



**FOR LEASE**  
**\$1.15 PSF/MO**

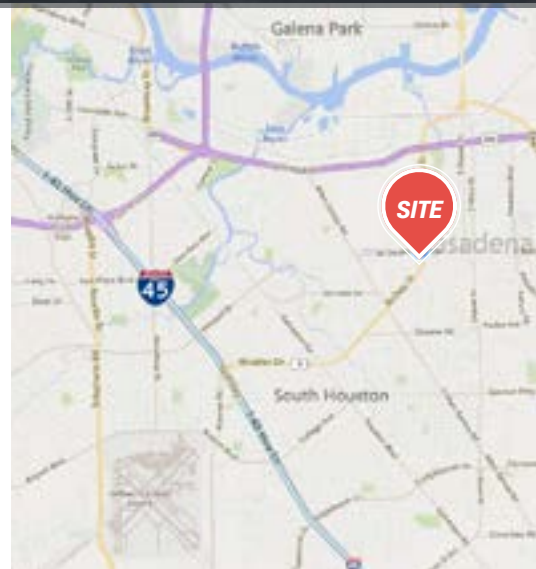


918 WEST SOUTHMORE AVENUE PASADENA, TEXAS

## HIGH TRAFFIC PASADENA RETAIL CENTER

### PROPERTY INFORMATION

- **Building Size:** 38,190 SF
- **Suites Available:** 900 SF to 6,000 SF (Multiple Units Available)
- **Renovation Plans:**
  - Resurface Parking Areas
  - New Exterior Lighting
  - Exterior Paint & Facade Improvements
- **Current Tenants:**
  - Washateria
  - USA Dollar Store
  - Prestige Wedding Decorations
- **Area Characteristics:**
  - Strong Retail Area with solid Traffic Count in excess of 26,000 Cars Per Day
  - Densely populated with Fast Food, both National and Local Retailers and mature Residential Neighborhoods
  - **Location:** Northwest corner of Richey Street and West Southmore Avenue in Pasadena. Approximately 1.5 miles South of SH 225.
  - **OFFERED AT:** \$1.15 PSF/month NNN



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 HOUSTON, TEXAS  
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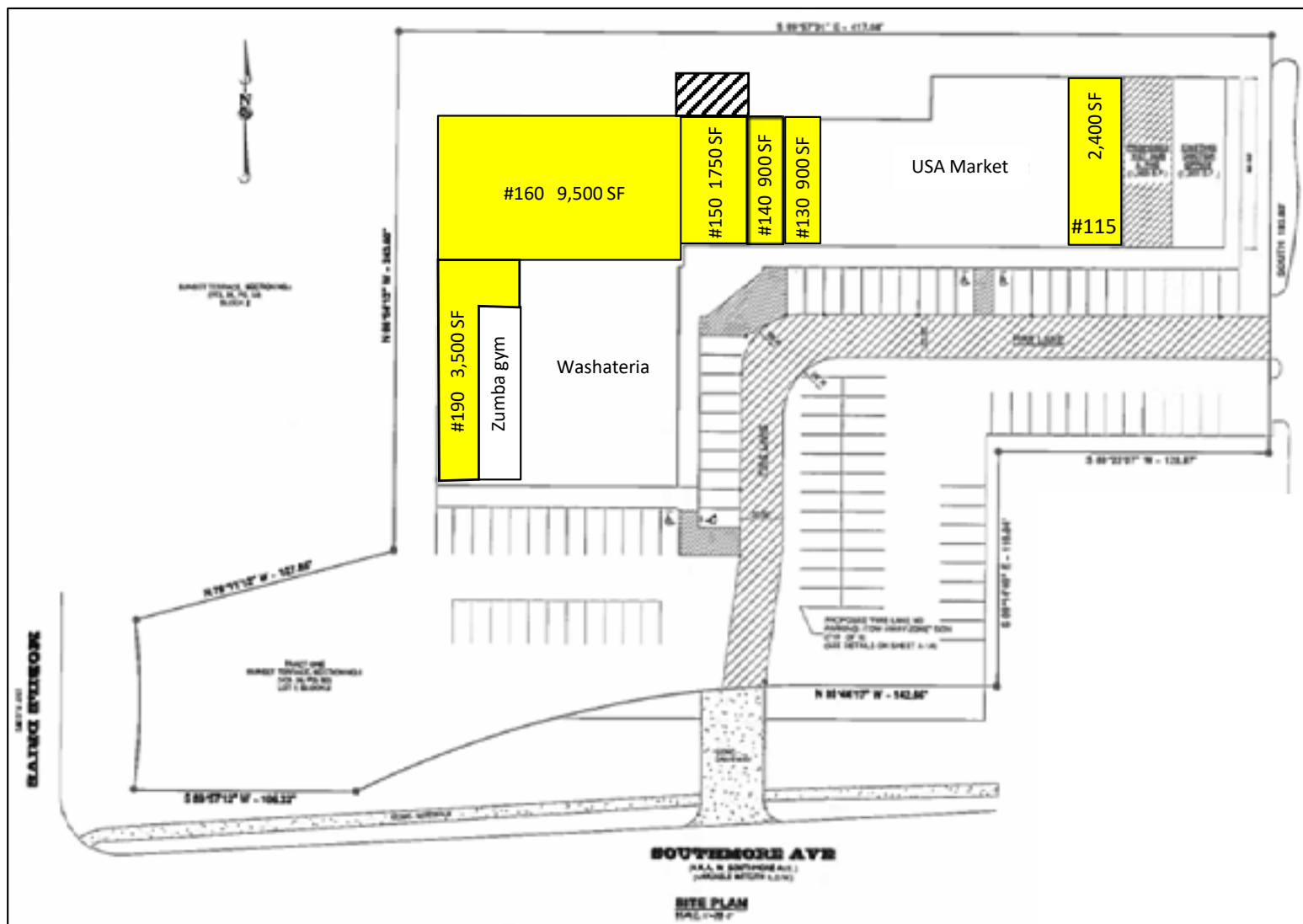
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## SITE PLAN



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## RETAIL

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## AREA DEMOGRAPHICS



Population	1 MILE	3 MILE	5 MILE
Total Population	19,287	130,230	305,428
Group Quarters Population	88	303	1,268
Urban Population	19,287	130,230	305,428
Rural Population	0	0	0
Not defined	0	0	0
Adult Population	12,752	87,338	209,313
Ratio of Males to Females	1.1	1	1
Female Population	9,365	64,376	151,268
Male Population	9,922	65,854	154,160
Land Area (Square Miles)	2.9	28.9	72.4
Age	1 MILE	3 MILE	5 MILE
Median Age, Total	28.5	28.9	29.7
Median Age, Male	27.9	28.4	29.2
Median Age, Female	29.1	29.4	30.3%
% Age 18+	66.1	67.1	68.5%
%Age 21+	61.8	62.6	64.3%
%Age 55+	14.3	15.2	16.3%
%Age 65+	6.5	7.3	7.85
5 Year Ethnicity Projections	1 MILE	3 MILE	5 MILE
% White	9.2	10.3	12.3
%Black	1.5	2	5.5
% Asian	0.4	0.9	1.9
% Hispanic	88.5	86.4	79.9
% Other	0.4	0.	50.5
5 Year Projections	1 MILE	3 MILE	5 MILE
Total Population	18,934	128,921	306,404
Group Quarters Population	88	303	1,268
Adult Population	12,591	87,03	7211,244
Total Households	5,254	38,201	96,015
Per Capita Income (based on Total Population)	14,303	15,370	16,808
Total Population 16+	13,229	91,244	220,658
Housing and Household's	1 MILE	3 MILE	5 MILE
Total Housing Units	5,982	41,901	103,130
Total Households	5,287	38,118	94,245
Owner-Occupied: Owned with a mortgage or loan	1,766	11,295	28,184
Owner-Occupied: Owned free and clear	1,192	8,647	20,018
Renter-Occupied	2,329	18,175	46,043
Aggregate Contract Rent	\$1,403,817	\$10,249,659	\$26,545,802
Average (Mean) Number of Vehicles Available	1.8	1.9	1.8

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### AREA DEMOGRAPHICS

Income	1 MILE	3 MILE	5 MILE
Per Capita Income (based on Total Population)	\$13,416	\$14,296	\$15,547
Average (Mean) Household Income	\$48,623	\$48,791	\$50,373
Median Household Income	\$34,448	\$35,655	\$36,785
Aggregate Income	\$258,122,470	\$1,863,610,883	\$4,762,780,983
Consumer Expenditures	1 MILE	3 MILE	5 MILE
Average Apparel	\$1,518.4	\$1,531.9	\$1,543.8
Average Education	\$631.8	\$651.8	\$655.8
Average Entertainment	\$1,677.2	\$1,689.7	\$1,748.0
Average Food and Beverages	\$5,890.6	\$5,868.5	\$5,875.8
Average Gifts	\$558.6	\$574.9	\$605.6
Average Health Care	\$2,160.6	\$2,190.3	\$2,264.5
Average Household Furnishings and Equipment	\$1,098.0	\$1,085.9	\$1,114.3
Average Household Operations	\$686.3	\$695.7	\$730.6
Average Personal Care	\$529.9	\$530.2	\$532.0
Average Personal Expenditure	\$501.6	\$495.9	\$506.5
Average Reading	54.1	\$54.8	\$58.1
Average Shelter	\$7,611.3	\$7,556.2	\$7,598.8
Average Transportation	\$6,938.2	\$6,883.0	\$7,021.5
Average Utilities	\$3,499.3	\$3,483.5	\$3,488.4
Demand by Store Type	1 MILE	3 MILE	5 MILE
Motor Vehicle & Parts Dealers	\$1,831,276	\$18,870,462	\$54,636,139
Furniture & Home Furnishings Stores	\$174,848	\$1,845,702	\$5,435,666
Electronics & Appliance Stores	\$323,369	\$3,302,543	\$9,487,356
Building Material & Garden Equipment & Supply Dealers	\$258,400	\$2,668,349	\$7,610,365
Food & Beverage Stores	\$1,515,230	\$15,334,523	\$44,048,110
Health & Personal Care Stores	\$310,686	\$3,164,135	\$9,001,014
Gasoline stations	\$1,504,401	\$15,367,584	\$44,179,343
Clothing & Clothing Accessories stores	\$378,106	\$3,884,801	\$11,396,708
Sporting Goods, Hobby, Book, & Music Stores	\$129,955	\$1,350,161	\$3,949,234
General Merchandise Stores	\$1,326,876	\$13,569,998	\$39,212,931
Miscellaneous Store Retailers	\$249,930	\$2,554,553	\$7,392,106
Nonstore retailers	1,322,649	\$13,490,080	\$38,686,040
Foodservice & Drinking Places	\$1,180,660	\$12,330,633	\$36,315,261
General Merchandise, Apparel and Accessories, Furniture and other Sales	\$2,412,811	\$24,772,805	\$71,874,727

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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give you 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.

**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.

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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**DISCLAIMER**

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