

A photograph of a modern fitness club building with large glass windows and green and grey panels. The sky is blue with some clouds.

# EXYGÖN

HEALTH AND FITNESS CLUB

## West Park Marketplace Phase One

Beaumont, Texas

### CORPORATE OFFICE

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
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### LEASING CONTACT

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**AlbaneseCormier**

[albanesecormier.com](http://albanesecormier.com)

# Property Information

101,911 SF

## CENTER NAME

West Park Marketplace *Phase One*

## LISTING ID

110

## LOCATION

6450 Phelan Boulevard  
Beaumont, TX | 77706

## PROPERTY HIGHLIGHTS

- Traffic Counts: 22,000 VPD (Dowlen Road)
- Prominent location on busy 4-way signaled intersection
- 10,150 SF Contiguous Space Available
- QSR Pad Sites Available
- 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

- |                               |               |
|-------------------------------|---------------|
| Burger King                   | Toasted Yolk  |
| Dunkin' Donuts/Baskin-Robbins | Taco Bell     |
| Exygon Health & Fitness       | Marco's Pizza |
| Mathnasium                    | Moreau PT     |
| Smoothie King                 | Hallmark      |
| Subway                        |               |
| Talbots                       |               |



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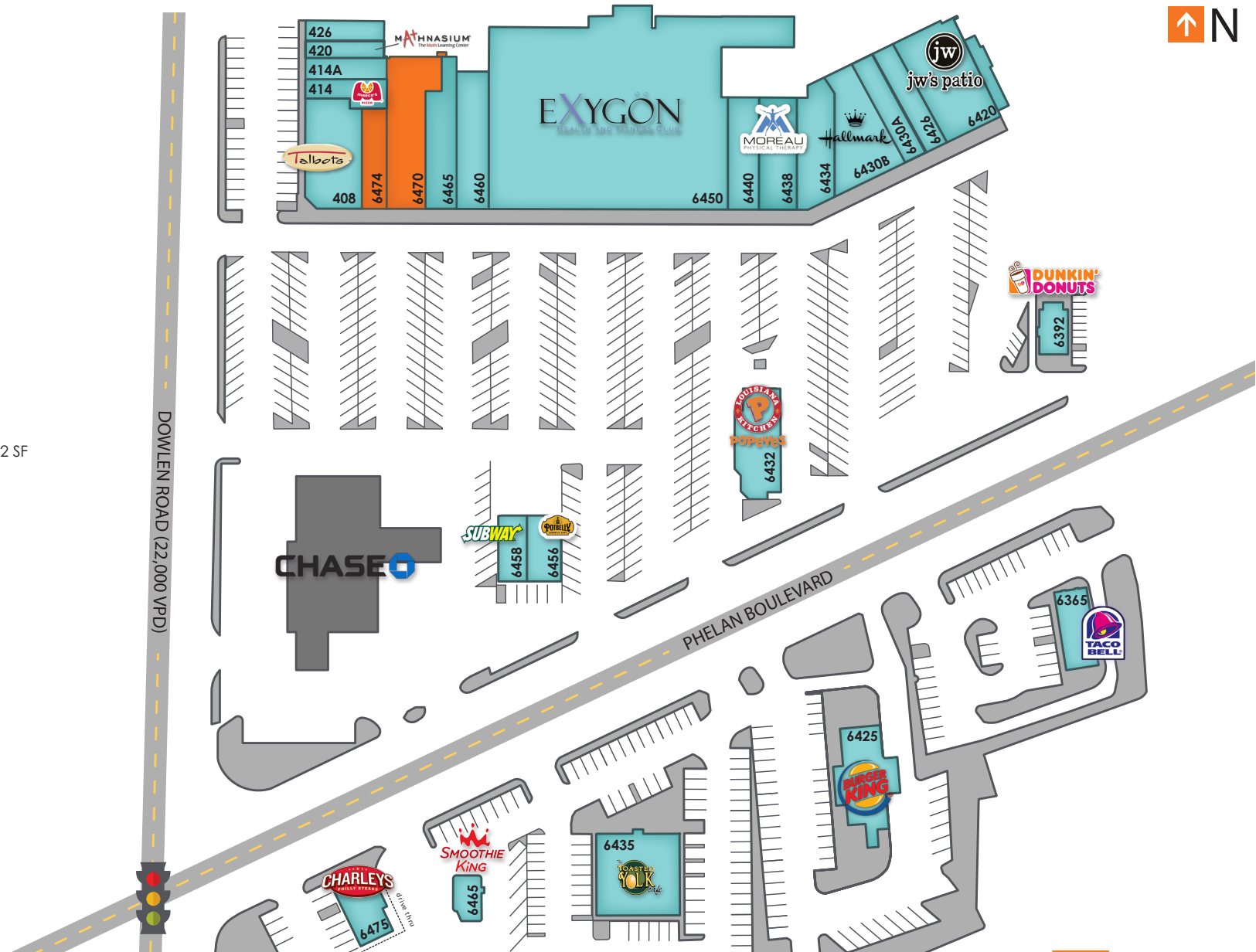


## TENANT LIST

|       |                              |           |
|-------|------------------------------|-----------|
| 426   | Cha Cha Cafe                 | 1,800 SF  |
| 420   | Mathnasium                   | 1,221 SF  |
| 414   | Yellow Rose                  | 1,397 SF  |
| 414A  | Marcos Pizza                 | 1,618 SF  |
| 408   | Talbots                      | 4,090 SF  |
| 6474  | AVAILABLE                    | 1,510 SF  |
| 6465  | Qdoba                        | 2,580 SF  |
| 6470  | AVAILABLE                    | 6,010 SF  |
| 6460  | Puppy Love                   | 3,681 SF  |
| 6450  | Exygon Health & Fitness      | 32,956 SF |
| 6440  | Florida Tans                 | 3,000 SF  |
| 6438  | Moreau Physical Therapy      | 3,500 SF  |
| 6434  | Chaba Thai Bistro            | 4,479 SF  |
| 6430A | KP Stylin                    | 1,560 SF  |
| 6430B | Hallmark                     | 5,024 SF  |
| 6426  | TicTac Nails                 | 2,000 SF  |
| 6420  | JW's Patio                   | 5,700 SF  |
| 6458  | Subway                       | 1,030 SF  |
| 6456  | Potbelly                     | 1,470 SF  |
| 6432  | Popeye's                     | 2,173 SF  |
| 6392  | Dunkin Donuts/Baskin-Robbins | 2,322 SF  |
| 6475  | Charleys Cheesesteaks        | 1,728 SF  |
| 6465  | Smoothie King                | 672 SF    |
| 6435  | Toasted Yolk                 | 5,328 SF  |
| 6425  | Burger King                  | 3,169 SF  |
| 6365  | Taco Bell                    | 1,908 SF  |

## SITE LEGEND

- Available
- Leased
- Leased But Available
- 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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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference.  
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