

## On The Border Cycle

2212 Spencer Hwy, Pasadena, TX 77504



### Century Properties

Century Properties  
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# On The Border Cycle

\$15.12 /SF/Year

Current owner of 22,000 SF building is looking to lease +/-5,000 sf. The space will be built to tenant specs and located at the front left of the existing building. Space includes existing office space (2 offices) and 2 dedicated bathrooms

For more information visit:  
<http://www.crelisting.net/QQH4Dne1A/?StepID=107>



Total Space Available:	N/A
Rental Rate:	\$15.12 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail (Other)
Building Size:	21,872 SF
Year Built:	2006
Build to Suit:	Yes
Lot Size:	71,413 SF

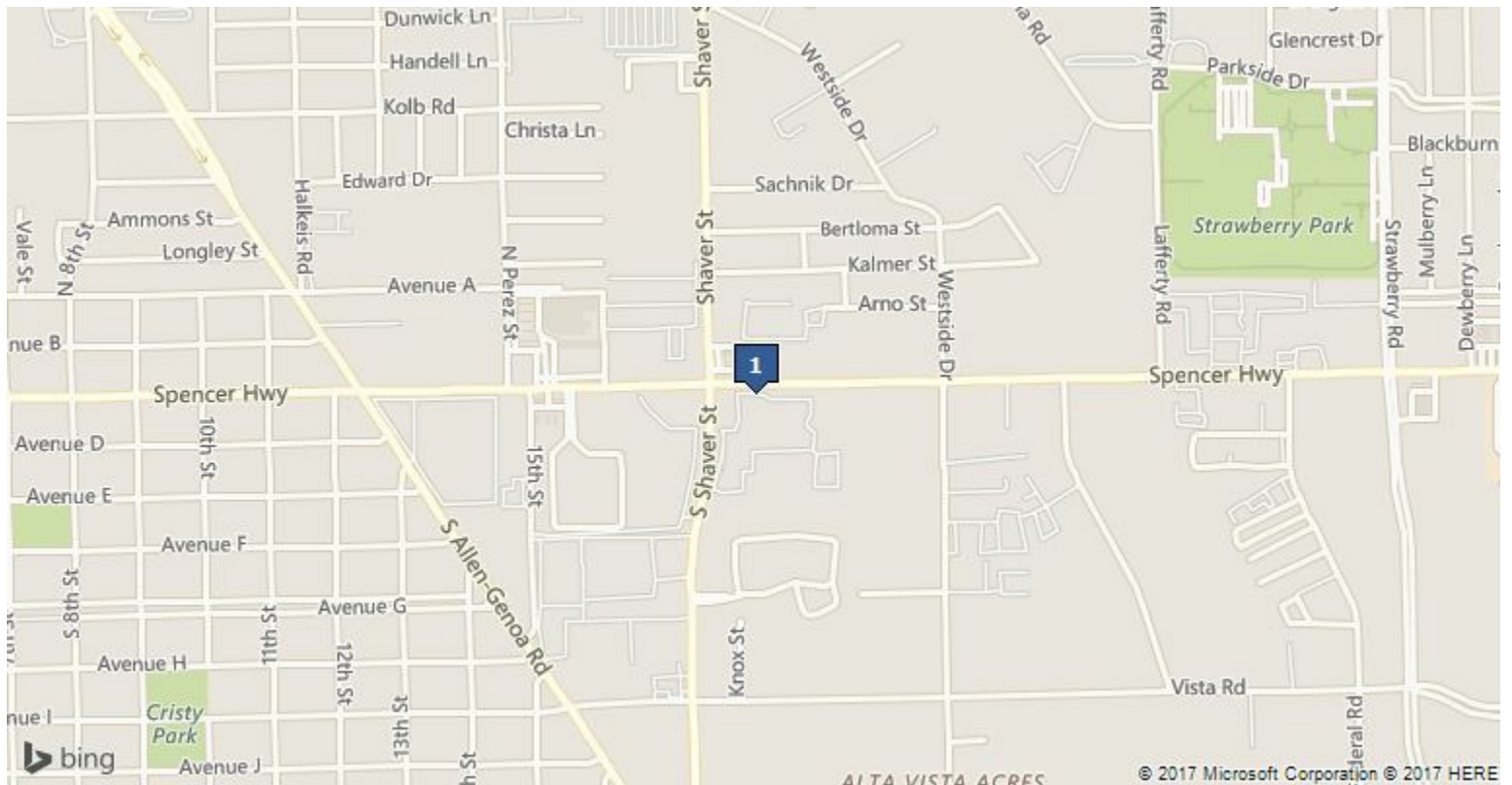


## Space 1

Space Available	5,000 SF
Rental Rate	\$15.12 /SF/Year
Space / Lot Type	Retail (Other)
Additional Space / Lot Types	Special Purpose (Other)
Lease Type	NNN
Date Available	May 2017
Lease Term	36 Months
Pct. Procurement Fee	3.00%

+/- 5,000 of lease space to be built-out in existing 22,000 SF freestanding building. Space will be located at front-left with separate entrance. Tenant will also be allowed exterior signage on building.

1

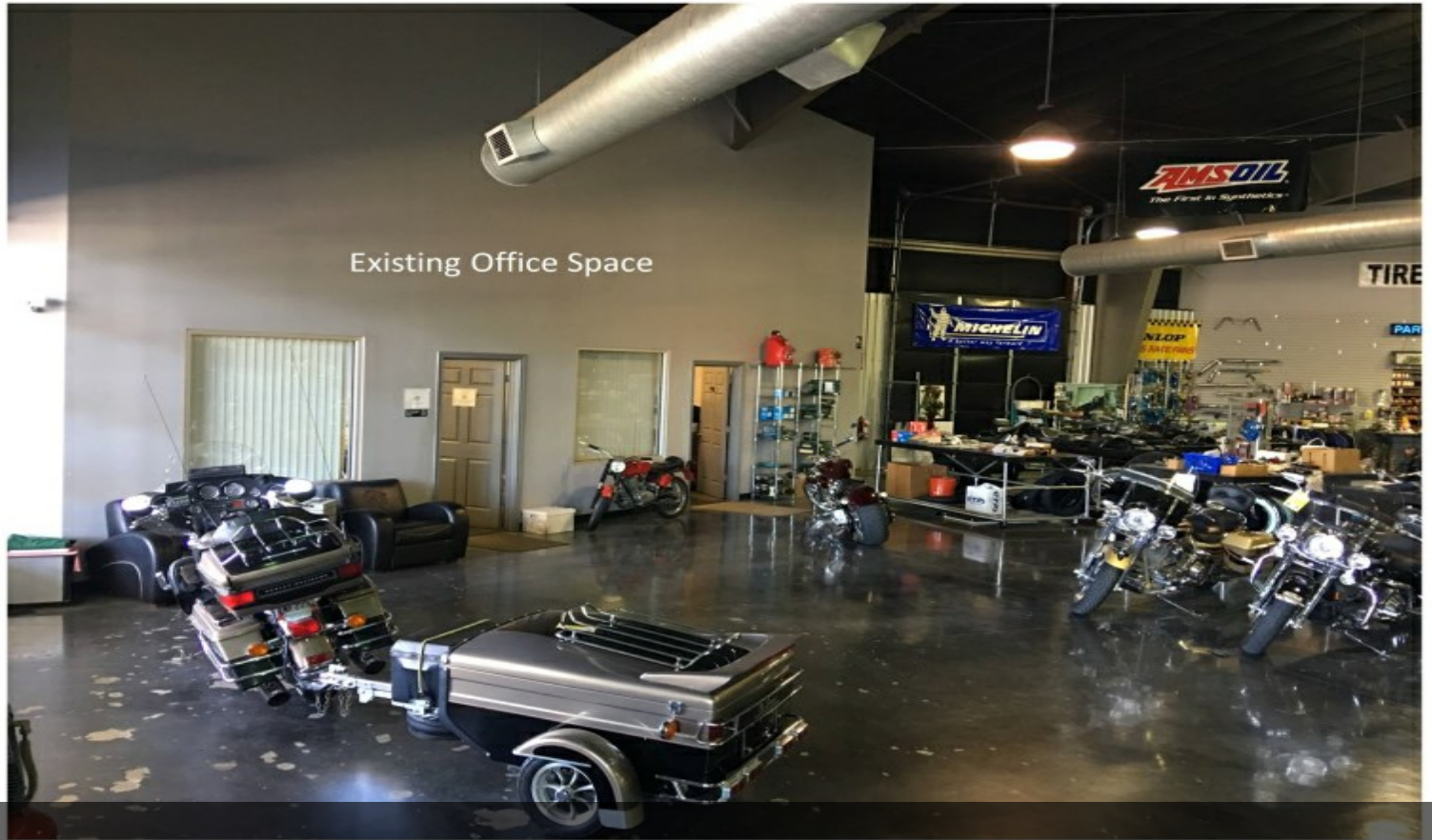


**2212 Spencer Hwy, Pasadena, TX 77504**

Highly visible property with great Spencer Highway frontage.

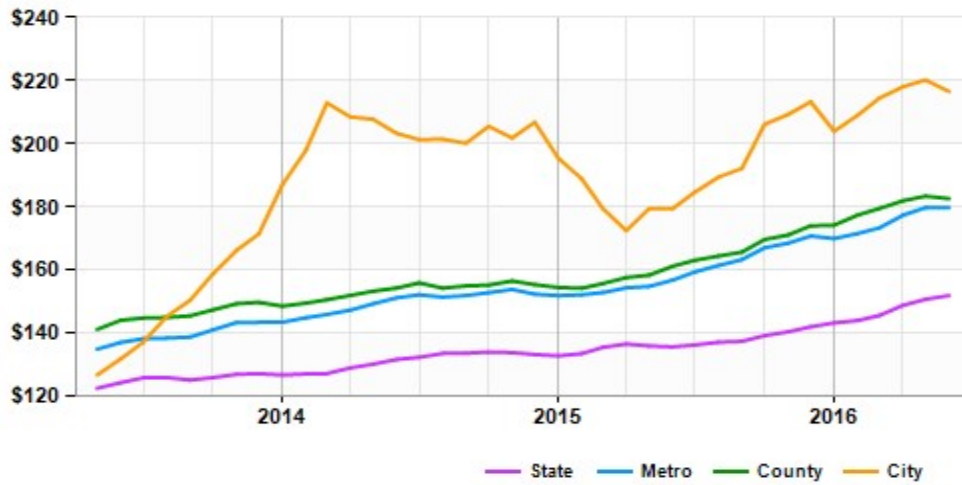


# Property Photos



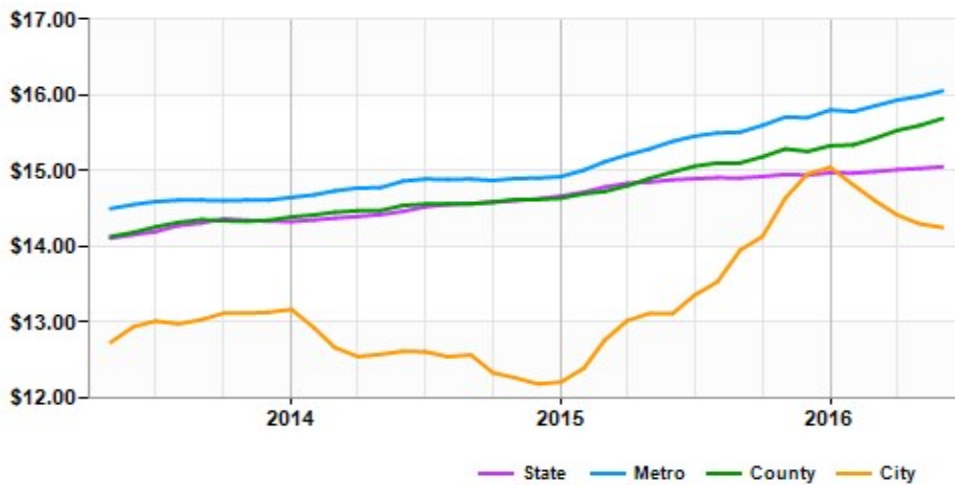
# Market Trends

Asking Prices Retail for Sale Pasadena, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%
Metro	\$180	+3.7%	+14.7%
City	\$216	+1.0%	+20.7%
County	\$183	+1.7%	+13.3%

Asking Rent Retail for Lease Pasadena, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%
Metro	\$16.06	+1.3%	+4.3%
City	\$14.25	-2.4%	+8.7%
County	\$15.69	+1.7%	+4.7%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	10,551	83,546	159,875
2015 Female Population	10,269	83,321	159,421
% 2015 Male Population	50.68%	50.07%	50.07%
% 2015 Female Population	49.32%	49.93%	49.93%
2015 Total Population: Adult	13,878	114,859	222,407
2015 Total Daytime Population	17,119	151,363	295,057
2015 Total Employees	3,995	49,691	107,145
2015 Total Population: Median Age	28	30	30
2015 Total Population: Adult Median Age	40	42	42
2015 Total population: Under 5 years	1,997	15,258	28,243
2015 Total population: 5 to 9 years	2,070	15,131	27,916
2015 Total population: 10 to 14 years	1,874	14,096	26,443
2015 Total population: 15 to 19 years	1,755	13,037	24,608
2015 Total population: 20 to 24 years	1,693	13,687	26,082
2015 Total population: 25 to 29 years	1,593	12,737	25,206
2015 Total population: 30 to 34 years	1,698	12,939	25,169
2015 Total population: 35 to 39 years	1,532	11,357	22,063
2015 Total population: 40 to 44 years	1,396	11,056	21,252
2015 Total population: 45 to 49 years	1,167	9,643	18,998
2015 Total population: 50 to 54 years	1,046	8,872	18,180
2015 Total population: 55 to 59 years	846	7,976	16,288
2015 Total population: 60 to 64 years	680	6,253	12,366
2015 Total population: 65 to 69 years	515	4,819	9,100
2015 Total population: 70 to 74 years	382	3,606	6,539
2015 Total population: 75 to 79 years	253	2,625	4,547
2015 Total population: 80 to 84 years	179	2,009	3,364
2015 Total population: 85 years and over	144	1,766	2,932
% 2015 Total population: Under 5 years	9.59%	9.14%	8.85%
% 2015 Total population: 5 to 9 years	9.94%	9.07%	8.74%
% 2015 Total population: 10 to 14 years	9.00%	8.45%	8.28%
% 2015 Total population: 15 to 19 years	8.43%	7.81%	7.71%
% 2015 Total population: 20 to 24 years	8.13%	8.20%	8.17%
% 2015 Total population: 25 to 29 years	7.65%	7.63%	7.89%
% 2015 Total population: 30 to 34 years	8.16%	7.75%	7.88%
% 2015 Total population: 35 to 39 years	7.36%	6.81%	6.91%
% 2015 Total population: 40 to 44 years	6.71%	6.63%	6.66%
% 2015 Total population: 45 to 49 years	5.61%	5.78%	5.95%
% 2015 Total population: 50 to 54 years	5.02%	5.32%	5.69%
% 2015 Total population: 55 to 59 years	4.06%	4.78%	5.10%
% 2015 Total population: 60 to 64 years	3.27%	3.75%	3.87%
% 2015 Total population: 65 to 69 years	2.47%	2.89%	2.85%
% 2015 Total population: 70 to 74 years	1.83%	2.16%	2.05%
% 2015 Total population: 75 to 79 years	1.22%	1.57%	1.42%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	0.86%	1.20%	1.05%
% 2015 Total population: 85 years and over	0.69%	1.06%	0.92%
2015 White alone	14,171	113,217	205,110
2015 Black or African American alone	548	7,408	22,184
2015 American Indian and Alaska Native alone	175	1,331	2,493
2015 Asian alone	93	2,677	11,319
2015 Native Hawaiian and OPI alone	n/a	60	167
2015 Some Other Race alone	5,054	36,164	66,955
2015 Two or More Races alone	779	6,010	11,068
2015 Hispanic	17,231	124,519	218,581
2015 Not Hispanic	3,589	42,348	100,715
% 2015 White alone	68.06%	67.85%	64.24%
% 2015 Black or African American alone	2.63%	4.44%	6.95%
% 2015 American Indian and Alaska Native alone	0.84%	0.80%	0.78%
% 2015 Asian alone	0.45%	1.60%	3.54%
% 2015 Native Hawaiian and OPI alone	0.00%	0.04%	0.05%
% 2015 Some Other Race alone	24.27%	21.67%	20.97%
% 2015 Two or More Races alone	3.74%	3.60%	3.47%
% 2015 Hispanic	82.76%	74.62%	68.46%
% 2015 Not Hispanic	17.24%	25.38%	31.54%
2015 Not Hispanic: White alone	5,741	52,933	100,214
2015 Not Hispanic: Black or African American alone	287	4,810	17,189
2015 Not Hispanic: American Indian and Alaska Native alone	54	383	665
2015 Not Hispanic: Asian alone	149	2,198	8,728
2015 Not Hispanic: Native Hawaiian and OPI alone	6	35	111
2015 Not Hispanic: Some Other Race alone	4	94	189
2015 Not Hispanic: Two or More Races	161	1,206	2,509
% 2015 Not Hispanic: White alone	31.57%	36.58%	36.67%
% 2015 Not Hispanic: Black or African American alone	1.58%	3.32%	6.29%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.30%	0.26%	0.24%
% 2015 Not Hispanic: Asian alone	0.82%	1.52%	3.19%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.02%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.02%	0.06%	0.07%
% 2015 Not Hispanic: Two or More Races	0.89%	0.83%	0.92%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	20,820	166,867	319,296
2015 Households	5,917	50,141	97,337

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	678	8,199	18,346
Household Change 2010-2015	-22	454	1,612
% Population Change 2010-2015	3.37%	5.17%	6.10%
% Household Change 2010-2015	-0.37%	0.91%	1.68%
Population Change 2000-2015	2,635	22,171	46,047
Household Change 2000-2015	290	2,599	7,338
% Population Change 2000 to 2015	14.49%	15.32%	16.85%
% Household Change 2000 to 2015	5.15%	5.47%	8.15%

## Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	6,242	50,910	96,037
2015 Occupied Housing Units	5,627	47,542	90,000
2015 Owner Occupied Housing Units	2,801	24,646	47,862
2015 Renter Occupied Housing Units	2,826	22,896	42,138
2015 Vacant Housings Units	615	3,368	6,039
% 2015 Occupied Housing Units	90.15%	93.38%	93.71%
% 2015 Owner occupied housing units	49.78%	51.84%	53.18%
% 2015 Renter occupied housing units	50.22%	48.16%	46.82%
% 2000 Vacant housing units	9.85%	6.62%	6.29%

## Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$34,686	\$39,126	\$42,842
2015 Household Income: Average	\$45,748	\$52,463	\$57,444
2015 Per Capita Income	\$13,006	\$15,827	\$17,569
2015 Household income: Less than \$10,000	759	4,169	7,565
2015 Household income: \$10,000 to \$14,999	426	3,282	6,063
2015 Household income: \$15,000 to \$19,999	553	4,048	6,762
2015 Household income: \$20,000 to \$24,999	505	4,301	7,569
2015 Household income: \$25,000 to \$29,999	334	3,381	5,792
2015 Household income: \$30,000 to \$34,999	407	3,623	6,496
2015 Household income: \$35,000 to \$39,999	335	2,746	5,383
2015 Household income: \$40,000 to \$44,999	367	2,829	5,343
2015 Household income: \$45,000 to \$49,999	237	2,340	4,891
2015 Household income: \$50,000 to \$59,999	452	4,148	7,968
2015 Household income: \$60,000 to \$74,999	518	4,602	9,148
2015 Household income: \$75,000 to \$99,999	527	5,026	10,963
2015 Household income: \$100,000 to \$124,999	252	2,777	6,154
2015 Household income: \$125,000 to \$149,999	127	1,327	3,068
2015 Household income: \$150,000 to \$199,999	82	898	2,468
2015 Household income: \$200,000 or more	36	644	1,704
% 2015 Household income: Less than \$10,000	12.83%	8.31%	7.77%
% 2015 Household income: \$10,000 to \$14,999	7.20%	6.55%	6.23%

# Demographics

## Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	9.35%	8.07%	6.95%
% 2015 Household income: \$20,000 to \$24,999	8.53%	8.58%	7.78%
% 2015 Household income: \$25,000 to \$29,999	5.64%	6.74%	5.95%
% 2015 Household income: \$30,000 to \$34,999	6.88%	7.23%	6.67%
% 2015 Household income: \$35,000 to \$39,999	5.66%	5.48%	5.53%
% 2015 Household income: \$40,000 to \$44,999	6.20%	5.64%	5.49%
% 2015 Household income: \$45,000 to \$49,999	4.01%	4.67%	5.02%
% 2015 Household income: \$50,000 to \$59,999	7.64%	8.27%	8.19%
% 2015 Household income: \$60,000 to \$74,999	8.75%	9.18%	9.40%
% 2015 Household income: \$75,000 to \$99,999	8.91%	10.02%	11.26%
% 2015 Household income: \$100,000 to \$124,999	4.26%	5.54%	6.32%
% 2015 Household income: \$125,000 to \$149,999	2.15%	2.65%	3.15%
% 2015 Household income: \$150,000 to \$199,999	1.39%	1.79%	2.54%
% 2015 Household income: \$200,000 or more	0.61%	1.28%	1.75%

## Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,634,221	\$13,879,430	\$27,163,530
2015 Jewelry stores	\$518,276	\$4,519,654	\$9,009,755
2015 Mens clothing stores	\$1,798,495	\$15,532,838	\$30,685,957
2015 Shoe stores	\$1,870,257	\$16,064,328	\$31,609,744
2015 Womens clothing stores	\$2,917,464	\$25,542,685	\$50,624,858
2015 Automobile dealers	\$22,015,462	\$194,714,889	\$388,891,648
2015 Automotive parts and accessories stores	\$4,364,426	\$38,392,770	\$76,315,337
2015 Other motor vehicle dealers	\$597,256	\$5,245,926	\$10,414,234
2015 Tire dealers	\$1,954,905	\$17,188,327	\$34,157,001
2015 Hardware stores	\$83,486	\$751,352	\$1,521,914
2015 Home centers	\$826,093	\$7,497,278	\$15,174,902
2015 Nursery and garden centers	\$959,011	\$8,797,943	\$17,804,040
2015 Outdoor power equipment stores	\$470,860	\$4,254,988	\$8,520,649
2015 Paint andwallpaper stores	\$102,936	\$918,535	\$1,840,542
2015 Appliance, television, and other electronics stores	\$2,912,347	\$25,796,350	\$51,609,611
2015 Camera andphotographic supplies stores	\$213,398	\$1,906,033	\$3,858,305
2015 Computer andsoftware stores	\$8,405,475	\$73,233,210	\$144,737,425
2015 Beer, wine, and liquor stores	\$1,442,117	\$12,617,499	\$25,029,328
2015 Convenience stores	\$6,924,156	\$59,472,778	\$116,995,469
2015 Restaurant Expenditures	\$5,988,894	\$52,485,770	\$104,305,017
2015 Supermarkets and other grocery (except convenience) stores	\$24,735,154	\$213,657,829	\$420,134,444
2015 Furniture stores	\$2,115,456	\$18,613,819	\$37,090,023
2015 Home furnishings stores	\$7,247,858	\$64,020,675	\$127,454,777
2015 General merchandise stores	\$38,296,585	\$337,608,493	\$672,195,540
2015 Gasoline stations with convenience stores	\$21,089,152	\$182,668,483	\$360,448,076
2015 Other gasoline stations	\$15,020,332	\$130,475,341	\$257,662,528
2015 Department stores (excl leased depts)	\$37,778,309	\$333,088,839	\$663,185,785
2015 General merchandise stores	\$38,296,585	\$337,608,493	\$672,195,540
2015 Other health and personal care stores	\$1,464,520	\$12,978,042	\$25,889,026

# Demographics

<b>Retail Sales Volume (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Pharmacies and drug stores	\$5,988,684	\$52,816,072	\$104,680,546
2015 Pet and pet supplies stores	\$1,599,210	\$14,112,372	\$28,116,167
2015 Book, periodical, and music stores	\$225,365	\$2,034,968	\$4,100,573
2015 Hobby, toy, and game stores	\$712,694	\$6,203,772	\$12,336,747
2015 Musical instrument and supplies stores	\$66,635	\$593,283	\$1,200,250
2015 Sewing, needlework, and piece goods stores	\$124,751	\$1,114,602	\$2,225,664
2015 Sporting goods stores	\$661,124	\$5,851,390	\$11,778,293