

AVAILABLE FOR LEASE



# SHAVER STREET

3747 SHAVER ST, PASADENA, TX 77504

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**RENCHER**  
PROPERTIES



# PROPERTY SUMMARY

Available

**1,000 – 9,405 SF**

**\$24 SF**

Annual Base Rent

NNNs Price Per SF

Endcap & In-line

or spaces available

## NEIGHBORING RETAILERS



# PROPERTY PICTURE



# PROPERTY HIGHLIGHTS

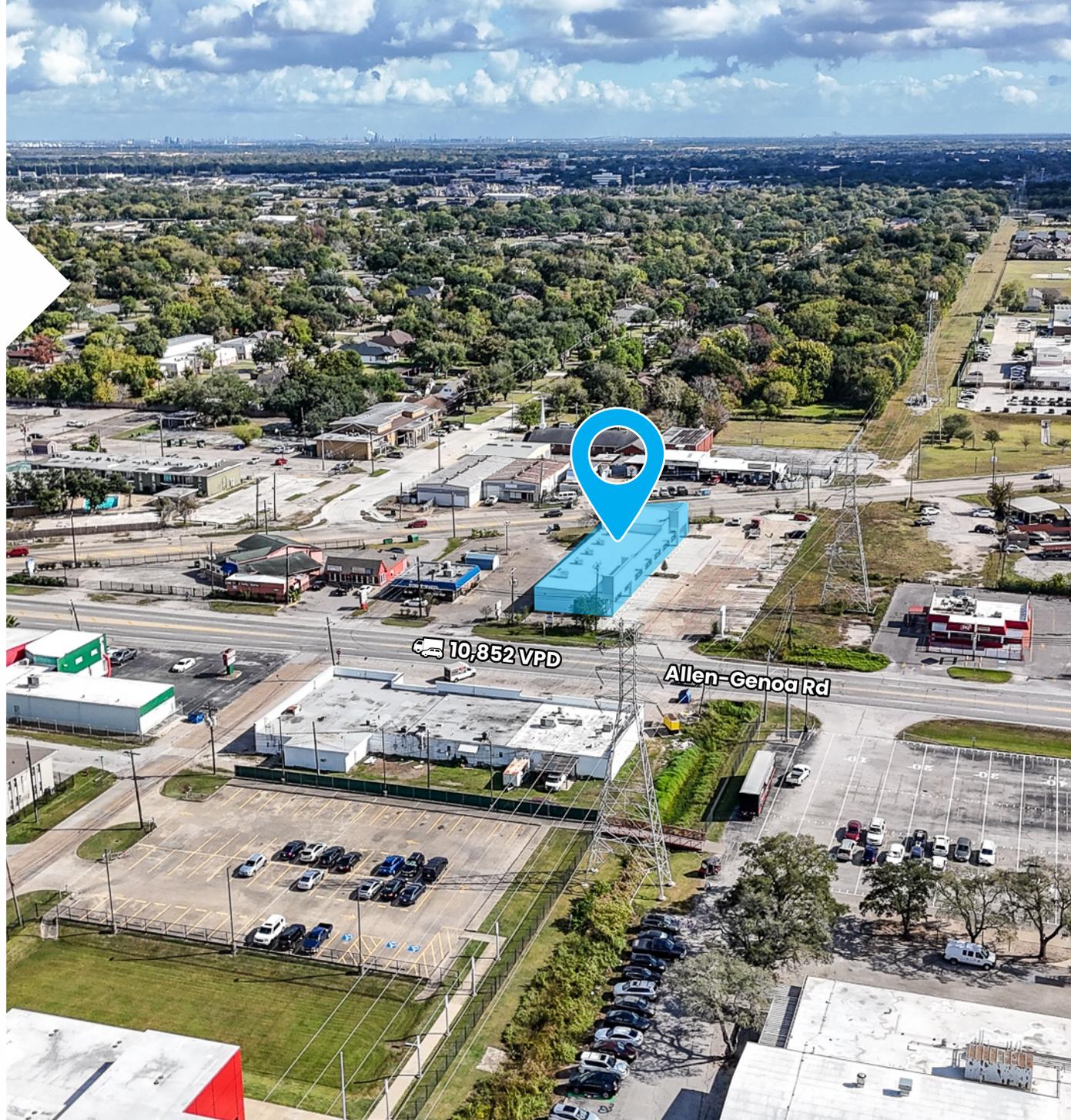
- Endcap and In-line space available with great visibility along Shaver St and Allen Genoa Rd
- Access on Shaver St and Allen Genoa Rd
- High-density trade area
- The City of Pasadena has consistently posted record-breaking sales tax revenues, demonstrating resilient consumer demand and a highly active local economy.

[(Source: Pasadena EDC reports show year-over-year sales tax growth.)]

## TRAFFIC COUNT:

Allen Genoa: 10,852 VPD

Shaver St: 18,345 VPD



# AERIAL MAP



# AERIAL MAP



# DEMOGRAPHICS



**TOTAL POPULATION**

**150K**



**TOTAL HOUSEHOLD**

**54.5K**



**MEDIAN AGE**

**32**

