



4690 Burke Rd

4690 Burke Rd, Pasadena, TX 77504



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4690 Burke Rd

\$20.00 /SF/YR

This 5,458 SF multi-suite commercial building presents an opportunity in a well-established Pasadena commercial corridor. The property consists of four suites and offers a versatile mix of restaurant, retail, medical, beauty, and professional service potential. The first 1,100 SF endcap was previously occupied by a hair salon and has been recently renovated. The second 2,200 SF inline space features a 2nd generation restaurant space complete with a fully built-out commercial kitchen, walk-in cooler, and walk-in freezer. The restaurant name and equipment are available for purchase for \$120,000, creating a turnkey opportunity for food service operators. The remaining two 1,100 SF suites are currently in shell condition and may be finished to suit a variety of tenant or owner-user needs or combined for larger occupancy requirements. The property benefits from approximately 15,897 vehicles per day on Burke Road and 8,959 vehicles per day on Crenshaw Road (TxDOT 2022), providing strong visibility and consistent traffic exposure. The site offers convenient access to Beltway 8, Interstate 45, and I-610 Loop. It is surrounded by national retailers including Walmart Supercenter, Target, and H-E-B. With its flexible suite configuration and strategic location, this property presents an exceptional lease opportunity for several types of businesses....

- 2nd Gen Restaurant - fully built-out commercial kitchen, walk-in cooler, and walk-in freezer
- Heavy Daytime Traffic - 15,897 VPD on Burke Road and 8,959 VPD on Crenshaw Road (TxDOT 2022)
- Convenient Access to Beltway 8, Interstate 45, and I-610 Loop
- 4 Suites Available – End Cap Built as Standard Retail, Inline Suite Built as 2nd Gen Restaurant, Last two suites in shell condition.
- Flood Zone X
- Corner lot with curve cuts on both Burke Road and Crenshaw Road.



Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	1,100 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	5,458 SF
Year Built:	2014
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$1.67 /SF/MO



1st Floor Ste 150

Space Available	1,100 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Professional Office/Retail Space for lease. The building is ideal for a retail end user or the space could also be used for an office for a CPA, Attorney, Real Estate Team/Company, Title Company, or an Insurance Agency. This space is currently built out as a Hair/Beauty Salon. Property is located in South Pasadena at the intersection of Burke Road and Crenshaw Road at 4690 Burke Road, Suite 180, Pasadena, Texas 77504.

1st Floor Ste 160

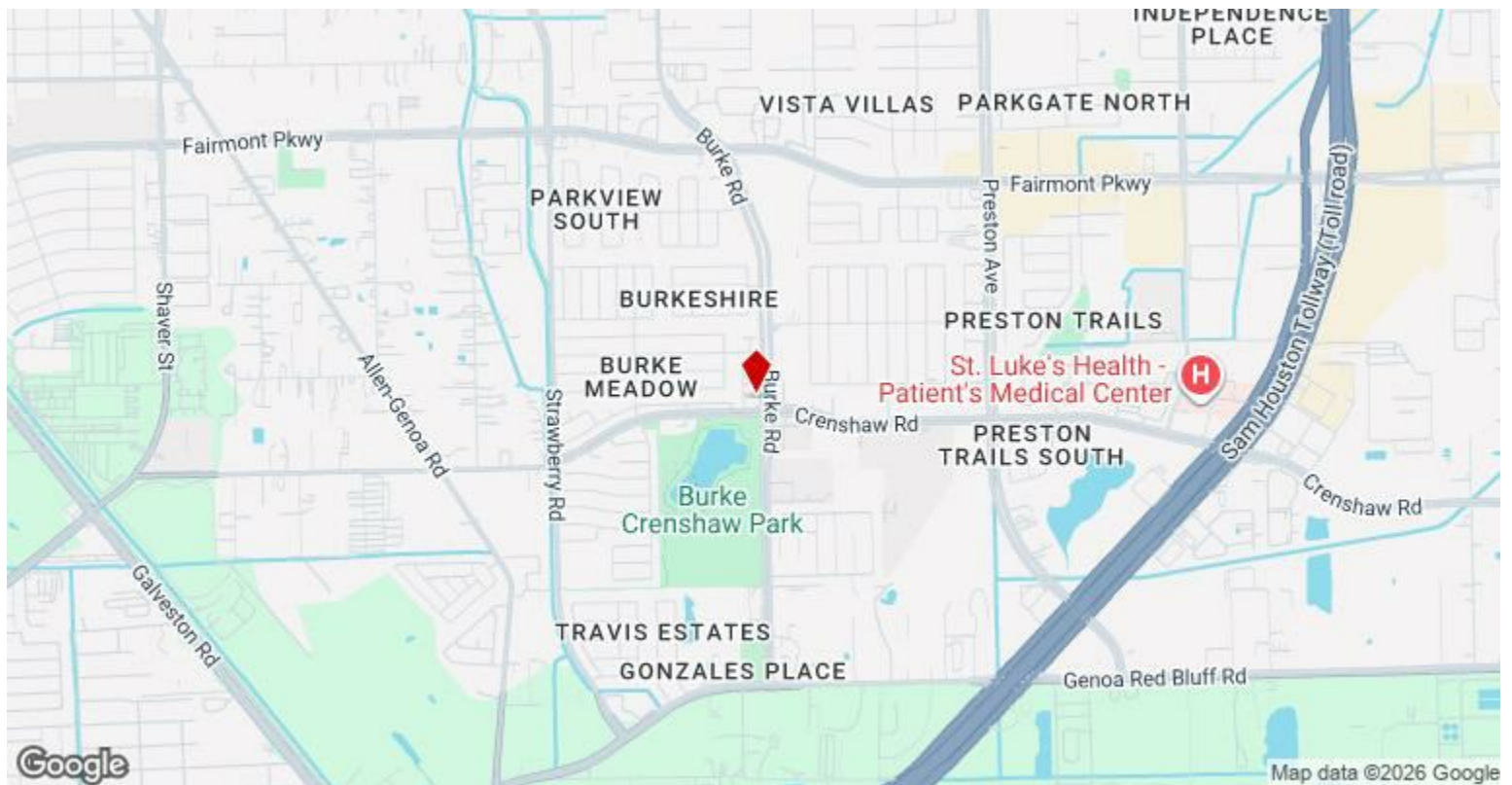
Space Available	2,158 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

This space features a 2nd generation restaurant space complete with a fully built-out commercial kitchen, walk-in cooler, and walk-in freezer. The restaurant name and equipment are available for purchase for \$120,000, creating a turnkey opportunity for food service operators. Property is located in South Pasadena at the intersection of Burke Road and Crenshaw Road at 4690 Burke Road, Suite 160, Pasadena, Texas 77504.

1st Floor Ste 180

Space Available	1,100 - 2,200 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Professional Office/Retail Space for lease. The building is ideal for a retail end user or the space could also be used for an office for a CPA, Attorney, Real Estate Team/Company, Title Company, or an Insurance Agency. These two spaces are in shell condition that could be combined for a total of 2,200 SF or each space is 1,100 SF. Property is located in South Pasadena at the intersection of Burke Road and Crenshaw Road at 4690 Burke Road, Suite 180, Pasadena, Texas 77504.



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Property Photos



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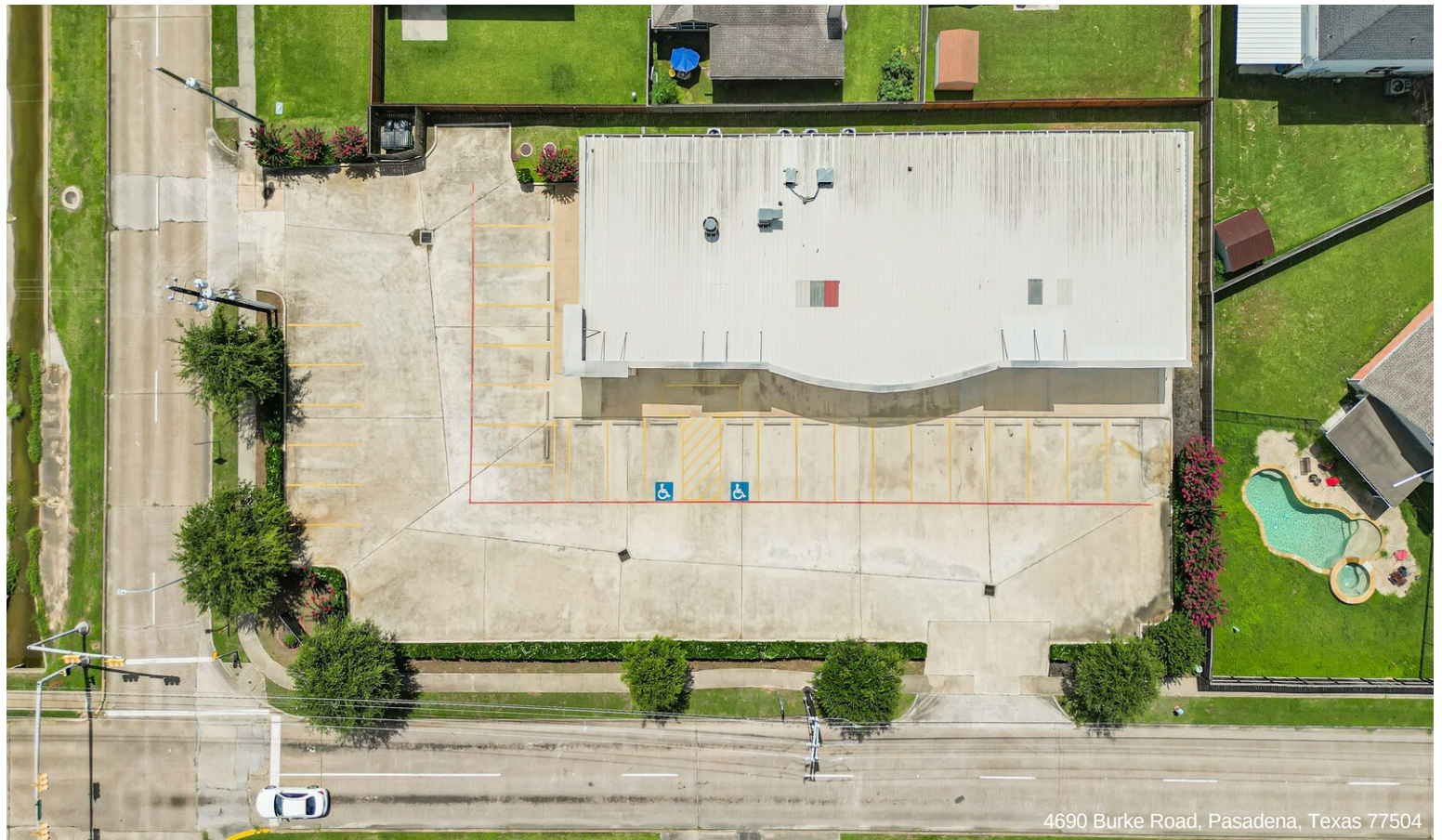
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