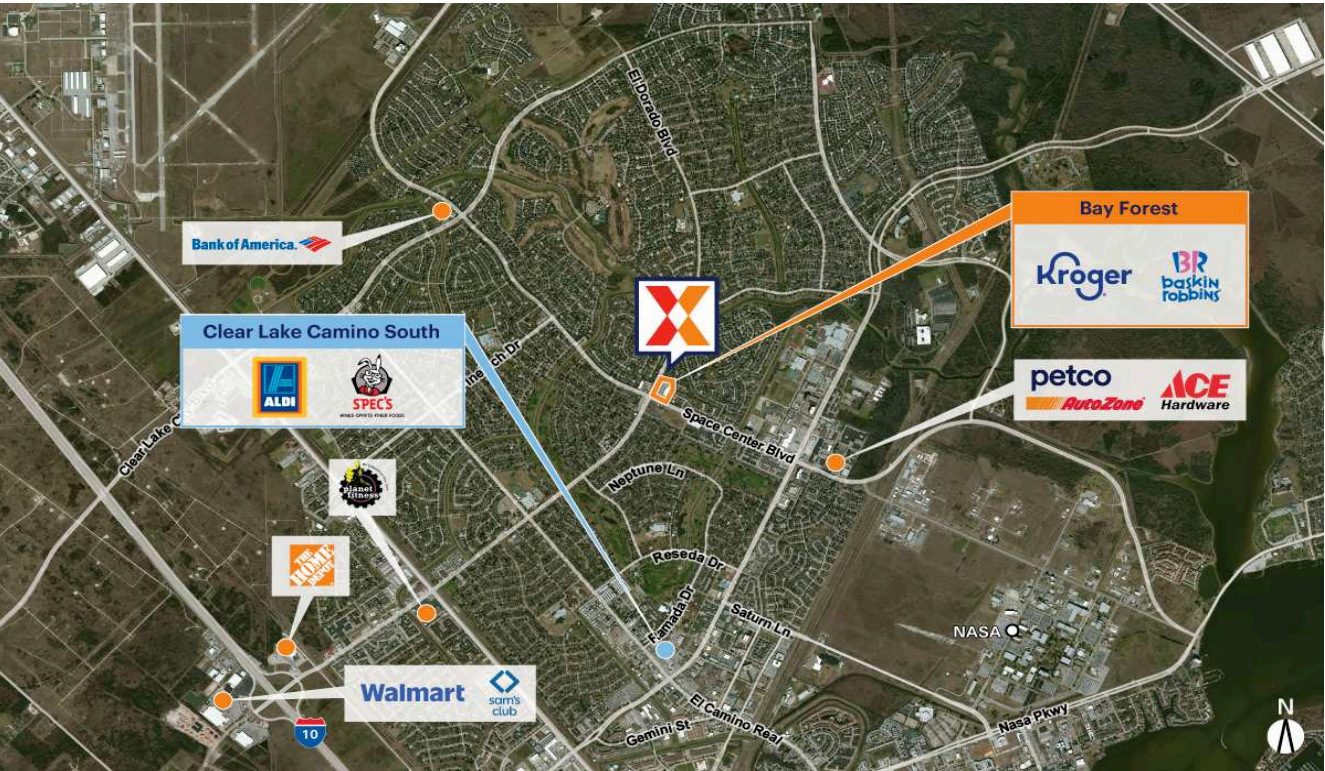


Bay Forest

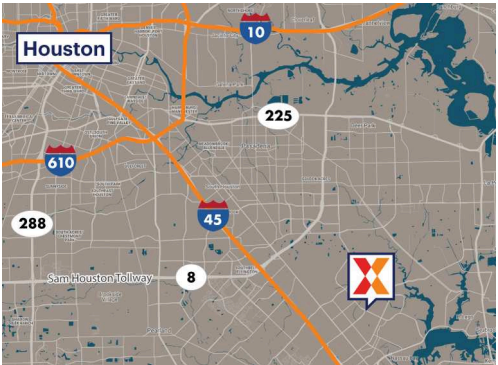
Houston-Pasadena-The Woodlands, TX

29.578, -95.1208

1904-1962 El Dorado Boulevard | Houston, TX 77062



Center Size: 71,667 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,038	77,262	155,654
	4,982	32,403	63,504
	\$134,486	\$119,721	\$118,547

Affluent and highly educated trade area with an avg household income of \$119K+ with 49% that have a college education within 3 miles

Strong daytime population of 95K+ within a 3-mile radius

Kroger-anchored shopping center with top national retailers including Baskin-Robbins

High visibility from 18K+ vehicles daily on El Dorado Blvd and 35K+ vehicles daily on Space Center Blvd (Kalibrate 2022)

Strategically located between NASA Johnson Space Center with a 10K+ workforce (NASA 2024), University of Houston Clear Lake with 7.7K+ enrollment (UHCL 2024), and Ellington Field Joint Reserve Base with 2.7K+ employees (TX Comptroller 2023)

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Available Space

01 2,500 SF

Current Retailers

02	Baskin-Robbins	900 SF
03	Great Clips	900 SF
04	Flaks Liquor	1,920 SF
06	Cinderella Nails & Spa	3,480 SF
07	Moxie District 31	1,400 SF
08	Kroger	54,867 SF
10	HearUSA	1,200 SF
11	Supercuts	1,200 SF
13	El Dorado Mexican Restaurant	3,300 SF