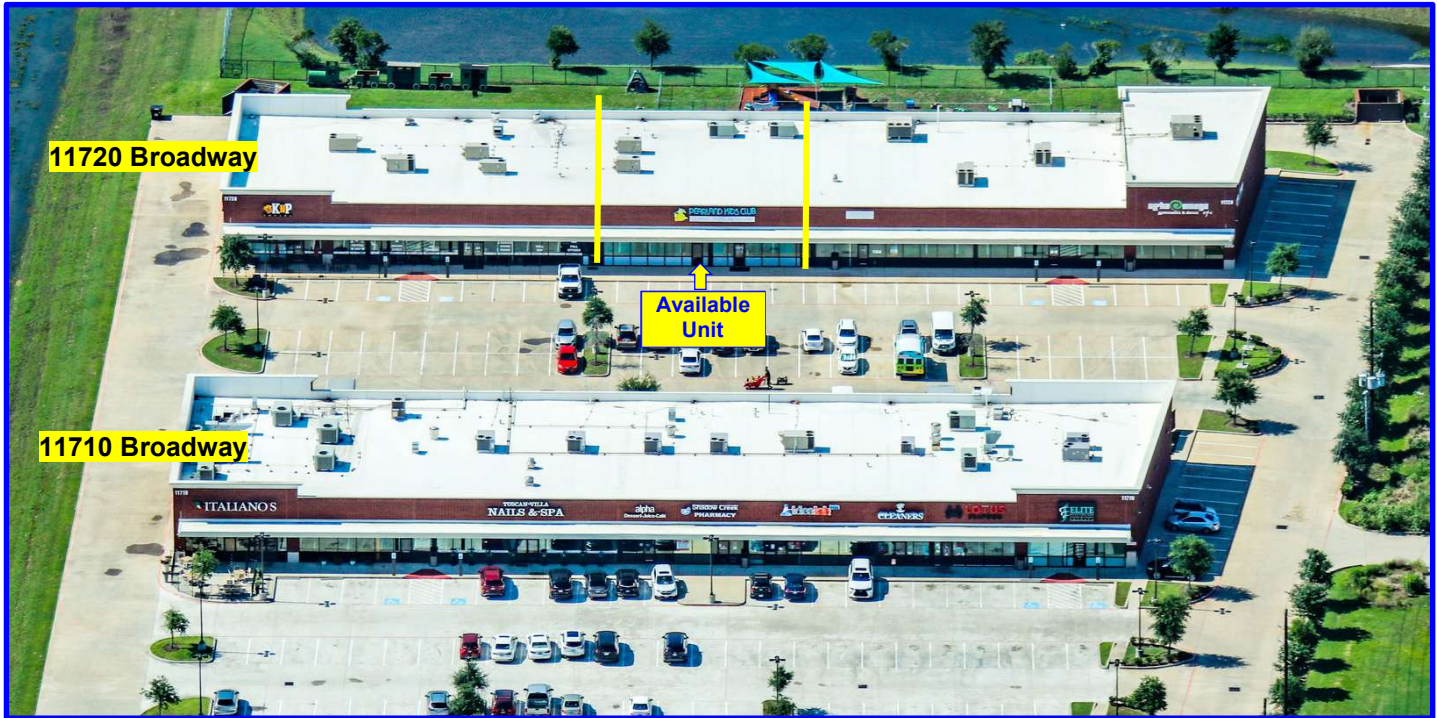


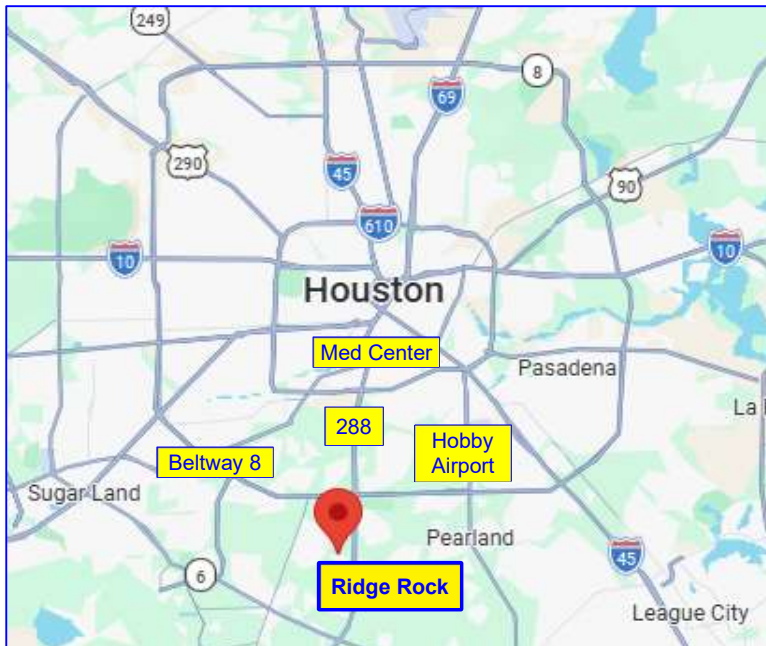
CENTRE AT RIDGE ROCK RETAIL CENTER

**11720 Broadway Suite 120
Pearland, TX 77584**

**South Suburban Houston
5,667 +/- SF Unit Available
\$22.50 / SF RENT
\$13.97 / SF NNN**



2 BUILDINGS - 47,385 SF - 12 SUITES – 1 VACANCY



EXCLUSIVELY LEASED BY MCADAMS ASSOCIATES

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- 2-BUILDING RETAIL IN PEARLAND'S STRONG WEST SIDE – BUILT 2017
- ON BROADWAY-THE MAIN EAST-WEST CORRIDOR IN PEARLAND
+ NEXT TO HIGH SCHOOL
+ IN STRONG, GROWING SUBURB
- 11 CURRENT TENANTS
+ 4 RESTAURANTS / EATERIES
+ NAIL SALON
+ LASH STUDIO
+ MARKETING COMPANY
+ DRY CLEANERS
+ CHIROPRACTOR PRACTICE
+ FAMILY ENTERTAINMENT VENUE
+ GYMNASTICS FACILITY
- 6 OF 11 TENANTS MULTI-LOCATIONS OR FRANCHISEES
- CONCRETE, WELL-LIT PARKING
+ 300 SPACES, 6.3 / 1,000SF Ratio
- STABLE TENANT BASE
+ 6 OF 11 TENANTS ORIGINAL SINCE OPENING IN 2018

MAY 20, 2026