

Northshore West

Houston-Pasadena-The Woodlands, TX

29.7724, -95.1877

13311 East Freeway | Houston, TX 77015



Center Size: 232,654 SF



Demographics	1 Mile	3 Mile	5 Mile
	10,026	89,127	180,648
	2,868	27,856	55,442
	\$65,446	\$73,515	\$74,524

High visibility from 170K+ vehicles daily on I-10 and 28K+ vehicles daily on Uvalde Rd (Kalibrate 2019, 2022)

Surrounded by a dense population of 89K+ 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

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Available Space

04	3,600 SF
06A	41,920 SF
18	960 SF
19	961 SF
20	1,200 SF
21	1,836 SF

Current Retailers

01	Kamada Plasma	12,000 SF
03	Ace Cash Express	1,200 SF
09B	Sally Beauty Supply	1,600 SF
09C	Melrose	10,000 SF
10	Shipley's Donuts	2,000 SF
12	Oak Street Health	7,180 SF
12A	Dollar Tree	11,672 SF
13	Five Below	9,360 SF
14	Rent-A-Center	4,239 SF
17	El Rancho	27,134 SF
22	Starbucks	2,356 SF

3033