (the “Property”), is a 156,202 SF shopping center anchored by Big Lots, Harbor Freight Tools, Dollar Tree, and Home Outlet. Additional shop space is leased to several corporates—Shoe Show, Cato, Ace Cash Express, and Remco Insurance—along with a diverse mix of service-oriented tenants. The tenancy is notably stable: more than 69 percent of occupants have been in place for over 15 years, and the center's weighted-average occupancy exceeds 10 years.

Situated at the high-traffic intersection of Spencer Hwy and Red Bluff Road (combined traffic count: 49,000+ vehicles per day), Pasadena Park Plaza ranks among the most visited retail centers in Texas. Placer.ai reports roughly 866,000 visitors over the past 12 months, placing the plaza in the top 13 percent of retail centers statewide and the top 6 percent (16th of 287) within a 30-mile radius. Anchor performance is exceptional: Harbor Freight Tools ranks in the top 1 percent statewide (2nd of 104); Dollar Tree is in the top 28 percent locally (19th of 65); and Big Lots is in the top 12 percent locally (2nd of 9).

Ample parking is available to serve tenants and customers.

Building Location (1 Location)



Details

Listing Type	Direct	RSF	23,984 SF
USF	23,984 SF	Rate (Per SF)	\$10 / SF / YR
Lease Type	NNN	Lease term	5+ years

Property Photos (0 photos)