

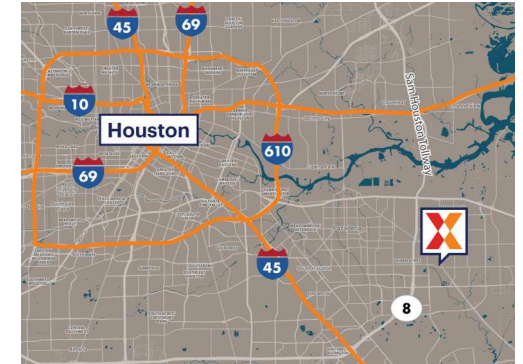
Crossroads Centre - Pasadena

Houston-Pasadena-The Woodlands, TX

29.6637, -95.1363
6709-6899 Spencer Highway | Pasadena, TX 77505



Center Size: 146,567 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,698	93,537	211,147
	4,294	33,325	71,681
	\$86,184	\$99,662	\$99,060

Anchored by Kroger and LA Fitness and proven tenant stability with national retailers including Wells Fargo, FASTSIGNS, Pizza Hut & KFC

High visibility from 36K+ vehicles daily on Spencer Hwy (Kalibrate 2019)

Surrounded by a dense population of 93K+ within a 3-mile radius

Strong daytime population of 142K+ within 3 miles, plus proximity to San Jacinto College Central with 14K+ students (SJC 2023)

Located on Spencer Hwy, one of the area's major thoroughfares connecting the cities of Pasadena & Deer Park

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1868

Available Space

17	1,307 SF
18	1,175 SF
21A	1,200 SF
22	1,600 SF

Current Retailers

FUEL	Kroger Fuel Center	0 SF
GL	Pizza Hut	1,667 SF
GL2	KFC	3,152 SF
GL3	Wells Fargo	4,000 SF
N.A.P.	Texas Coastal Bank	0 SF
01	Total by Verizon	1,260 SF
02	Venus Nails	1,260 SF
03	FASTSIGNS	1,440 SF
04	Noodle Master	2,160 SF
05	Immediate Medical Care	3,280 SF
06	Rent-A-Center	3,588 SF
07	Jackson Hewitt	1,200 SF
08	Leslie's Pool Supplies	3,300 SF
11	LA Fitness	34,000 SF
12	GNC	1,600 SF
13	H&R Block	1,614 SF
14	Pasadena Martial Arts	3,000 SF
15	Spencer Discount Liquor/Tobacco	1,400 SF
16	Kroger	62,666 SF
19	EverSmiles Dental	1,760 SF
20	U.S. Recruiting Office	6,050 SF
23	Tacos del Julio	2,888 SF