

# Northshore West

1122-1258 Uvalde Rd | Houston, TX 77015

Harris County | Houston-Pasadena-The Woodlands, TX | 141,918 Sq Ft

29.7725, -95.1877



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 10,027   | 89,128   | 180,648  |
| Daytime Pop. | 9,690    | 81,631   | 171,545  |
| Households   | 2,868    | 27,856   | 55,443   |
| Income       | \$65,447 | \$73,515 | \$74,525 |

Source: Synergos Technologies, Inc. 2024

High visibility from 170K+ vehicles daily on I-10 and 28K+ vehicles daily on Uvalde Rd (Kalibrate 2025)

Surrounded by a dense population of 92K+ within a 3-mile radius, plus nearby Greens Port terminal (735 acre) and large industrial park South of I-10 on the Houston Ship Channel

Strong lineup of national brands including El Rancho, Dollar Tree, Five Below, Melrose and Starbucks

Part of a larger retail node with The Home Depot, Academy Sports + Outdoors & Sam's Club located on the South side of I-10

Located adjacent to the 350-bed HCA Houston Healthcare Southeast with 1.7K+ employees (HCA 2025)

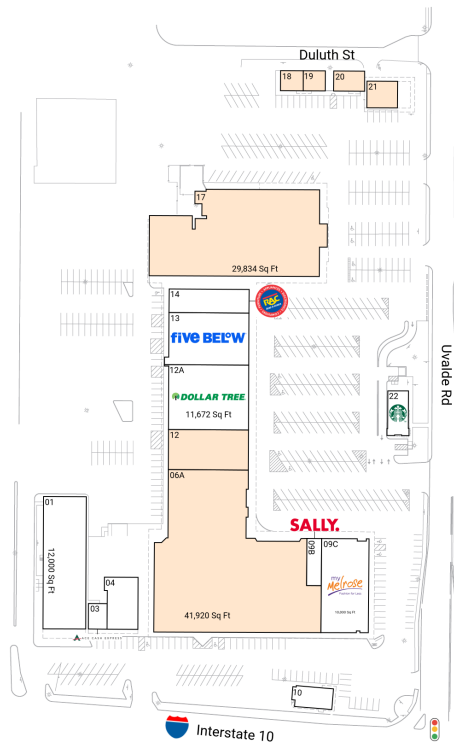


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## Available Spaces

|     |              |      |    |             |
|-----|--------------|------|----|-------------|
| 06A | 41,920 Sq Ft | 360° | 19 | 961 Sq Ft   |
| 12  | 7,180 Sq Ft  |      | 20 | 1,200 Sq Ft |
| 17  | 29,834 Sq Ft | 360° | 21 | 1,836 Sq Ft |
| 18  | 960 Sq Ft    |      |    |             |

## Current Tenants Space size listed in square feet

|     |                     |        |
|-----|---------------------|--------|
| 01  | Kamada Plasma       | 12,000 |
| 03  | ACE Cash Express    | 1,200  |
| 04  | Fresa Smiles        | 3,600  |
| 09B | Sally Beauty Supply | 1,600  |
| 09C | Melrose             | 10,000 |
| 10  | Shipley Do-Nuts     | 2,000  |
| 12A | Dollar Tree         | 11,672 |
| 13  | Five Below          | 9,360  |
| 14  | Rent-A-Center       | 4,239  |
| 22  | Starbucks           | 2,356  |

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. **3033M**

