



FOR LEASE | 15,284 SF AVAILABLE

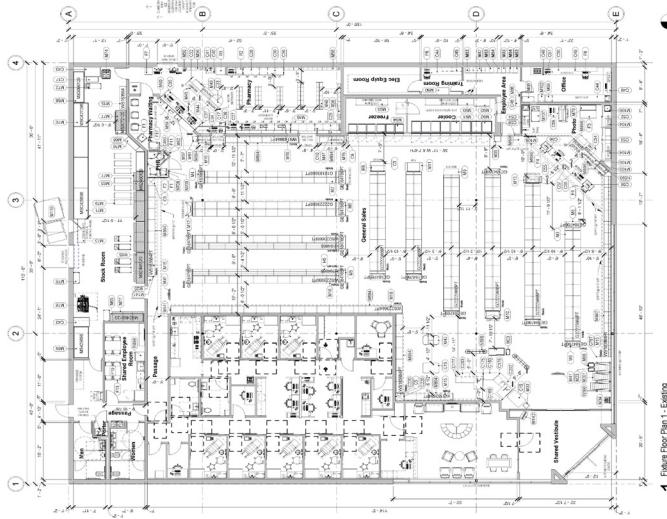
101 W Southmore Ave, Pasadena, TX 77502



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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