

for lease

Pasadena Triangle Center

4200 Pasadena Boulevard | Pasadena, TX 77503

24,948 SF Former Showroom Space Available



JASON GAINES

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281.819.8643



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property highlights

Pasadena Triangle Center

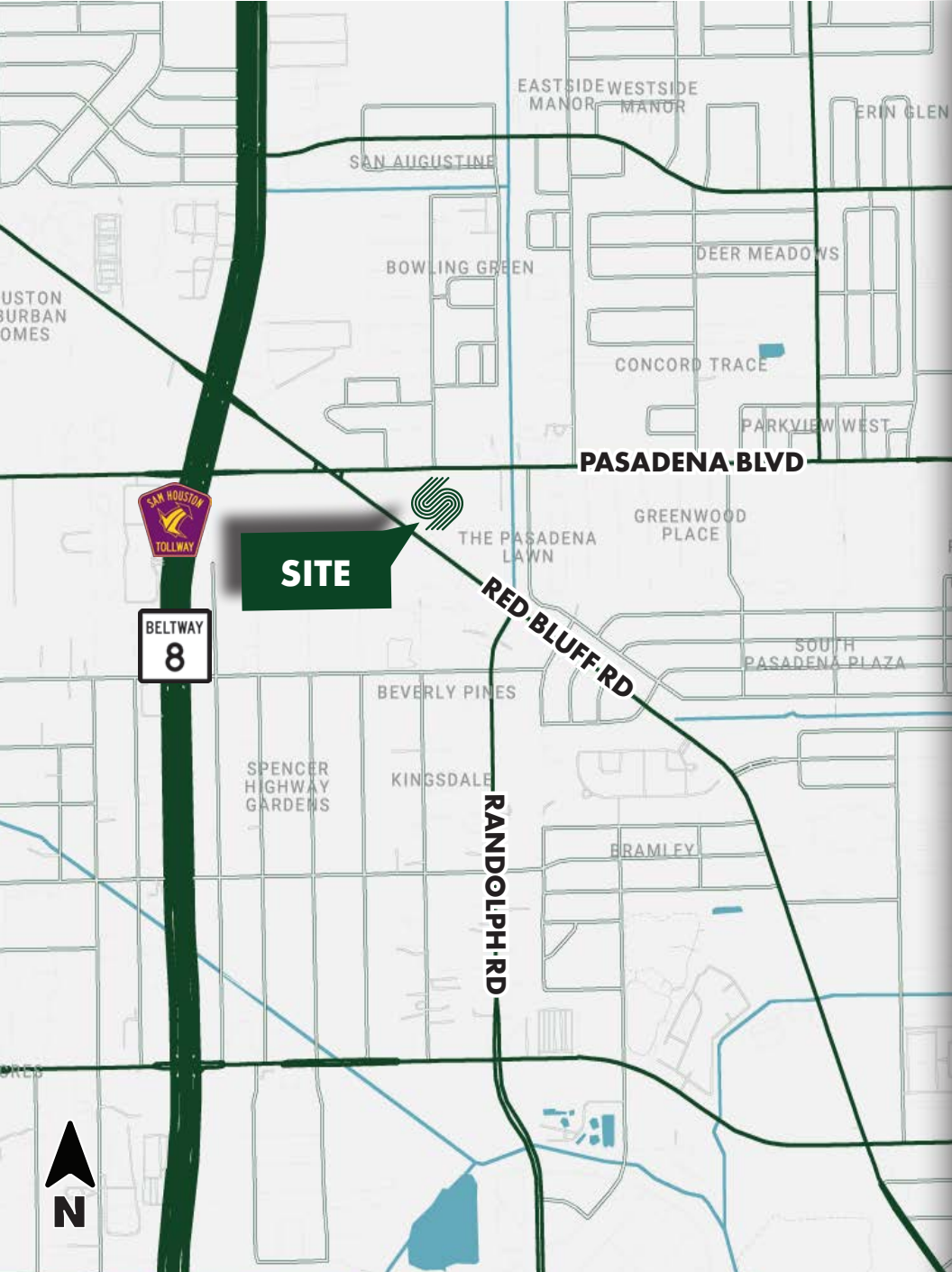
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- Former furniture showroom space with 2022 finish out
- Located at the corner of Pasadena Boulevard and Red Bluff Road with Joe V's and Tractor Supply as anchor tenants
- 117,400+ total population with \$98,600+ average income in a 3-mi. radius
- Ready for occupancy April 1, 2026

Premises

- **Total SF:** 115,480
- **SF Available:** 24,948

Rent: \$12.00 psf
NNN: \$6.34 psf



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PASADENA BLVD

14,269+ vpd

SUBWAY

LONG JOHN SILVER'S
CHICKEN SEAFOOD

1 **TSC TRACTOR SUPPLY CO**
2 24,948 SF available

3 **JOE V'S SMART SHOP**

RED BLUFF RD

18,643+ vpd

Suite	Tenant	SF
1 4200	Tractor Supply	29,052
2 4200/ #120	AVAILABLE	24,948
3 4203	Joe V's	61,490

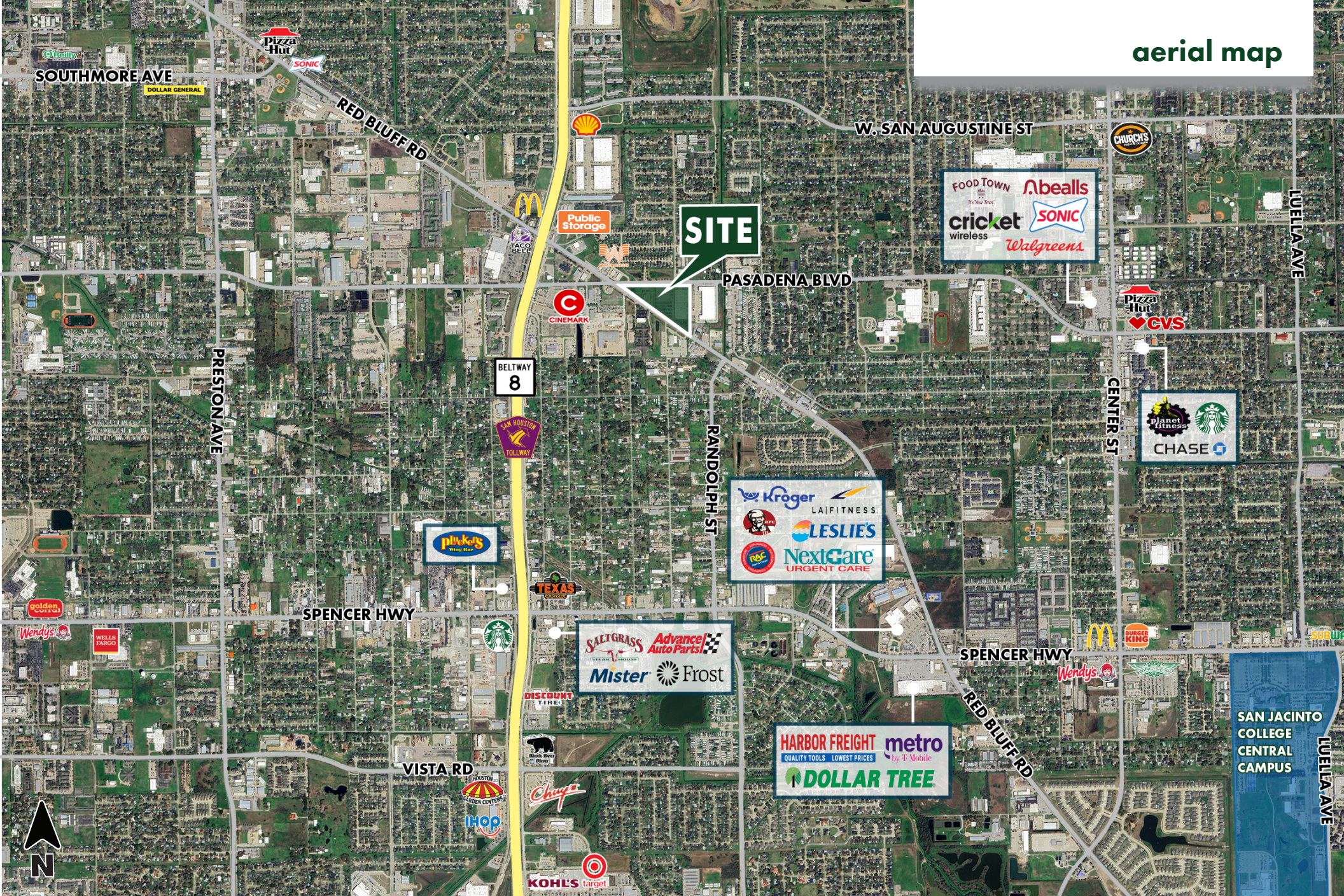


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SOUTHMORE AVE

W. SAN AUGUSTINE ST

SITE

PASADENA BLVD

LUELLA AVE

PRESTON AVE

RANDOLPH ST

CENTER ST

SPENCER HWY

SPENCER HWY

VISTA RD

RED BLUFF RD

SAN JACINTO COLLEGE CENTRAL CAMPUS

LUELLA AVE



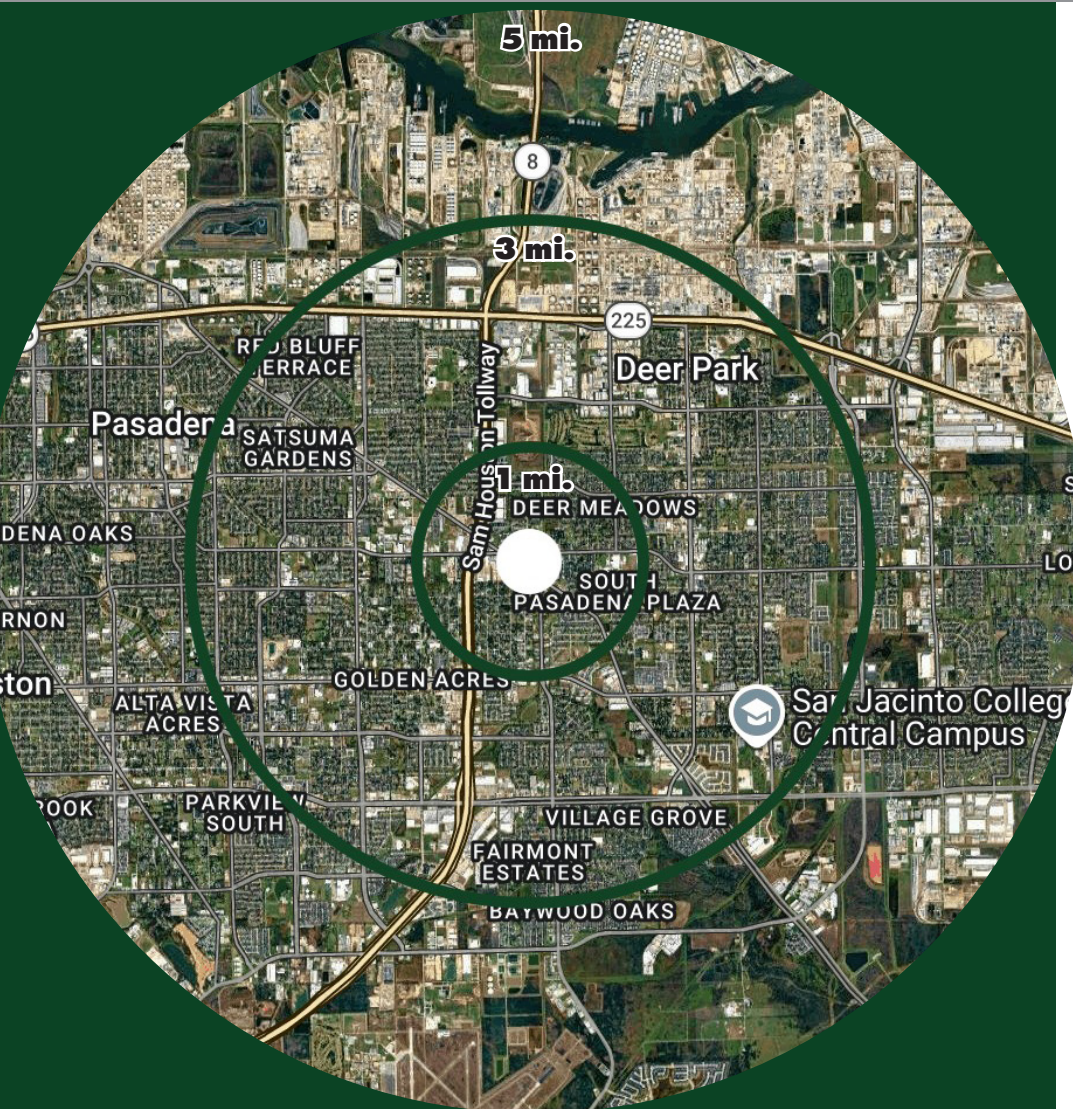
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population	1 mi	3 mi	5 mi
Estimated Population (2025)	13,511	117,424	215,231
Historical Annual Growth (2020 to 2025)	1.7%	0.4%	-
Median Age	34.4	34.4	33.4

households	1 mi	3 mi	5 mi
Estimated Households (2025)	4,558	40,137	72,221
Number of Persons Per Household	2.89	2.90	2.96
Est. Average Household Income	\$94,988	\$98,683	\$94,433
Median Home Value	\$230,675	\$251,815	\$251,681

race	1 mi	3 mi	5 mi
White	50.6%	49.5%	45.9%
Black or African American	7.3%	6.1%	6.6%
Asian	2.0%	2.4%	2.7%
Hawaiian or Pacific Islander	-	-	-
American Indian or Alaska Native	1.3%	1.1%	1.1%
Other	19.9%	20.6%	22.4%
Two or More	18.9%	20.2%	21.1%

ethnicity	1 mi	3 mi	5 mi
Hispanic	55.7%	58.4%	62.4%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0