



Demographics	1 Mile	3 Miles	5 Miles
Population	29,638	221,581	565,023
Daytime Pop.	30,054	260,271	789,577
Households	10,365	87,160	239,449
Income	\$105,763	\$128,542	\$133,077

Source: Synergos Technologies, Inc. 2024

Center anchored El Ahorro Supermarket and Dollar Tree

Affluent and highly educated trade area with an avg household income of \$118K+ with 42% having a college education within 3 miles

Surrounded by a dense population of 216K+ and a strong daytime population of 248K+ within 3 miles

High visibility from 18K+ vehicles daily on Bissonnet St (Kalibrate 2022)

Convenient access to US 59 and I-610 within 2 miles

Proximity to Houston Christian University with 4K+ students and 160-bed West Oaks Hospital (HCU 2024, Dept. of Homeland Security 2024)



Available Spaces

03 1,087 Sq Ft 360° 10 12,012 Sq Ft 360°

Current Tenants

Space size listed in square feet

01	Bargain Liquor	1,200
02	Farmers Insurance	1,173
04	Metro by T-Mobile	960
05	M&A Hair Salon	856
06	Scuba Dental	3,013
07A	Mi Doctor	4,153
08	Latin America Beauty School	3,501
09	El Ahorro Supermarket	31,620
11	Dollar Tree	12,076

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1421

