

AVAILABLE INLINE SPACE

---

**EL DORADO SHOPPING CENTER**  
**570 EL DORADO BLVD**

Webster, TX 77598

---

**ALEX PROVOST**

Managing Principal  
(512)-216-5495  
ap@trueequityg.com



**ALPHA**  
REAL ESTATE ADVISORS



TRUE EQUITY GROUP



OFFERING SUMMARY

Lease Rate:	Lease Type:	Inquire For Pricing
Total Space:		NNN
		1,100-1,581 SF

PROPERTY OVERVIEW

TrueEquity Group is pleased to exclusively offer for lease the El Dorado Shopping Center, which consists of 115,775 SF and delivers great visibility, traffic counts, and demographics. Other national tenants driving traffic to the center include Subway, Little Caesar's, Liberty Tax, and Honey Baked Ham. El Dorado Blvd is well located on the SW corner of State Hwy 3 and El Dorado in Clear Lake, a suburb of Houston, 1 mile east of I- 45. Close to NASA/Johnson Space Center, Bayport Industrial Complex, and Baybrook Mall.

PROPERTY HIGHLIGHTS

- Autozone Hub Opening in 2025
- Signalized Intersection with Strong Demographics
- Co-Tenancy with many National and Regional Tenants
- +/- 48k Combined total VPD count



## SITE PLANS



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 1,581 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
EndCap space with frontage on Galveston Rd	Available	1,581 SF	NNN NNN	Negotiable
Inline Space with Frontage on Galveston Rd	Available	1,100 SF		Negotiable



OFFERING SUMMARY

Lease Rate:	Lease Type:	Inquire For Pricing
Total Space:		NNN
		1,100-1,581 SF

PROPERTY OVERVIEW

TrueEquity Group is pleased to exclusively offer for lease the El Dorado Shopping Center, which consists of 115,775 SF and delivers great visibility, traffic counts, and demographics. Other national tenants driving traffic to the center include Subway, Little Caesar's, Liberty Tax, and Honey Baked Ham. El Dorado Blvd is well located on the SW corner of State Hwy 3 and El Dorado in Clear Lake, a suburb of Houston, 1 mile east of I- 45. Close to NASA/Johnson Space Center, Bayport Industrial Complex, and Baybrook Mall.

PROPERTY HIGHLIGHTS

- Autozone Hub Opening in 2025
- Signalized Intersection with Strong Demographics
- Co-Tenancy with many National and Regional Tenants
- +/- 48k Combined total VPD count



## 12-MONTH VISITOR STATS

El Dorado Shopping Center delivered 929,700 visits from July 1st, 2021 to June 30th, 2022 with over 146,000 unique visitors and an average visitor frequency of 6.36 / average dwell time of 51 minutes.

Our Planet Fitness location has over 425,000 visitors with a frequency of 11.83 and Food Town has over 310,000 visitors with a frequency of 3.87 over the past 12 months.

### Metrics

#### El Dorado Shopping Center 340 El Dorado Blvd, Webster, TX 77598

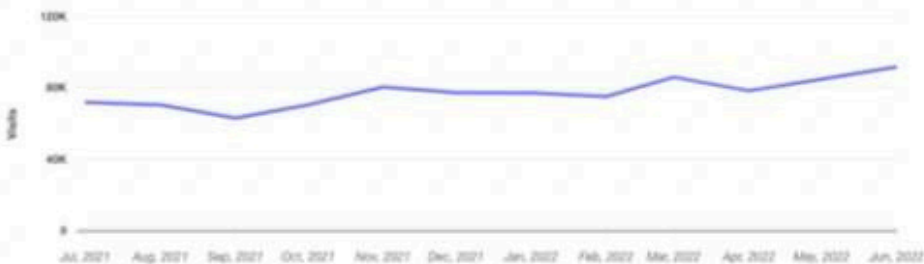
Visits	929.7K	Visit Frequency	6.36
Visits / sq ft	7.16	Avg. Dwell Time	51 min
Visitors	146.3K		

Jul 1st, 2021 - Jun 30th, 2022  
Data provided by Placer Labs Inc. (www.placer.ai)



### Visits Trend

#### El Dorado Shopping Center El Dorado Blvd, Webster, TX



Monthly | Visits | Jul 1st, 2021 - Jun 30th, 2022  
Data provided by Placer Labs Inc. (www.placer.ai)



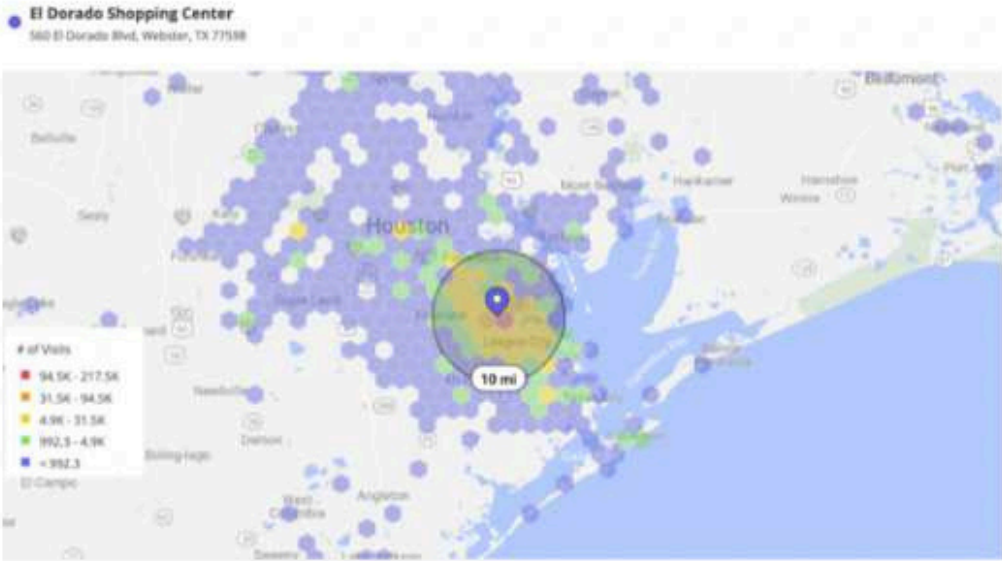
## VISITOR TRENDS

Visitor trends at the El Dorado Shopping Center are on the rise over the past 12-months with 75,620 visits in June of 2021 and a 21% increase to 91,800 visits in June of 2022. The shopping center traffic is up over 10% year-over-year.



TRADE AREA

Trade Area shown using cell phone data detailing El Dorado Shopping Center visitor's home location with the core of visitors surpassing the 10-mile radius, which has a population of 629,126, and then stretches to the northernmost and southernmost areas of the Houston MSA.



Metrics		
Metric Name	El Dorado Shopping Center El Dorado Blvd, Webster, TX	Bay Forest El Dorado Blvd, Houston, TX
Visits	494.5K	459.5K
Visits / sq ft	3.81	6.41
Visitors	103.6K	96.5K
Visit Frequency	4.78	4.83
avg. Dwell Time	54 min	40 min

EL DORADO SHOPPING CENTER VS. KROGER CENTER

El Dorado Shopping Center has delivered 494,500 visits over the past 6 months, which is 7.6% more than the 459,500 visits that the Kroger anchored center on the corner of El Dorado Blvd and Space Center Blvd. Both centers delivered approximately 4.8 visitor frequency for the same period but El Dorado Shopping Center was superior in Dwell Time delivering an average of 54 minutes compared to 40 minutes.

REGIONAL MAP





---

LOCATION MAP

