

FOR LEASE

3302 Shaver St, Pasadena, TX 77587



±7,783 SF Turn-Key Restaurant with Patio

partners

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AVAILABLE:

- Restaurant is $\pm 7,783$ SF with a $\pm 2,124$ SF Patio
- Lease Rate: \$28.00/SF/YR
- NNN: \$11.50/SF/YR
- Term: 5+ years

PROPERTY OVERVIEW:

- Year built: 2022
- Land size: $\pm 65,430$ SF
- 66 parking spaces
- Submarket: Southeast Houston/Pasadena
- Term: 5+ years

LISTING TEAM

Peyton Nichols

Associate

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PROPERTY HIGHLIGHTS:

- Turnkey restaurant setup – includes full kitchen, bar, stage, and DJ booth
- Walk-in cooler & freezer, generator, and fire sprinkler system already in place
- Occupancy for up to 268 guests – perfect for high-volume dining or events
- Expansive patio (2,124 SF) for outdoor dining and entertainment
- Freestanding building with strong street presence and easy access
- Ample on-site parking and excellent exposure along Shaver Street

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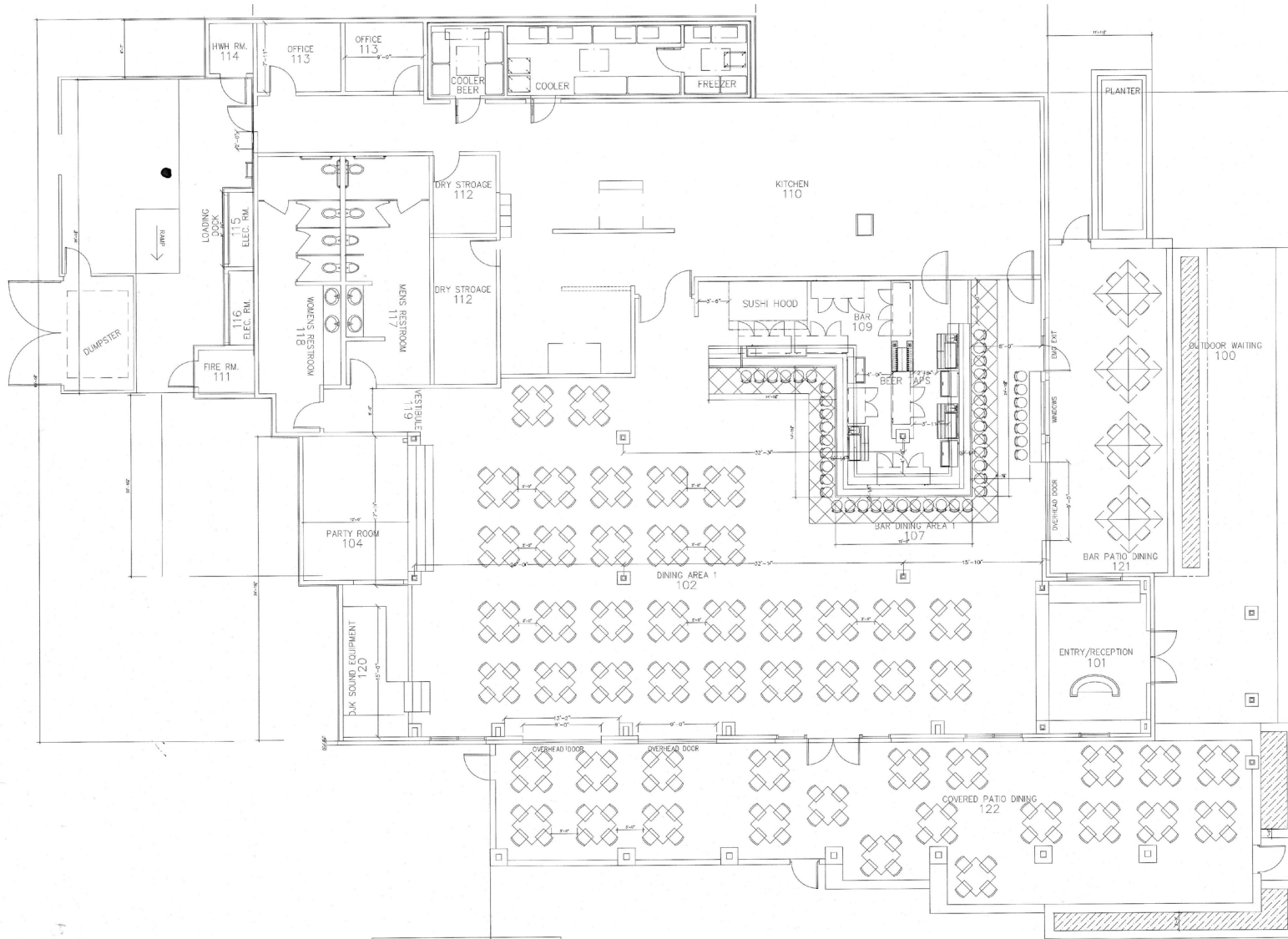
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Retail Map - 1 Mile Radius

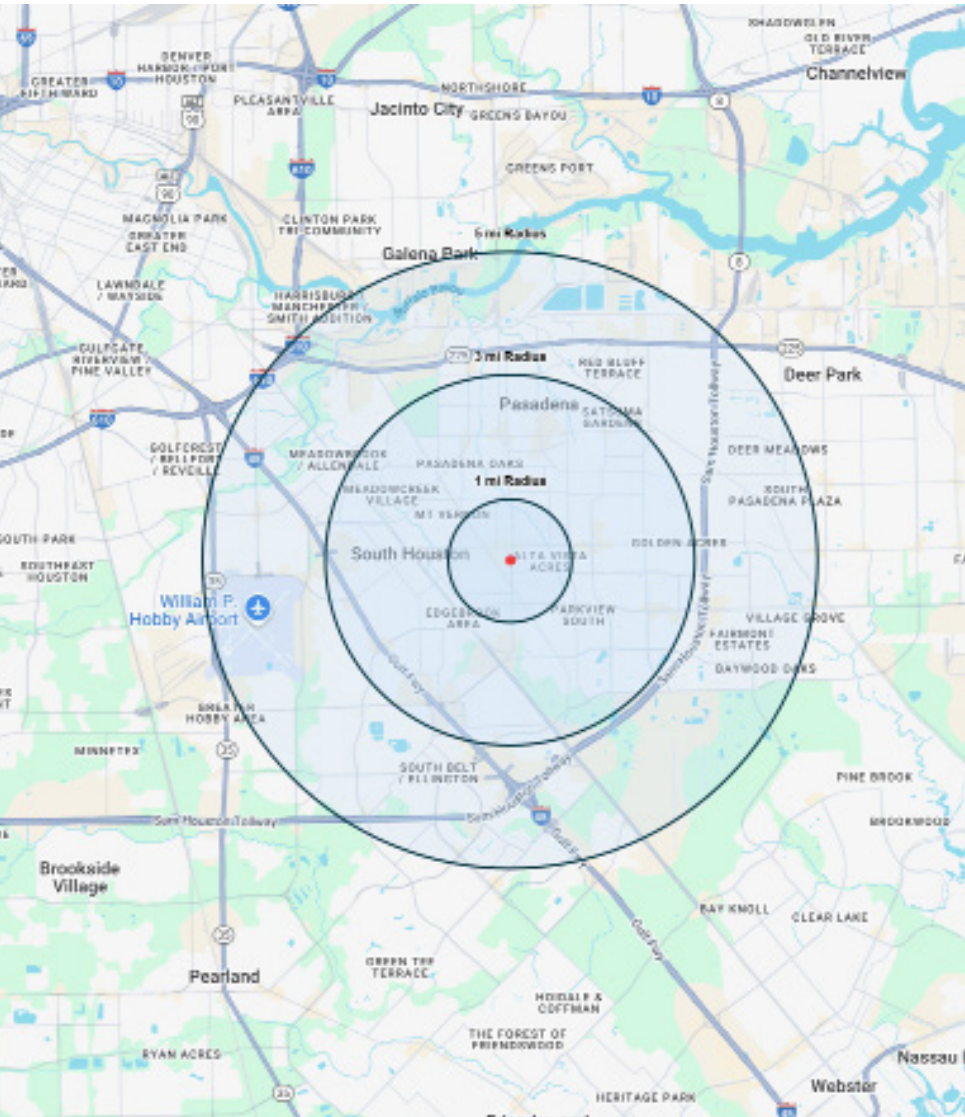


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Floor Plan



Demographics



	1 MILE	3 MILES	5 MILES
Population			
2020 Population	19,927	154,152	314,672
2024 Population	21,271	154,562	314,569
2029 Population Projection	21,982	157,951	321,284
Annual Growth 2020-2024	1.5%	0.6%	0.6%
Annual Growth 2024-2029	0.7%	0.4%	0.4%
Households			
2020 Households	6,320	50,074	103,345
2024 Households	6,705	50,033	102,989
2029 Household Projection	6,927	51,131	105,197
Annual Growth 2020-2024	2.5%	2.1%	2.1%
Annual Growth 2024-2029	0.6%	0.6%	0.6%
Household Income			
Avg Household Income	\$59,402	\$65,472	\$69,803
Median Household Income	\$42,636	\$49,891	\$54,599
Daytime Employment			
Total Employees	4,548	47,738	106,179
Total Businesses	700	5,802	11,091

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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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____