

410 RICHEY STREET

Pasadena, TX 77506

Investment Overview:

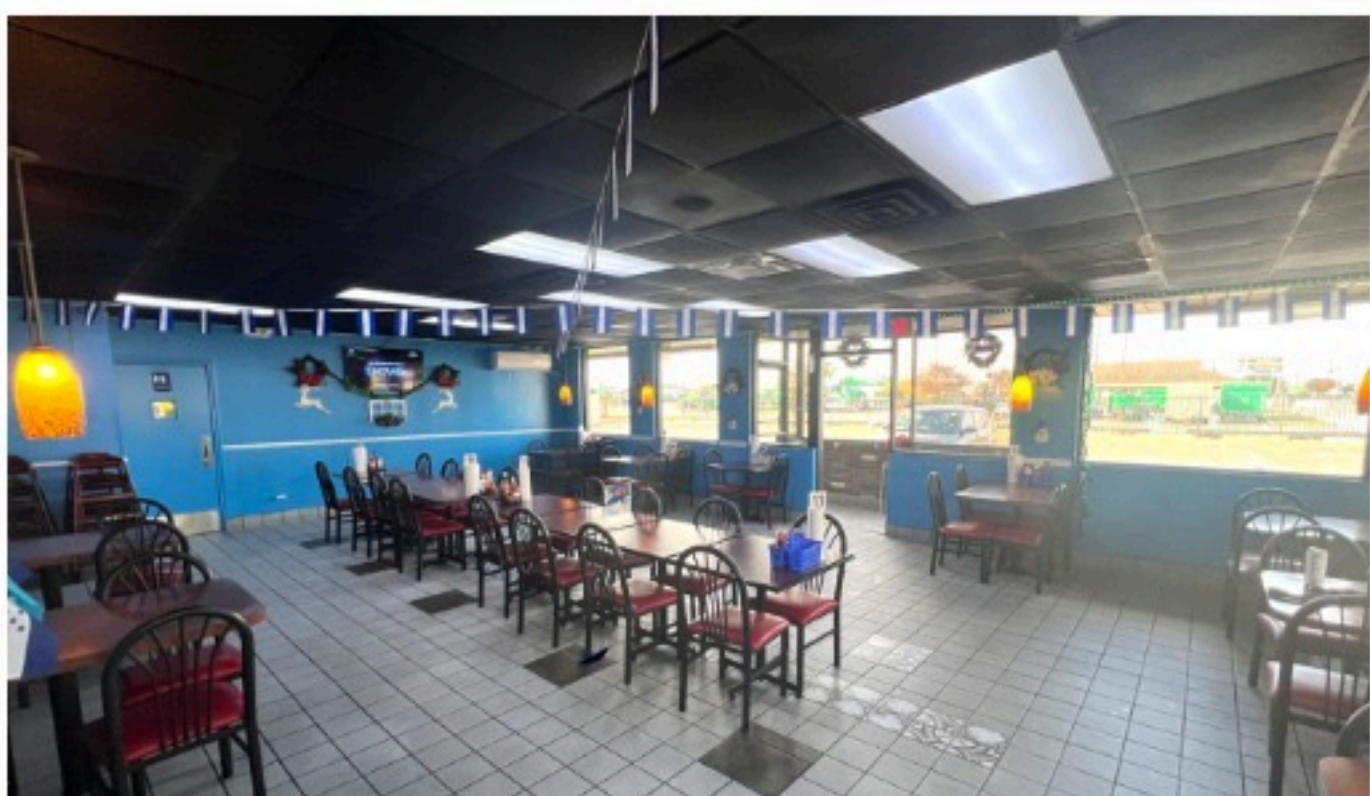
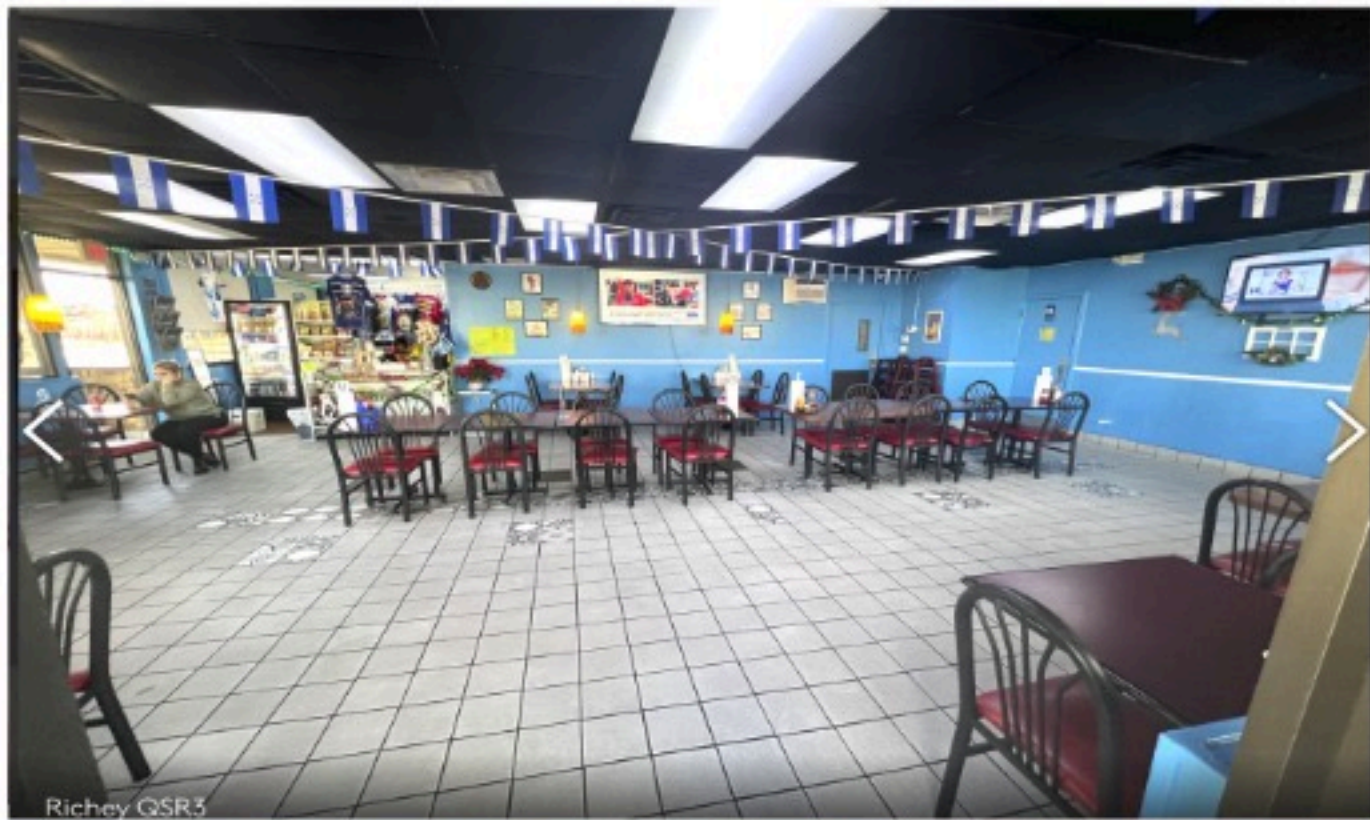
This 2nd generation restaurant presents a solid opportunity in a high-traffic Pasadena location. Strategically positioned on a high-traffic corridor with 28,000+ daily vehicles, the location offers exceptional visibility in a densely populated trade area (150,000+ residents within 3 miles). With residents nearby and steady vehicle traffic, supporting consistent dine-in and takeout demand. Ideal for owner-operators, franchise conversion, or lease investment. Pasadena's most dynamic commercial corridors. The existing infrastructure and prime location significantly reduce the typical barriers to restaurant startup, offering investors both immediate revenue potential and long-term appreciation.

Property Information:

- **Property Type:** Retail 2nd generation
- **Subtype:** Restaurant Fast Food
- **Investment Type:** Owner/User
- **Lease:** Month to Month
- **Lot Acres:** 0.5954
- **Lot Sq Ft:** 25,935
- **Square Footage** 2,604
- **Net Rentable (sq ft)** 2,604
- **Year Built:** 1982 ● **No of Buildings:** 1
- **Stories** 1 ● **Units** 1

Property Highlights:

- **Established Location** – High-traffic area in Pasadena with steady customer flow.
 - Prime location: near Hwy 225.
 - Free-standing commercial building.
- **Zoning:** commercial use permitted.
Restaurant space with a kitchen setup.
- **Dining Space** – Seating for casual dining or takeout setup.
- **Parking Availability** – Lot parking for customers.
- **A Strong Market Fundamentals:** Pasadena's growing population and underserved dining demand.



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Sabika Jafri
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possible together!

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