



Houston-The Woodlands-Sugar Land, TX

CROSSROADS CENTRE - PASADENA

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	
GL	Pizza Hut	1,667 SF
GL2	KFC	3,152 SF
GL3	Wells Fargo	4,000 SF
N.A.P.	Texas Coastal Bank	
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

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