

FOR LEASE

**5005 FAIRMONT PKWY
PASADENA, TX**



Fairmont Crossing

Chase Cooper
Associate
713.405.7486
chase.cooper@partnersrealestate.com

John Ytterberg
Associate
713.275.9633
john.ytterberg@partnersrealestate.com

partners

FOR LEASE



AVAILABLE

- 4800 SF 2nd Generation Restaurant
- 1500 SF 2nd Generation Retail Space **available May 1st 2026**

PROPERTY HIGHLIGHTS

- **Positioned along highly trafficked Fairmont Parkway**, a primary retail corridor in Pasadena with strong daily commuter flow and connectivity to Beltway 8, Highway 225, and I-45
- **Shadow - anchored by national tenants including Chuck E. Cheese and Applebee's**, driving consistent family -oriented traffic and repeat visits to the center
- **Dense, established trade area with over 290,000 residents within 5 miles and nearly 96,000 employees nearby**, supporting strong demand for retail, restaurant, and service users

FOR LEASE



LISTING OVERVIEW

- Proven retail location with long term operating history and established consumer patterns
- Surrounded by major employment drivers tied to the petrochemical and industrial corridor
- Flexible suite sizes available for a variety of retail and service oriented concepts

Property Photos

5005 FAIRMONT PKWY
PASADENA, TX

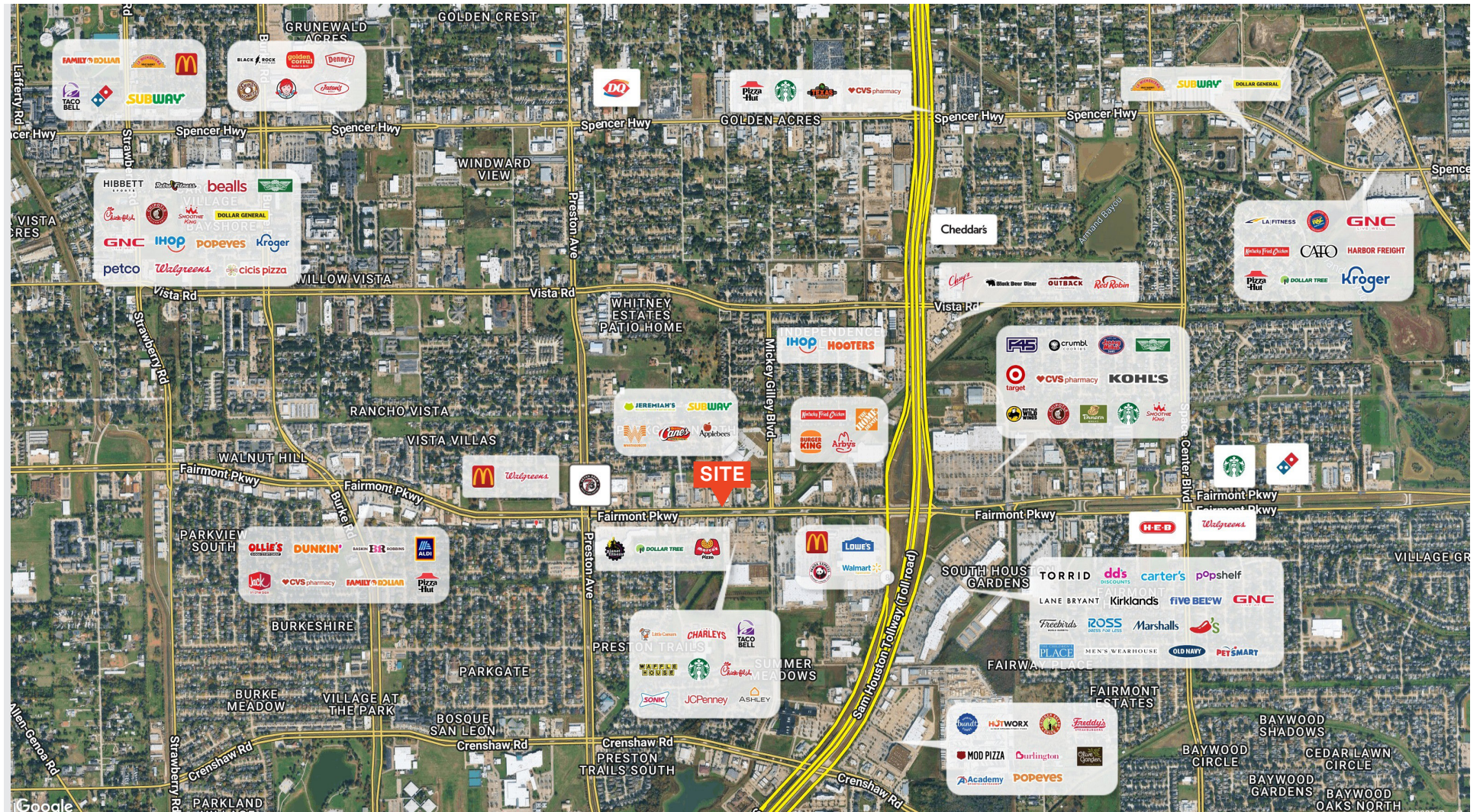


Chase Cooper
Associate
713.405.7486
chase.cooper@partnersrealestate.com

John Ytterberg
Associate
713.405.7486
john.ytterberg@partnersrealestate.com

Retail Map

5005 FAIRMONT PKWY
PASADENA, TX



Chase Cooper
Associate
713.405.7486
chase.cooper@partnersrealestate.com

John Ytterberg
Associate
713.405.7486
john.ytterberg@partnersrealestate.com

Site Plan

5005 FAIRMONT PKWY
PASADENA, TX



Chase Cooper
Associate
713.405.7486
chase.cooper@partnersrealestate.com

John Ytterberg
Associate
713.405.7486
john.ytterberg@partnersrealestate.com

Demographics

5005 FAIRMONT PKWY
PASADENA, TX

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	10,990	98,391	289,982
2025 Population	11,225	100,878	291,969
2030 Projected Population	10,572	98,391	289,970
Annual Growth (2024-2029)	-1.2%	-0.9%	-0.7%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	4,440	34,381	97,867
2025 Households	4,257	34,616	98,212
2030 Projected Households	4,79	33,665	96,334
Annual Growth 2010-2025	-40	1,825	6,502
Annual Growth (2025-2030)	-178	-951	-1,878

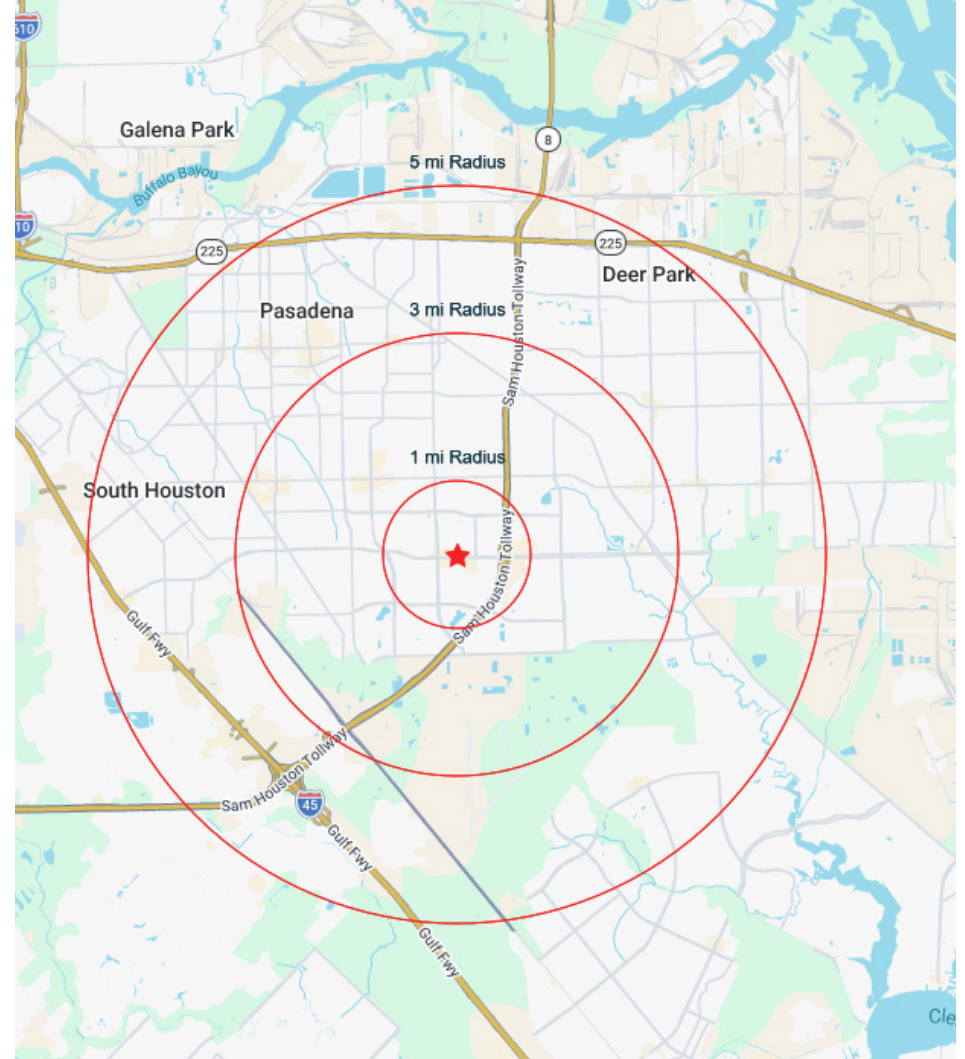
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$102,366	\$90,251	\$95,934
Median Household Income	\$69,131	\$70,287	\$77,167

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	6,764	34,050	95,948
Total Businesses	729	3,881	10,413

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

Chase Cooper
Associate
713.405.7486
chase.cooper@partnersrealestate.com

John Ytterberg
Associate
713.405.7486
john.ytterberg@partnersrealestate.com





Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Chase Cooper	794571	chase.cooper@partnersrealestate.com	713-405-7486
Sales Agent/Associate's Name	License No.	Email	Phone
John Ytterberg	806231	john.ytterberg@partnersrealestate.com	713-275-9633
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date