

Demographics	1 Mile	3 Miles	5 Miles
Population	16,028	84,483	176,740
Daytime Pop.	18,048	133,876	224,777
Households	5,802	29,475	60,762
Income	\$113,113	\$111,818	\$109,625

Source: Synergos Technologies, Inc. 2024

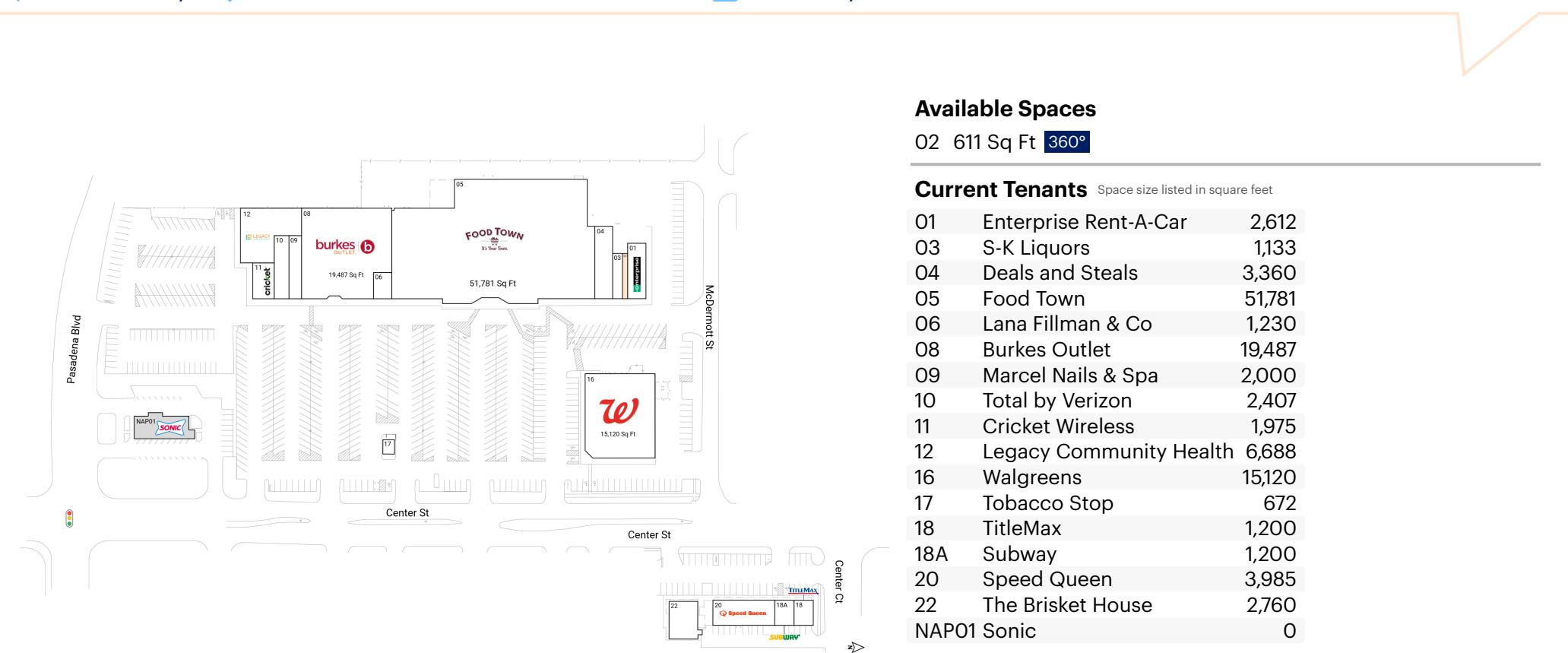
High visibility from 26K+ vehicles daily on Center St and 14K+ vehicles daily on W Pasadena Blvd (Kalibrate 2022)

Anchored by Food Town, Bealls and Walgreens

Strong daytime population of 130K+ within a 3-mile radius, plus close proximity to San Jacinto College Central with 14K+ students (SJC 2023)

Part of the larger Deer Park retail hub that includes Planet Fitness, Dutch Bros Coffee, Chase Bank, CVS/pharmacy and Starbucks

Specialty retail space and pop-up shop locations available



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.

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