



BASIC FOODS

NATURAL & ORGANIC MARKET

West Park Marketplace *Phase Two*

Beaumont, Texas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
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LEASING CONTACT

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AlbaneseCormier

albanesecormier.com

Property Information

98,227 SF

CENTER NAME

Colonnade Shopping Center

LISTING ID

120

LOCATION

6210 Phelan Boulevard
Beaumont, TX | 77706

PROPERTY HIGHLIGHTS

- Traffic Counts: 22,000 VPD (Dowlen Road)
- Prominent location on busy 4-way signaled intersection.
- Premier Lifestyle Center

DEMOGRAPHIC SNAPSHOT

	2 MILE	5 MILES	10 MILES
POPULATION	28,333	100,538	139,014
HOUSEHOLDS	11,382	40,313	52,607
AVERAGE HH INCOME	\$98,815	\$76,906	\$78,066

MAJOR TENANTS

Basic Foods
Little Woodrows
Elena’s Restaurant
Next Level Urgent Care



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TENANT LIST

- 6420 | Fast Eeddie's 10,000 SF
- 6410 | Lyndi & Co Design Studio LLC 9,900 SF
- 6390 | Genesis Back and Neck 1,300 SF
- 6376 | Buckner International 2,000 SF
- 6370 | Helmet Salon 1,604 SF
- 6368 | AVAILABLE 1,465 SF
- 6366 | Kickstand Bike Shop 2,321 SF
- 6362 | Southeast Texas School of Music 1,409 SF
- 6358 | Buckner International 8,160 SF
- 6356 | Thrive Chiropractic 984 SF
- 6352 | MVM Salon 1,978 SF
- 6350 | Boomtown Vapor 2,000 SF
- 6346 | Merle Norman 675 SF
- 6342 | Next Level Urgent Care 2,940 SF
- 6336 | Small Town Vinyl 2,100 SF
- 6290 | Elena's Mexican Restaurant 3,315 SF
- 6282 | Hobby Shop 4,439 SF
- 6280 | Buckstin Brewing 12,916 SF
- 6270 | All About Ears 1,430 SF
- 6260 | Quest Diagnostics 3,551 SF
- 6250 | Michoacana Potosina 3,108 SF
- 6240 | Regional Finance Corp 2,000 SF
- 6230 | Nails and More 4,000 SF
- 6220 | Basic Foods 10,000 SF
- 6210 | Little Woodrow's 4,088 SF
- 6378 | Community Bank of Texas SF

SITE LEGEND

- Available
- Leased
- Leased But Available/Pending
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

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