

# Spencer Square

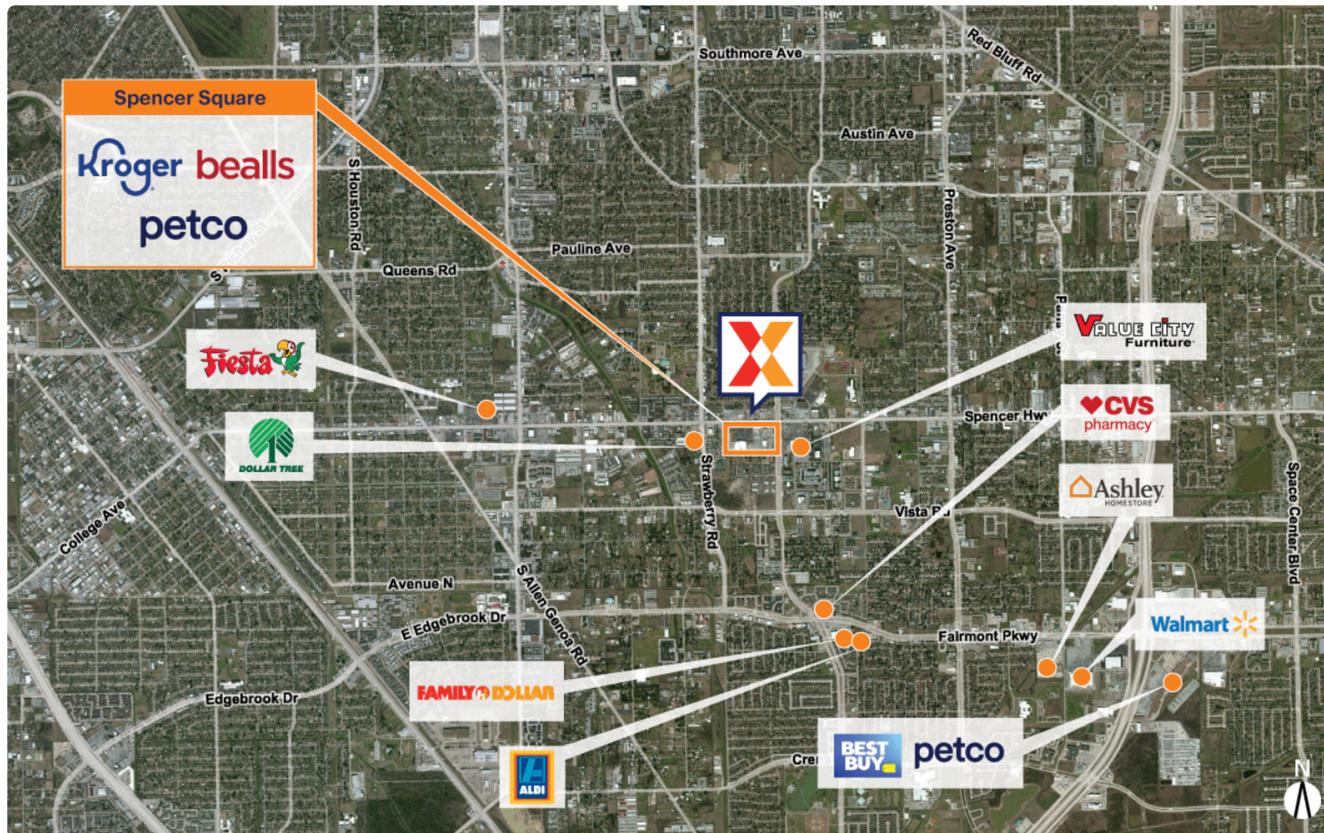
3510-3650 Spencer Highway | Pasadena, TX 77504

Harris County

Houston-Pasadena-The Woodlands, TX

186,888 Sq Ft

29.6639, -95.1886



Demographics	1 Mile	3 Miles	5 Miles
Population	15,675	141,245	283,791
Daytime Pop.	21,228	138,208	335,924
Households	5,863	45,955	94,406
Income	\$72,236	\$80,542	\$87,192

Source: Synergos Technologies, Inc. 2024

Kroger-anchored center with top national brands including Bealls, Petco, Hibbett Sports & Smoothie King

Highly trafficked center drawing an estimated 3M+ annual visits (Placer.ai 2024)

Ranked in the top 8% of like centers in the market

High visibility from 35K+ vehicles daily on Spencer Hwy (Kalibrate 2019)

Surrounded by a dense population of 140K+ residents within 3 miles

Located adjacent to the 341-bed HCA Houston Healthcare Southeast with 1.7K+ employees (HCA 2020)



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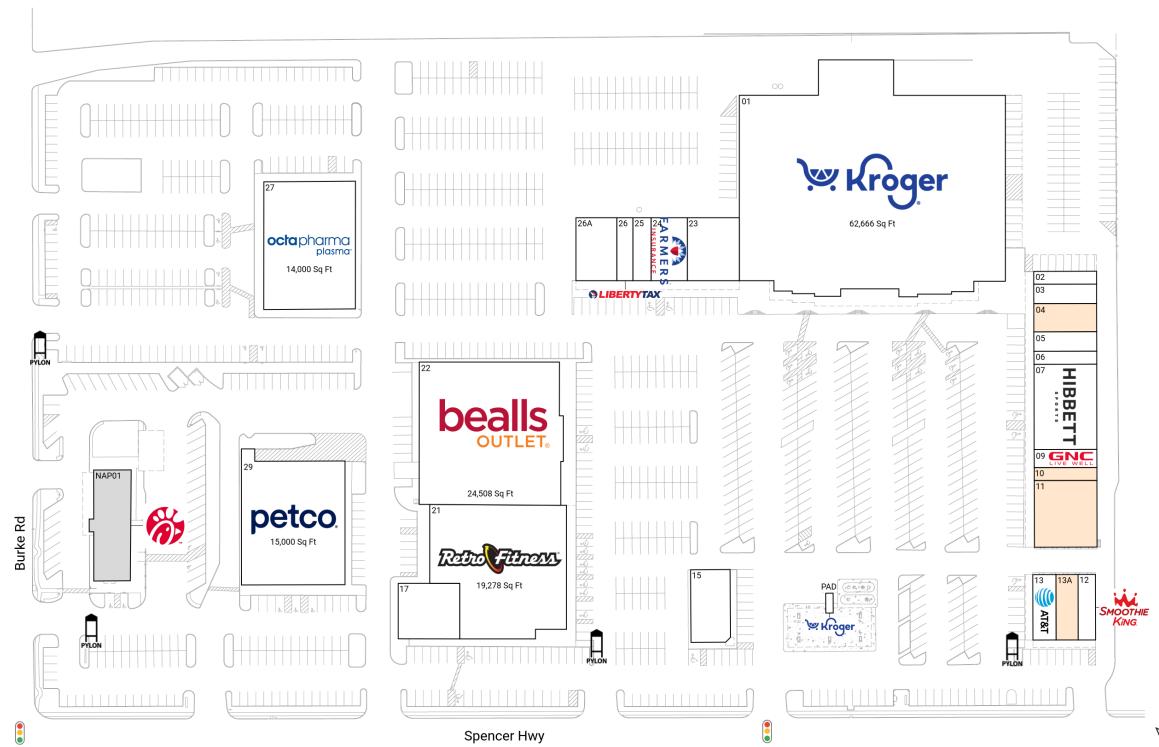
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## Available Spaces

04	2,181 Sq Ft	360°	11	5,000 Sq Ft	360°
10	1,000 Sq Ft		13A	1,754 Sq Ft	360°

## Current Tenants

Space size listed in square feet

01	Kroger	62,666
02	Houston Stair Parts	1,000
03	KC's Threading & Salon	1,500
05	Dos Amigos Liquor	1,500
06	Caballeros Hair Shop	1,000
07	Hibbett Sports	6,500
09	GNC	1,400
12	Smoothie King	1,400
13	AT&T	1,846
15	Castle Dental Center	3,500
17	Laundryworks	4,149
21	Retro Fitness	19,278
22	Bealls Outlet	24,508
23	Milano Nail Spa	4,000
24	Farmers Insurance	2,800
25	Tacos Y Hamburguesas al Carbon	1,400
26	Liberty Tax Service	1,242
26A	Crawfish Pot & Oyster Bar	3,064
27	Octapharma Plasma	14,000
29	Petco	15,000
PAD	Kroger	200
NAP01	Chick-fil-A	5,000

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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