

7315 FAIRMONT PARKWAY

Pasadena, TX 77505

RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- ±2,036 SF second-generation Code Ninjas suite available in a modern retail center along Fairmont Parkway.
- Move-in ready layout with existing classroom/training room buildout, ideal for education, tutoring, wellness, or service-based users.
- Strong co-tenancy with Next Level Urgent Care, Pelican Grill, and Kolache Factory helping drive consistent customer traffic.
- Excellent visibility and access with Fairmont Parkway frontage, monument signage, and exposure to strong daily traffic counts.
- Located in the NASA/Clear Lake submarket, serving a dense Pasadena trade area with strong surrounding residential growth.

NEARBY TENANTS



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,036 SF
Lot Size:	63,272 SF
Building Size:	9,144 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,913	26,402	67,132
Total Population	8,737	74,213	192,910
Average HH Income	\$117,349	\$115,247	\$111,816

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301 Camp Craft Road
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SITE



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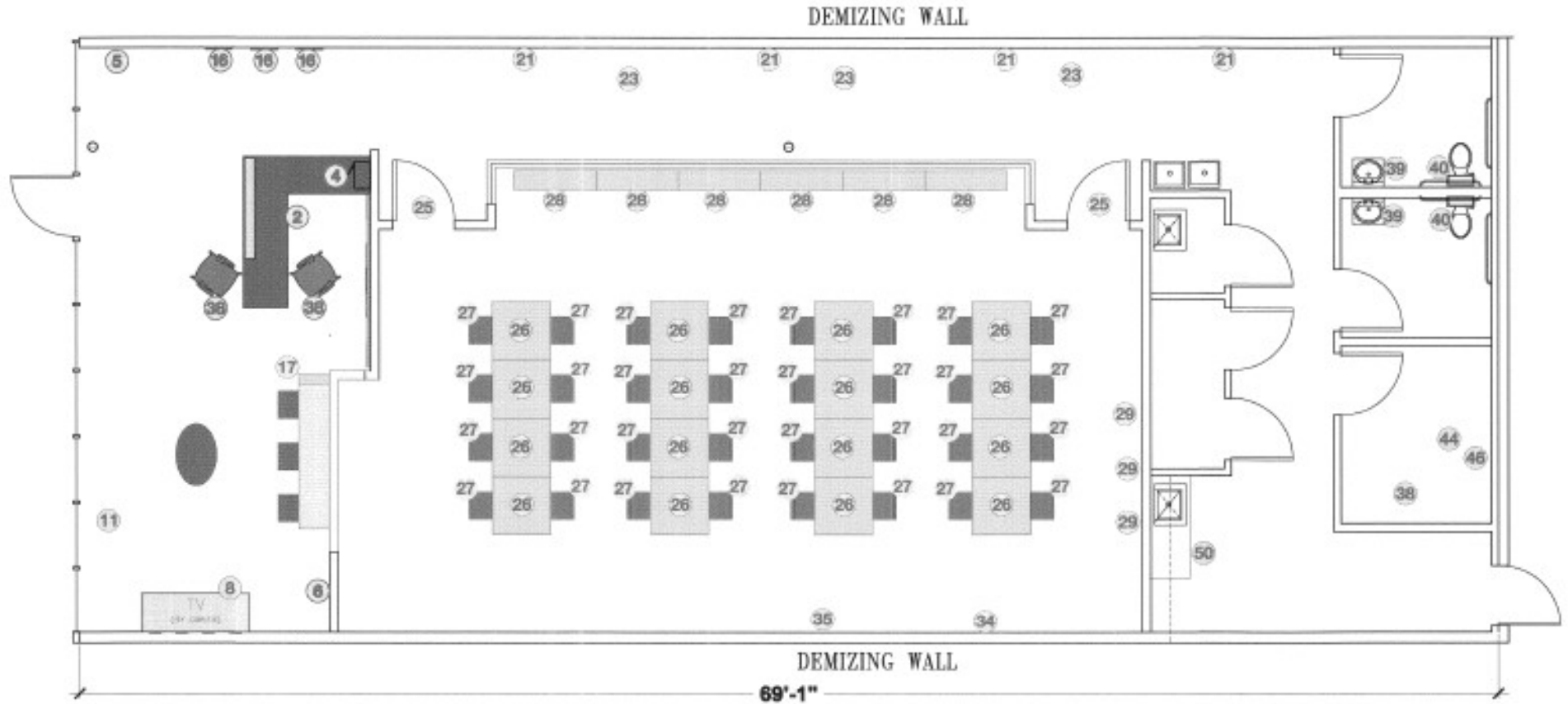
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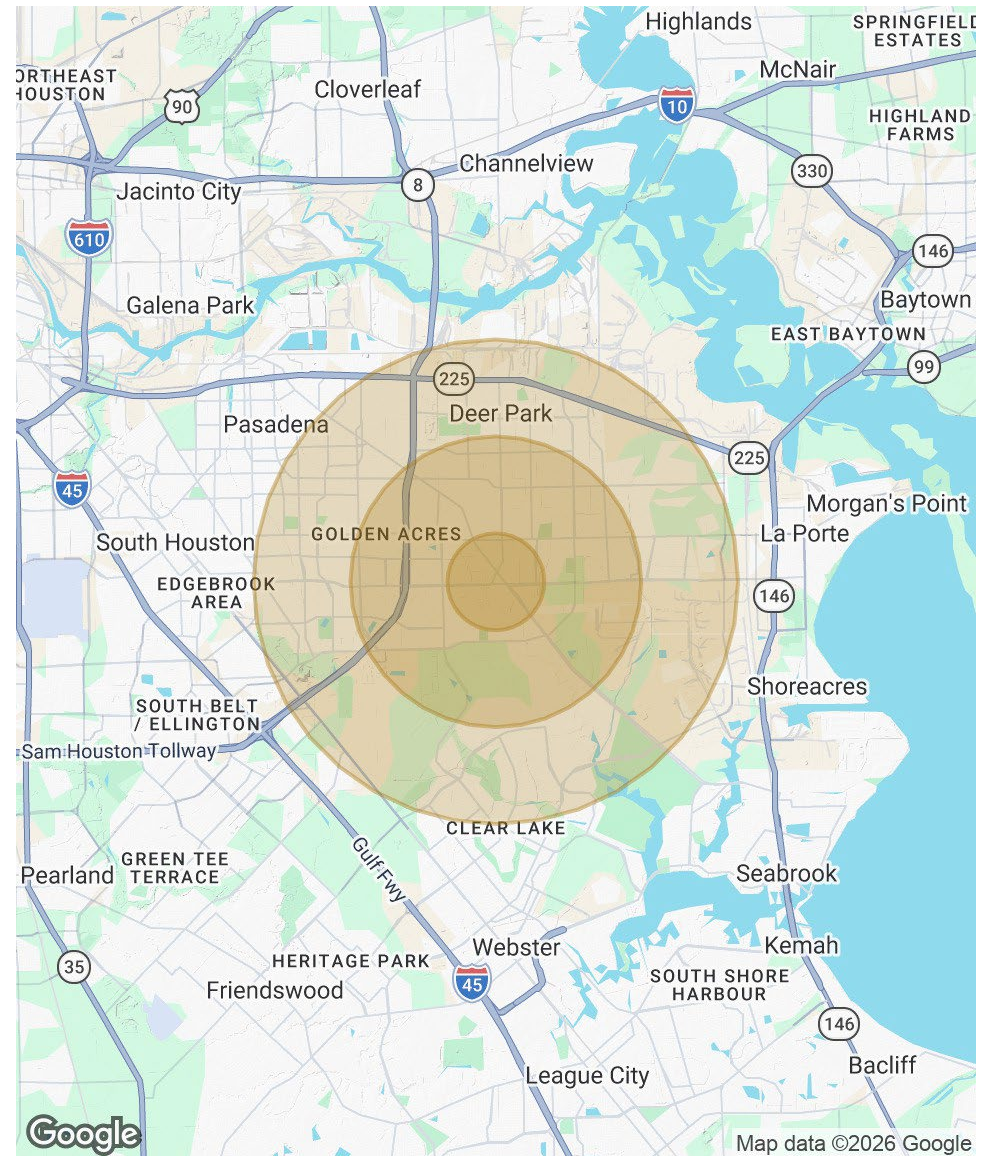
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,737	74,213	192,910
Average Age	32.3	37.4	36.5
Average Age (Male)	31.1	36.7	35.0
Average Age (Female)	32.3	37.3	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,913	26,402	67,132
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$117,349	\$115,247	\$111,816
Average House Value	\$277,570	\$269,467	\$256,026

2023 American Community Survey (ACS)



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