

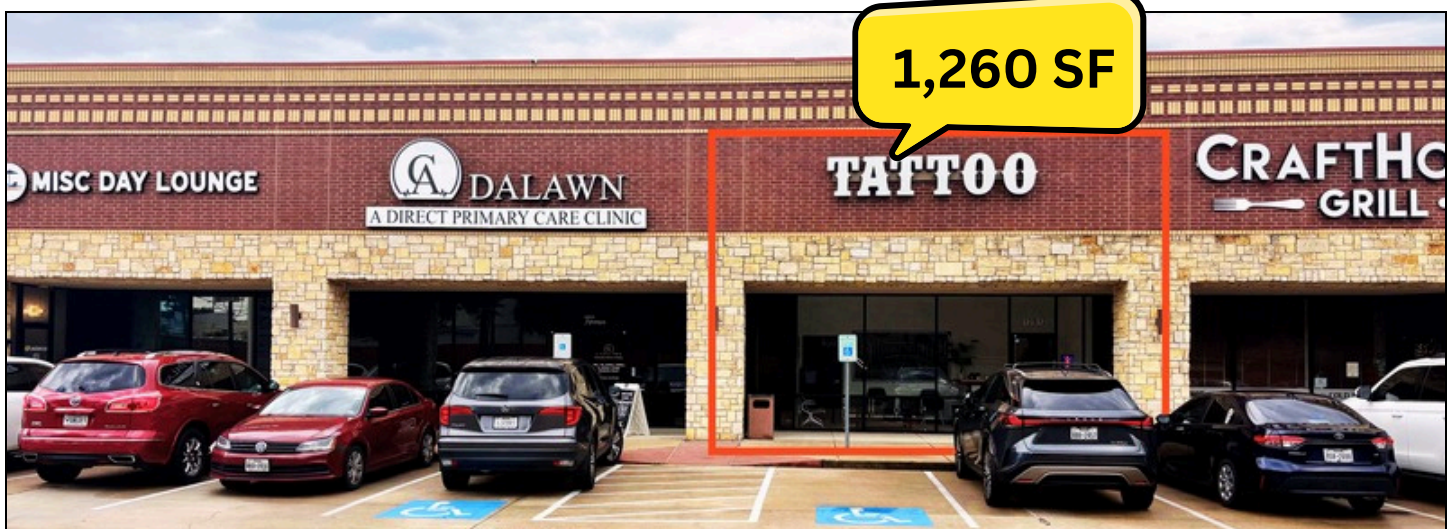
1,260 SF SPACE FOR LEASE

12912 Malcomson Rd, Cypress, TX 77429

Available November 1, 2026 | Current lease expiring and not being renewed

COMING SOON - LEASE ENDS OCT. 31, 2026!

A rare small-bay retail opportunity at Plaza @ Malcomson Center, positioned to serve an affluent, family-oriented neighborhood base and a strengthened Tenant mix. The space is ideal for a deli, cafe, health drink/smoothie concept, grab-and-go wellness food operator, or compatible neighborhood service use.



Property Highlights

- 1,260 SF retail/office space coming soon for lease.
- Availability planned for November 1, 2026.
- Current tenant lease expires and will not be renewed.
- NNN lease structure; lease terms negotiable for credit tenants.
- Generous TI allowance available for longer-term lease commitments.
- Approx. 8.7:1,000 parking ratio with cross-access parking and internal driveway circulation.

Center Upgrade & Tenant Mix

- Recent new tenants add freshness and momentum to the center.
- Complements existing healthcare, fitness, family restaurant, and neighborhood service traffic.
- Best-fit concepts: deli, cafe, health drink, smoothie/Jamba Juice-style operator, or compatible wellness food use.
- Strong neighborhood demand profile for convenience, wellness, and daily-use retail.

Taro Chellaram, CCIM

Broker/Owner

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Recommended Tenant Concepts

The space is well-positioned for daily-use food, beverage, and wellness-oriented concepts that can benefit from nearby healthcare, fitness, restaurant, and family traffic while adding a stronger daytime and evening draw to the center.



DELI/CAFE

Coffee, breakfast, lunch, grab-and-go, patio-friendly or neighborhood cafe users.



HEALTH DRINK / SMOOTHIE

Jamba Juice-style smoothie, juice, acai, protein shake, and wellness beverage operators.



COMPLEMENTARY WELLNESS

Tenant mix compatible service, health-oriented retail, or light medical-adjacent use.



FAST CASUAL / LIGHT FOOD

Small-footprint lunch and dinner use that supports family and neighborhood convenience.

Tenant Profile Fit

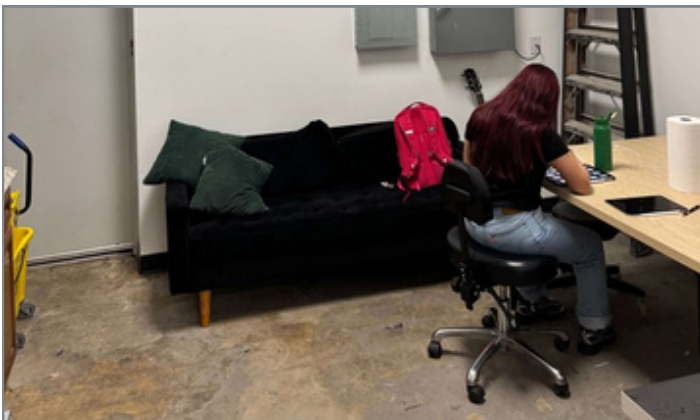
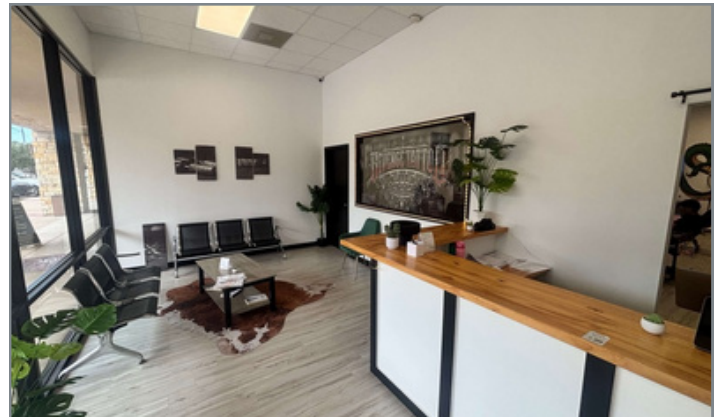
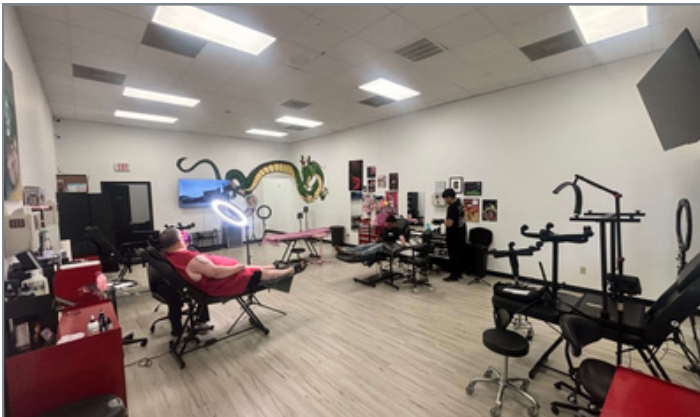
Best suited for a concept that elevates the center, creates repeat customer visits, and complements current healthcare, family dining, and fitness demand. Uses should maintain clean storefront presentation, family-friendly operations, and compatibility with the existing tenant mix.

Deal Terms Positioning

Generous TI allowance may be considered for longer-term leases. Lease terms are negotiable for qualified and credit-worthy tenants with strong financials, operational track record, and a use that enhances the center.

** All information is obtained from sources deemed reliable and is subject to change without notice. Prospective tenants should verify all information, including square footage, traffic counts, use, zoning, permitting, utilities, and occupancy requirements.*

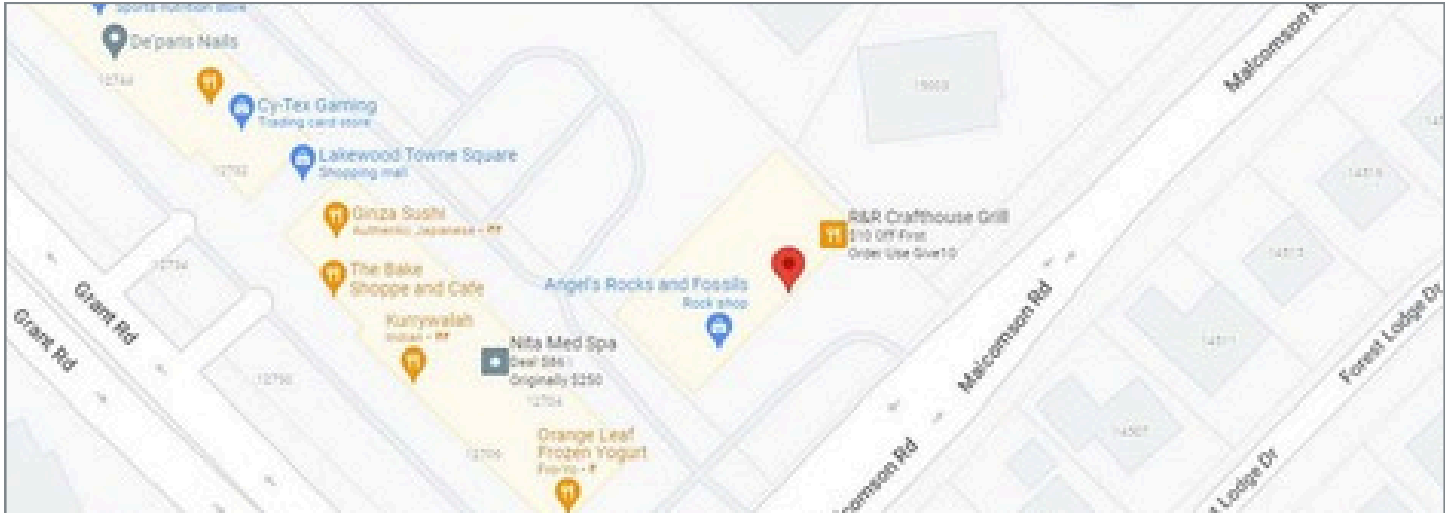
12912 Malcmoson - Photos



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Location Advantage

Adjacent to Lakewood Shoppes Square - Plaza @ Malcomson Center, at the signalized intersection of Malcomson Rd and Grant Rd. The center sits in a high-traffic area with approximately 20,000 cars per day, creating strong neighborhood exposure for food, beverage, wellness, and convenience retail users.



5-Minute Resident Profile

99% of area residents within a 5-minute radius are affluent Professional Prides, Savvy Suburbanites, Bright Young Professionals, and Soccer Moms. This supports daily-use retail, family-oriented food concepts, and health/wellness beverage demand.

- Affluent and professional household base.
- Family-oriented, active suburban consumer patterns.
- Strong fit for convenience, wellness, daytime lunch, and family-friendly concepts.

Site & Access

- Signalized intersection location at Malcomson Rd and Grant Rd.
- Adjacent to Lakewood Shoppes Square and other neighborhood retail nodes.
- Cross-access parking and internal circulation support easy customer visits.
- Positioned to benefit from nearby restaurants, healthcare, fitness, and service tenants.

Call For Leasing Details

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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.

2-10-2025



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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