Pearland Plaza

3205-3287 East Broadway | Pearland, TX 77581

29.5603, -95.2715

Brazoria County | Houston-Pasadena-The Woodlands, TX | 156,491 Sq Ft





Demographics	1 Mile	3 Miles	5 Miles
Population	11,508	72,707	187,688
Daytime Pop.	13,340	71,428	154,872
Households	4,252	24,591	62,005
Income	$130,521	$148,512	$128,744

Source: Synergos Technologies, Inc. 2024

Kroger-anchored center with top national brands Harbor Freight, Advance Auto Parts, Goodwill, Walgreens, and The Picklr

Affluent and highly educated trade area with an avg household income of $148K+ with 37% having a college education within 3 miles

High visibility from 30K+ vehicles daily on E Broadway St (Kalibrate 2022)

Close proximity to Pearland Regional Airport and Pearland High School with 3K+ students (PHS 2025)



Paige Finical 713.660.4305 Paige.Finical@brixmor.com

Go to Center Page

Pearland Plaza

Brazoria County | Houston-Pasadena-The Woodlands, TX | 156,491 Sq Ft

3205-3287 East Broadway | Pearland, TX 77581

29.5603, -95.2715



Available Spaces

07	2,400 Sq Ft	360°	16	20,776 Sq Ft	360°

Current Tenants

Space size listed in square feet

01	Advance Auto Parts	8,736
04	Hollywood Hair	1,000
05	SOI Brow	1,007
06	Lila's Mexican Restaurant	2,000
08	Huntington Learning Centers	1,600
09	Rick N' Morty	2,000
10	Gracie Barra Pearland	2,780
14	Harbor Freight Tools	16,330
15	Kroger	62,129
17 & 18	Goodwill	21,828
19	Walgreens	13,905

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.

1467



Paige Finical 713.660.4305 Paige.Finical@brixmor.com

Go to Center Page