



FOR LEASE | 15,284 SF AVAILABLE

101 W Southmore Ave, Pasadena, TX 77502

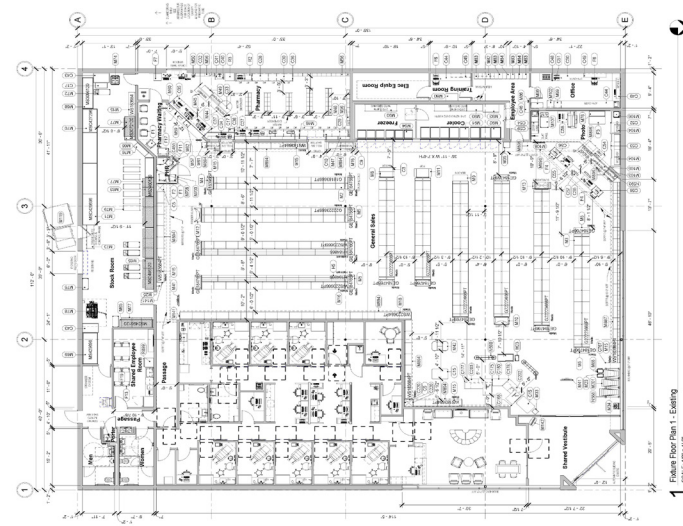


SQUARE  
REAL ESTATE  
SOLUTIONS



# PROPERTY OVERVIEW

- Total building SF is  $\pm 15,284$
- Previous medical space is  $\pm 3,244$  SF
- Previous Walgreens space is  $\pm 11,876$  SF
- Property is  $\pm 1.744$  acres
- Building is currently vacant
- Property was built in 2001
- VPD for W Southmore was  $\pm 18 - 19K$  in 2022
- VPD for Shaver was  $\pm 9K$  in 2024
- 72 total parking spaces
- Previous Walgreens space includes shelves, counters, and coolers/freezers
- Previous medical space has the same floorplan, all medical equipment has been removed.
- Street signage available, landlord will allow tenant to remodel signage as long as it is approved by the city and necessary governmental officials
- HVAC system is currently tied to GridPoint
- Coolers and freezers are structurally fine but need new freon
- Shared entry access and common area bathroom



# NEARBY RETAILERS





# DEMOGRAPHICS

\* All Information below is per Costar\*

## 1 MILE RADIUS

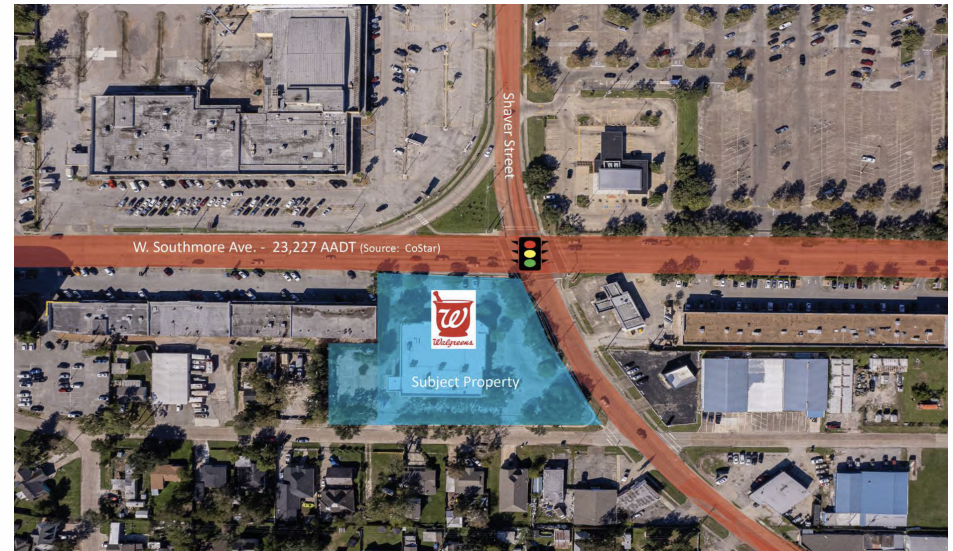
- 2024 Population / 21,673
- 2024 Households / 6,448
- Average Household Income / \$56,720

## 2 MILE RADIUS

- 2024 Population / 74,156
- 2024 Households / 22,582
- Average Household Income / \$62,572

## 3 MILE RADIUS

- 2024 Population / 130,377
- 2024 Households / 40,791
- Average Household Income / \$63,530







# ABOUT SQUARE SOLUTIONS

## Proven Track Record & Real Estate Asset Expertise

\$117M  
Assets Under  
Management

- Square Real Estate Solutions currently has around \$117 Million dollars worth of AUM consisting of multifamily, retail, RV parks and industrial. The bulk of this comes from Multifamily where we have a total of 887 units and Retail where we manage over 385K SF with big box tenants like AMC, Bel Furniture and Landry's Inc.
- We are currently present in 5 different markets in Texas including Houston, Beaumont, Bridge City, Freeport and Nacogdoches.



We believe that everyone has value and each tenant plays a part in our vision for the property. That's why we utilize a calculated and detail approach to ensure maximum occupancy.



Our maintenance team has developed a proactive maintenance program to keep the property running at its best but when those issues do arise they are quick to jump in and find a solution



We believe that you are only as good as the people you work with and our vendor partnerships start with an extremely competitive bid analysis platform and move to a systematic vetting process to ensure that only the best work on our assets.





FOR ADDITIONAL INFORMATION  
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