

1605 PASADENA BOULEVARD

PASADENA, TX 77502



PROPERTY DESCRIPTION

This lease is for a retail space located at the retail center at 1605-1621 Pasadena Blvd, Pasadena TX. The retail center offers a prime location in a bustling area with high foot traffic and excellent visibility. The center is conveniently situated near major highways and provides ample parking for both customers and employees.

The available retail space offers a spacious and modern layout perfect for a variety of retail businesses. The unit features large display windows, ideal for showcasing products and attracting customers. The interior space is open and flexible, perfect for customizing to suit the needs of your business. The unit also includes a private restroom for the convenience of employees and customers.

PROPERTY HIGHLIGHTS

- Prime location in a bustling area with high foot traffic and excellent visibility
- Conveniently situated near major highways and ample parking for customers and employees
- Modern and spacious layout with large display windows for showcasing products

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Available SF: | 1,800 SF |
| Building Size: | 10,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,292 | 47,182 | 97,451 |
| Total Population | 26,424 | 141,936 | 281,239 |
| Average HH Income | \$51,060 | \$54,515 | \$58,302 |



CORRIDOR

Each office independently owned and operated

ANTHONY LAGRED

Dir, RE/MAX CCG

210.216.8925

anthony.lagred@remax.net

TX #664432

VICTORIA AGUIRRE

Senior Associate

210.837.8036

victoria.aguirre.remax@gmail.com

TX #682061

REMAXCCG.COM

209 S. Main Street
Cibolo, TX 78108

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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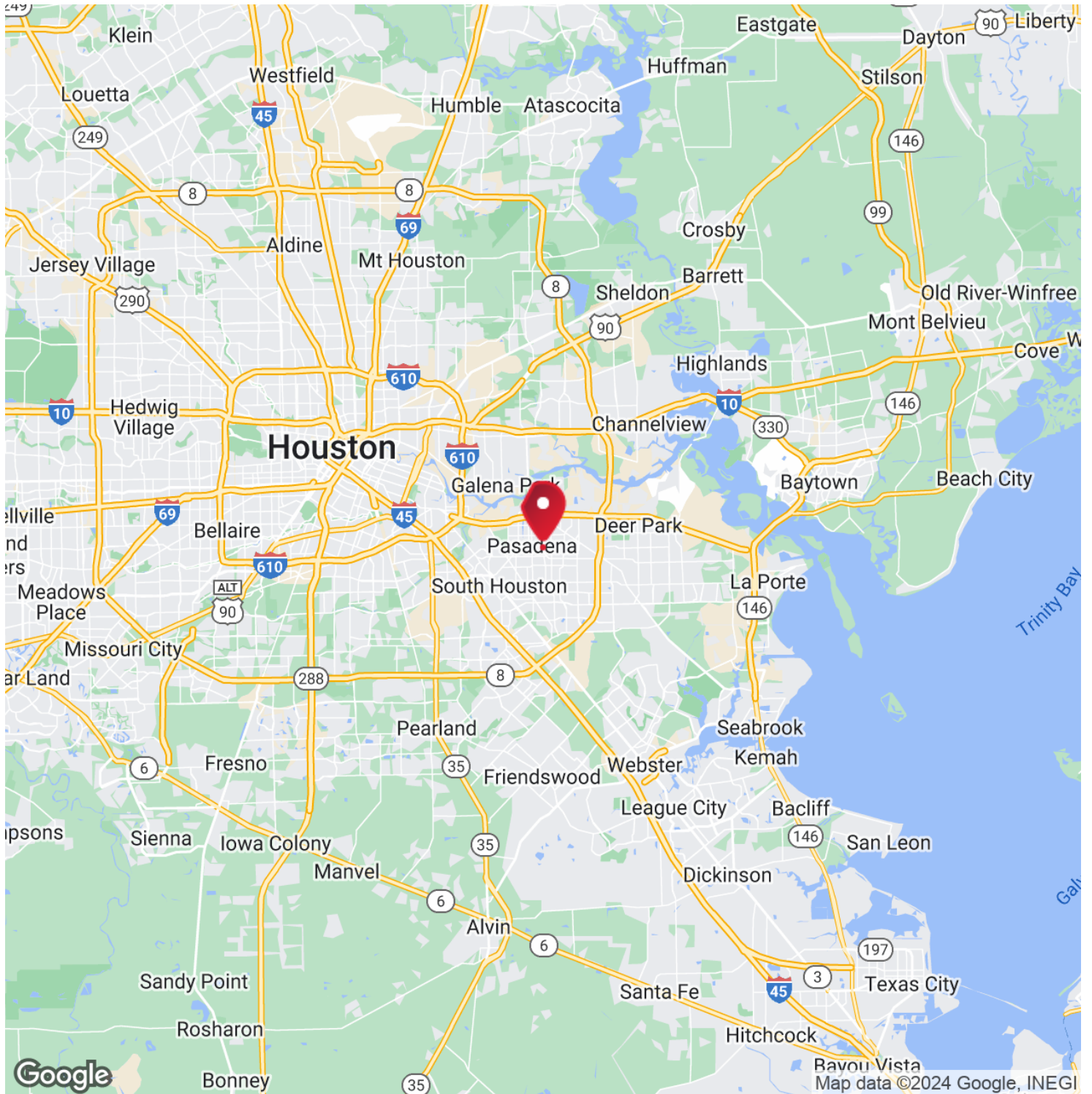
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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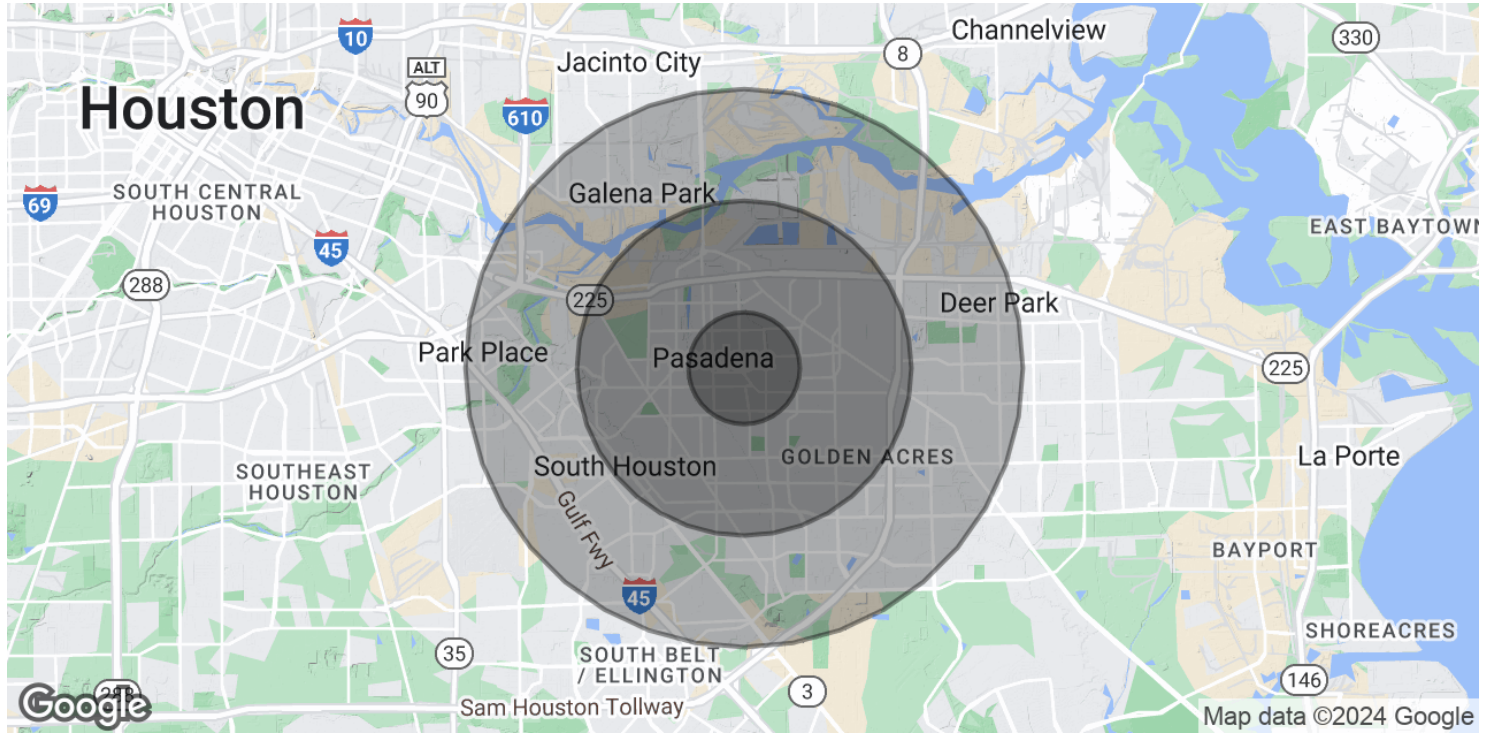
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 Dir, RE/MAX CCG
 210.216.8925
 anthony.lagred@remax.net
 TX #664432

VICTORIA AGUIRRE
 Senior Associate
 210.837.8036
 victoria.aguirre.remax@gmail.com
 TX #682061
 REMAXCCG.COM

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 26,424 | 141,936 | 281,239 |
| Average Age | 28.5 | 30.6 | 32.0 |
| Average Age (Male) | 29.4 | 29.8 | 31.2 |
| Average Age (Female) | 27.5 | 31.2 | 32.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total Households | 8,292 | 47,182 | 97,451 |
| # of Persons per HH | 3.2 | 3.0 | 2.9 |
| Average HH Income | \$51,060 | \$54,515 | \$58,302 |
| Average House Value | \$84,284 | \$95,129 | \$106,678 |

* Demographic data derived from 2020 ACS - US Census



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