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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Available Space

13	1,614 SF
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
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