

RETAIL PROPERTY | FOR LEASE

Strawberry Retail Center

2517 Strawberry Rd,
Pasadena, TX 77502



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Oak Hill Commercial
520 Post Oak Blvd., Suite 500
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2 | Property Summary



PROPERTY DESCRIPTION

Unlock the potential of 2517 Strawberry Rd, a prime retail location in the heart of Pasadena, Texas, part of the dynamic Houston metro area. This versatile property offers flexible leasing options ideal for street retail, boutique shops, salons, restaurants, and service-oriented businesses. Whether you're launching a new concept or expanding your footprint, this property offers the visibility, accessibility, and customer reach to help your business thrive in the vibrant Pasadena market.

PROPERTY HIGHLIGHTS

- Positioned along a well-traveled corridor with strong signage potential and daily traffic flow
- Clean, adaptable layout ready to showcase your brand.
- Strategic Location

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,600 SF
Building Size:	6,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	439	1,819	7,026
Total Population	1,424	5,840	22,238
Average HH Income	\$78,519	\$75,246	\$66,140



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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,600 SF	Lease Rate:	\$18.00 SF/yr

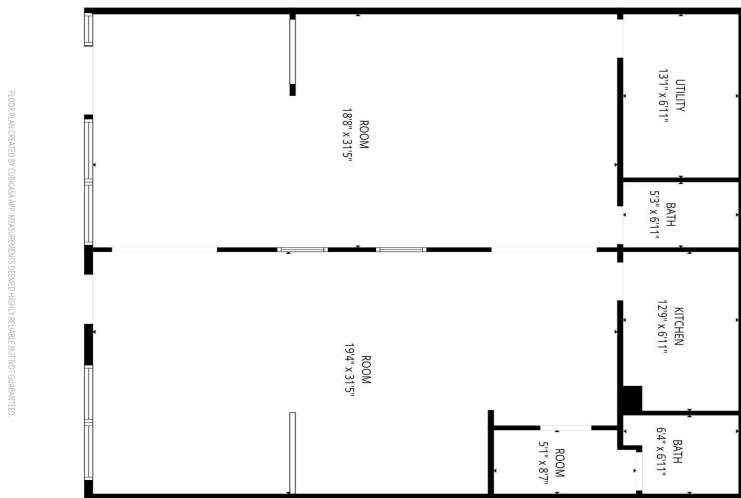
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2517 - Strawberry Center	Available	1,600 SF	NNN	\$18.00 SF/yr	2,000 SF former salon space Plumbing hookups already in place Ideal for salon, spa, wellness Bright storefront with great visibility Move-in ready with minimal updates



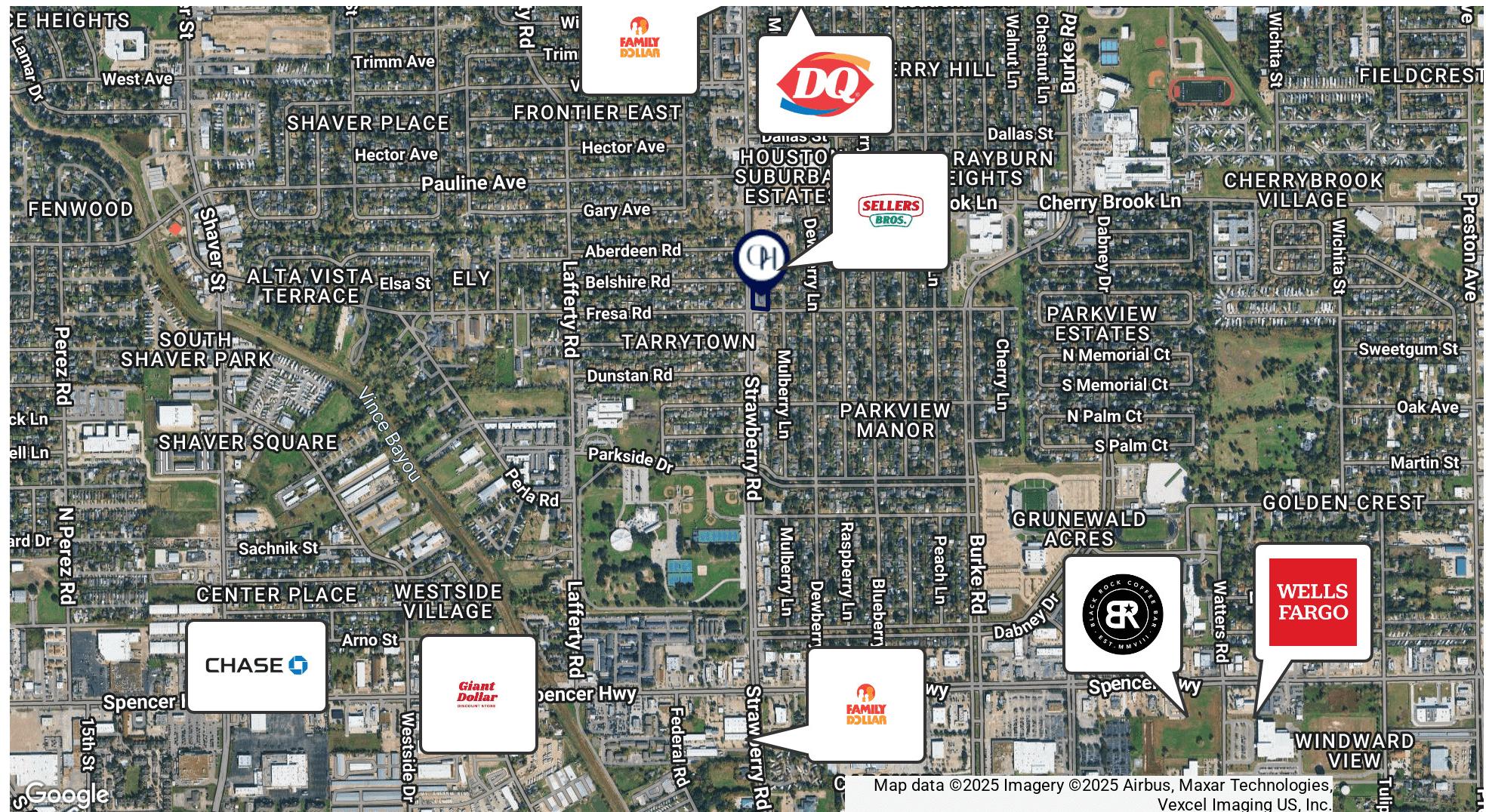
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4 | Additional Photos



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5 | Retailer Map

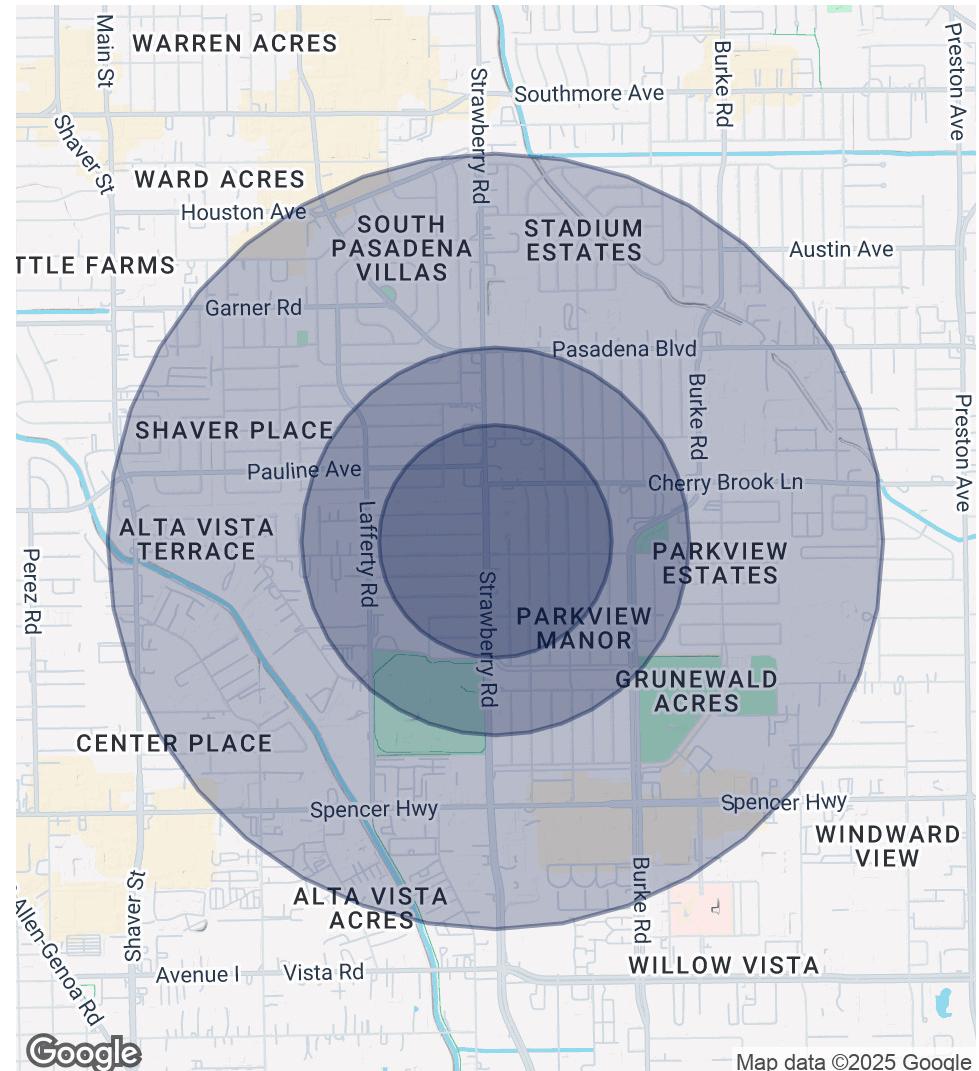


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6 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,424	5,840	22,238
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	439	1,819	7,026
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$78,519	\$75,246	\$66,140
Average House Value	\$186,426	\$178,897	\$161,686

Demographics data derived from AlphaMap



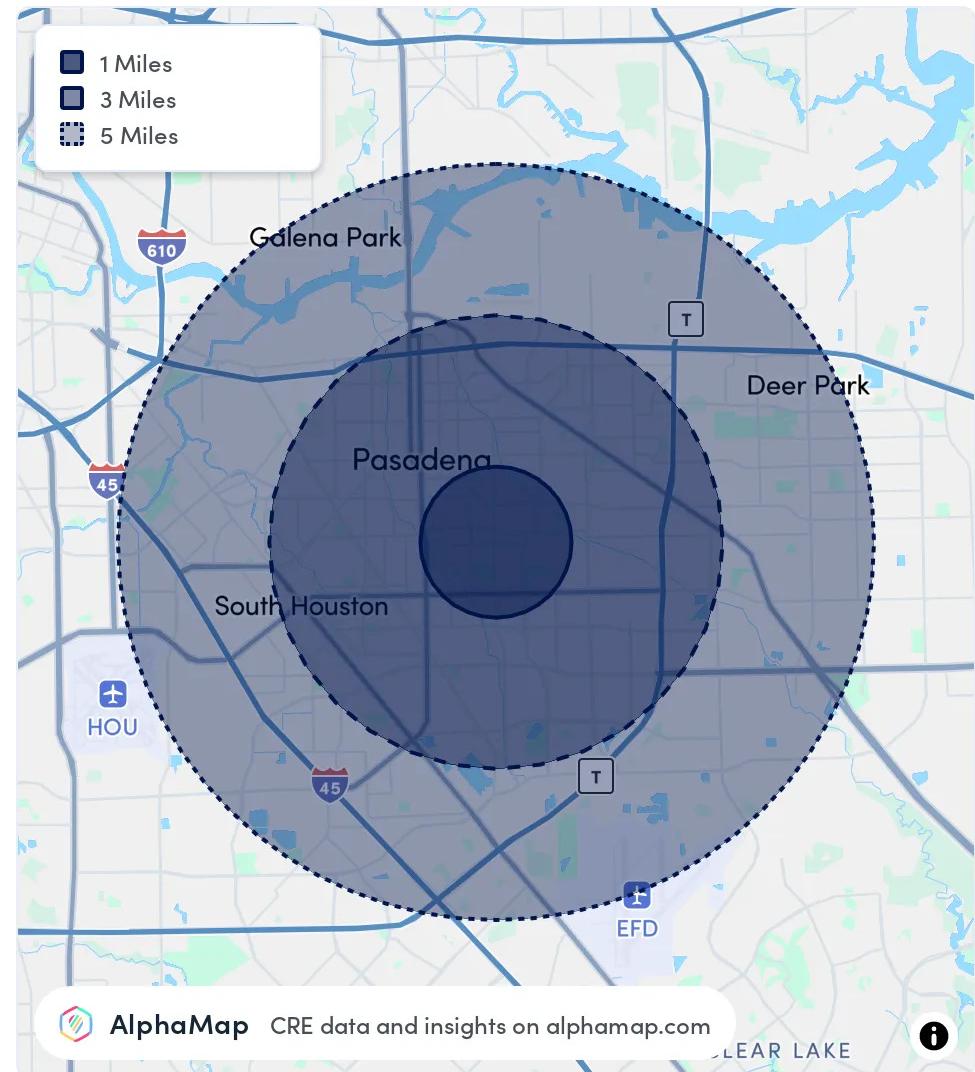
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7 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,238	153,637	274,448
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,026	49,787	91,273
Persons per HH	3.2	3.1	3
Average HH Income	\$66,140	\$73,514	\$78,750
Average House Value	\$161,686	\$192,686	\$205,474
Per Capita Income	\$20,668	\$23,714	\$26,250

Map and demographics data derived from AlphaMap



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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Oak Hill Commercial		713.275.2009	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	