



ZARA SPACES



# PARKVIEW EAST SHOPPING CENTER

3901 SPENCER HIGHWAY, PASADENA, TX 77504

# Prime Space for Lease at Parkview East!

Prime Leasing Opportunity at **Parkview East Shopping Center**! This modern retail and office space is now available for lease in a high-traffic location. Recently renovated in 2022 with a fresh, contemporary color scheme, the center is home to top-performing retailers like Jason's Deli and Shipley Donuts, ensuring strong customer engagement. With 480 feet of frontage on Spencer Highway, over 50,000 vehicles per day (VPD), and three convenient access points, this property offers exceptional visibility and accessibility. Surrounded by major brands like Wendy's, Denny's, Chipotle, and Fitness Connection, this space is ideal for retail, medical, or office use. Don't miss this opportunity — secure your lease today!



# Property Features:

## AVAILABLE SPACES:

- **Second Generation Restaurant End Cap** – 2,238 SF
- **Junior Box Space** – Up to ±7,500 SF
- **Lease Rate:** \$20.00 - \$24.00 PSF/YR + NNN
- **NNNs:** \$6.11 PSF (Estimate, subject to change)

- ✓ **Recently Renovated (2022):** Modern, stylish color scheme.
- ✓ **High-Performing Anchors:** Jason's Deli & Shipley Donuts – Top sales locations in the region.
- ✓ **Unmatched Visibility:** 480 feet of frontage on Spencer Hwy, 3 curb cuts.
- ✓ **Ample Parking:** 5.7 spaces per 1,000 SF.
- ✓ **Massive Traffic Exposure:** Over 50,000 VPD on Spencer Hwy.
- ✓ **Versatile Leasing Options:** Ideal for retail, medical, or office use.

*Parkview East Shopping Center offers prime retail and office spaces for lease in a high-traffic location. With modern renovations, top-performing anchors, and excellent visibility, this is the perfect spot to grow your business!*



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# Property Site: Floor Plan



# Area Traffic Generators – Strong Retail & Dining Presence

*This prime commercial location is surrounded by well-known national brands, ensuring consistent customer traffic and high visibility for your business.*

## **HIGH-TRAFFIC AREA:**

**Burke Rd:** 15,760 VPD (CoStar 2018)

**Spencer Hwy:** 38,000 VPD (ESRI 2021)

## **NEIGHBORING NATIONAL BRANDS:**

*Wendy's | Denny's | Fitness Connection | Chipotle | Dollar General | Wingstop | AutoZone*

*Secure Your Space in This Thriving Center!  
Contact us today for leasing details!*



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# Property Pictures: Parkview East Shopping Center





# Google Site Maps



# Call Broker for Pricing and More Details!

*For inquiries or to schedule a site visit, contact us today:*

📍 **Property Location:** Parkview East Shopping Center,  
3901 SPENCER HIGHWAY, PASADENA, TX 77504.

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*Our team is ready to assist you with  
leasing, purchasing, or ground lease  
options.*

*Don't miss out on this  
prime commercial opportunity!*



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