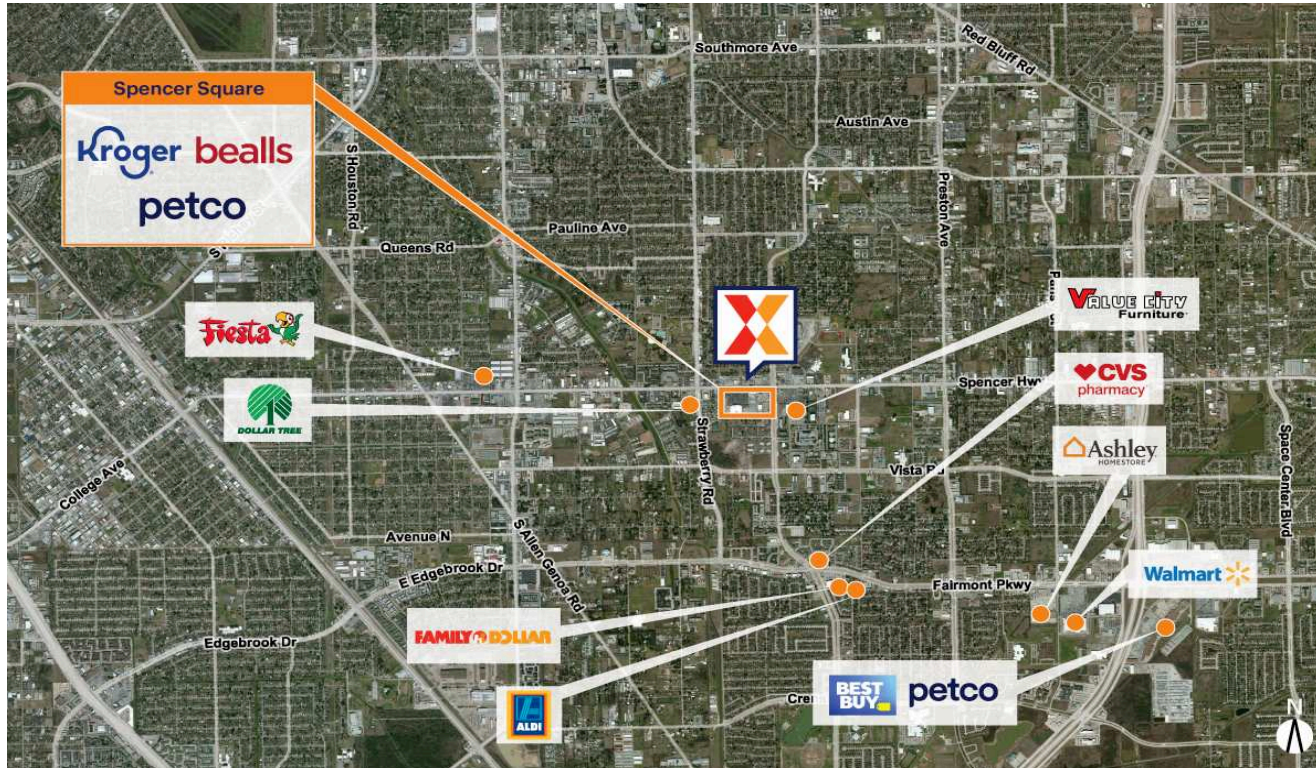


Spencer Square

Houston-Pasadena-The Woodlands, TX

29.664, -95.1883

3510-3650 Spencer Highway | Pasadena, TX 77504



Center Size: 181,888 SF



Demographics	1 Mile	3 Mile	5 Mile
	15,600	140,715	281,240
	5,834	45,765	93,550
	\$64,540	\$75,022	\$80,106

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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Available Space

04	2,181 SF
10	1,000 SF
11	5,000 SF
13A	1,754 SF

Current Retailers

FUEL	Kroger Fuel Center	1 SF
N.A.P.1	Chick-fil-A	5,000 SF
01	Kroger	62,666 SF
02	Houston Stair Parts	1,000 SF
03	KC's Threading & Salon	1,500 SF
05	Dos Amigos Liquor	1,500 SF
06	Caballeros Hair Shop	1,000 SF
07	Hibbett Sports	6,500 SF
09	GNC	1,400 SF
12	Smoothie King	1,400 SF
13	AT&T	1,846 SF
15	Castle Dental Center	3,500 SF
17	Laundryworks	4,149 SF
21	Retro Fitness	19,278 SF
22	Bealls	24,508 SF
23	Milano Nail Spa	4,000 SF
24	Farmers Insurance	2,800 SF
25	Tacos Y Hamburguesas al Carbon	1,400 SF
26	Liberty Tax	1,242 SF
26A	Crawfish Pot & Oyster Bar	3,108 SF
27	Octapharma	14,000 SF
29	Petco	15,000 SF

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