

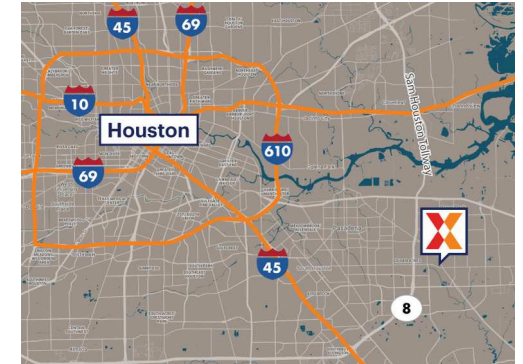
Crossroads Centre - Pasadena

Houston-The Woodlands-Sugar Land, TX



29.6637, -95.1363
6709-6899 Spencer Highway | New York, CA 10017

Center Size: 146,567 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,907	93,820	211,628
	4,427	33,046	70,167
	\$67,998	\$84,165	\$80,656

Highly trafficked retail location with Kroger drawing an average of 23,000+ customers/week

Located on Spencer Hwy, one of the area's major thoroughfares connecting the cities of Pasadena & Deer Park

Proven tenant stability with national retailers including Kroger, Rent-A-Car, Wells Fargo, Pizza Hut & KFC; Ideal location for small business and restaurants

High visibility at the intersection of Spencer Hwy from 27,000+ VPD and 18,000+ VPD from Red Bluff Rd

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Available Space

14	3,000 SF
17	1,307 SF
18	1,175 SF
21A	1,200 SF
22	1,600 SF

Current Retailers

FUEL	Kroger Fuel Center	0 SF
GL	Pizza Hut	1,667 SF
GL2	KFC	3,152 SF
GL3	Wells Fargo	4,000 SF
N.A.P.	Texas Coastal Bank	0 SF
01	Cricket	1,260 SF
02	Venus Nails	1,260 SF
03	FASTSIGNS	1,440 SF
04	China Spice	2,160 SF
05	Immediate Medical Care	3,280 SF
06	Rent-A-Center	3,588 SF
07	Jackson Hewitt	1,200 SF
08	Leslie's Swimming Pool Supplies	3,300 SF
11	LA Fitness	34,000 SF
12	GNC	1,600 SF
13	H&R Block	1,614 SF
15	Spencer Discount Liquor/Tobacco	1,400 SF
16	Kroger	62,666 SF
19	Mint Dentistry	1,760 SF
20	U.S. Recruiting Office	6,050 SF
23	Tacos Del Julio	2,888 SF

1868