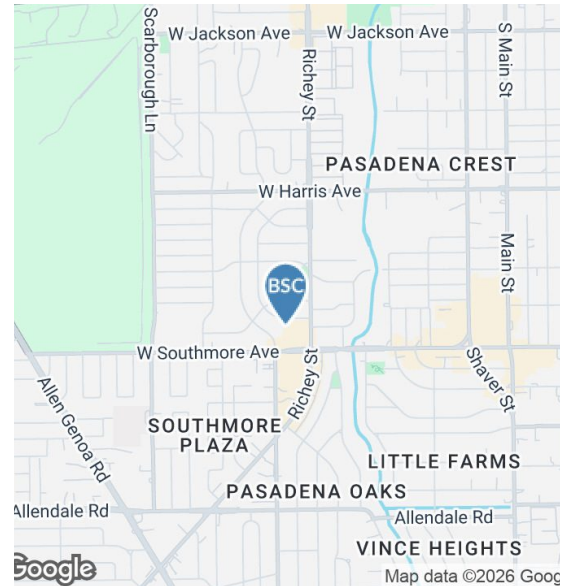


918 W. Southmore Avenue

SUITE 140 // PASADENA, TX 77502



OFFERING SUMMARY

Suite	Ste. 140 // 900 SF
Lease Rate	\$2,000 / month
Rate per SF	\$26.67 SF/yr
Lease Type	NNN
Lease Term	Negotiable
Availability	Immediate
Property Type	Neighborhood Retail Center
Center Size	38,256 SF
Market	Pasadena // SE Houston

PROPERTY OVERVIEW

The last small suite at 918 W. Southmore is ready for a new operator. Suite 140 is a bright, ±900 SF storefront with its own front entrance, glass frontage on W. Southmore Avenue, and a clean open floor plan that fits a service or office user with minimal buildout. A private restroom is already in place.

The center just landed a new thrift store on the ±8,220 SF former discount-retail box, adding a daily-traffic anchor next door. The remaining tenant mix of retail, service, and medical users draws a steady, repeat customer base from the dense residential neighborhoods surrounding the property.

PROPERTY HIGHLIGHTS

- + Only ±900 SF remaining — sized for an owner-operator
- + Ideal for beauty, a sales office, tax preparation, or an insurance agency
- + New thrift-store anchor just signed on 8,220 SF next door
- + Street frontage, signage, and on-site parking on W. Southmore
- + Over 16,500 residents within one mile; 3.4 persons per household



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Suite 140

±900 SF // \$2,000 PER MONTH, NNN



WHO IT FITS

Beauty

Salon suite, nails, lashes & brows, barber, or skincare studio. Plumbing already in the space.

Sales Office

Wireless, solar, home services, or auto-sales office that needs walk-in street presence.

Tax Preparation

Seasonal or year-round tax office in a bilingual neighborhood with 4,800+ households in a mile.

Insurance Agency

Auto, home, and life agency with frontage on a busy neighborhood corridor.

THE SPACE

Size	±900 SF
Layout	Open floor plan
Restroom	Private, in suite
Frontage	Glass storefront, own entrance
Signage	Fascia signage available
Parking	On-site, shared
Prior Use	Holistic retail shop
Condition	Move-in ready, minimal buildout

MONTHLY BASE RENT

\$2,000

plus NNN // \$26.67 SF/yr // term negotiable



JUST LEASED NEXT DOOR

New thrift store takes the 8,220 SF anchor box

A new thrift-store operator has signed on the center's largest space, the ±8,220 SF former discount retail store. Thrift is one of the strongest traffic generators in neighborhood retail, with frequent repeat visits and long dwell times. Suite 140 sits in the same building and shares the parking field, entrance drives, and street frontage.

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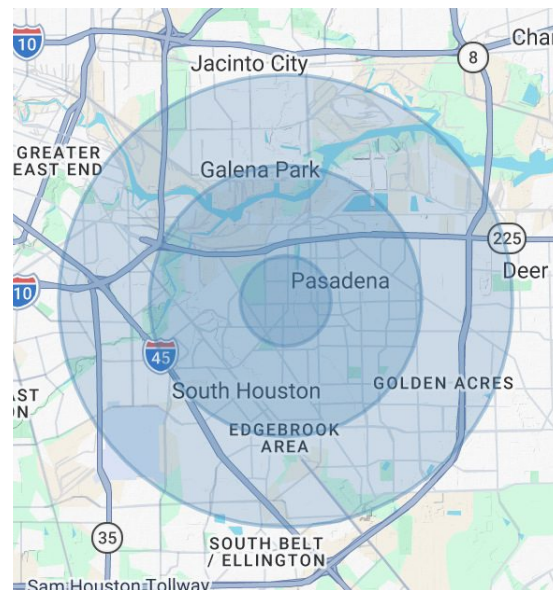
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Location & Demographics

PASADENA, TX // 1, 3 & 5 MILE RADIUS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,566	121,945	289,560
Total Households	4,866	37,977	94,635
Persons per Household	3.4	3.2	3.1
Average HH Income	\$70,564	\$68,139	\$69,311
Average House Value	\$153,144	\$148,826	\$164,099
Average Age	31.3	31.7	33.1
Hispanic Population	85.4%	85.7%	79.0%
Employed (16+)	6,642	50,663	123,988

Source: Buildout / 2023 American Community Survey (ACS).

LOCATION

918 W. Southmore Avenue sits in the heart of Pasadena's established residential core, between Allen Genoa Road and Richey Street, north of Spencer Highway and south of the Pasadena Freeway (SH 225). W. Southmore is a primary east-west neighborhood corridor linking Pasadena's older neighborhoods to Richey Street, Shaver Street, and the freeway.

The one-mile trade area is young and dense: an average age of 31, 3.4 persons per household, and a customer base that is 85% Hispanic. That profile supports high-frequency service users such as beauty, tax, and insurance, which is exactly what Suite 140 is sized and priced for.

NEARBY

- + Pasadena High School and Sam Rayburn High School
- + Pasadena Memorial Hospital corridor (HCA Houston Healthcare Southeast)
- + Pasadena Town Square and Fairmont Parkway retail
- + SH 225, Beltway 8, and I-45 access



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