

RETAIL PROPERTY
FOR LEASE

PASADENA OAKS SHOPPING CENTER

1431 - 1433 RICHEY STREET, PASADENA, TX 77502



OFFERING SUMMARY

Available SF:	761 - 3,161 SF
Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
Lot Size:	0.48 Acres
Year Built:	1956
Building Size:	6,466 SF
Market:	Southeast
Submarket:	Pasadena

PROPERTY HIGHLIGHTS

- +/- 761 SF up to 4,075 SF Available for Immediate Move In
- 1431 Richey Can be Divided into Two Spaces
- Expenses Estimated at \$3.25 PSF
- Excellent Location with Great Visibility & 139 Feet of Frontage on Richey Street, In High Density Residential & Commercial Populated Area with Easy Access to Freeways & Retail, Less Than 1.5 Miles From 225
- Tenant Improvement Allowance: Negotiable, Based on Landlord Approval
- Average Traffic of Over 18,000 Vehicles Per Day on South Richey, Over 35,000 Vehicles Per Day on Spencer Highway, Over 78,000 Vehicles Per Day on 225 & 203,000 Vehicles Per Day on I-45

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1431 Richey Street	\$15.00 SF/yr	761 - 3,161 SF
1433 Richey street	\$16.00 SF/yr	914 SF

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

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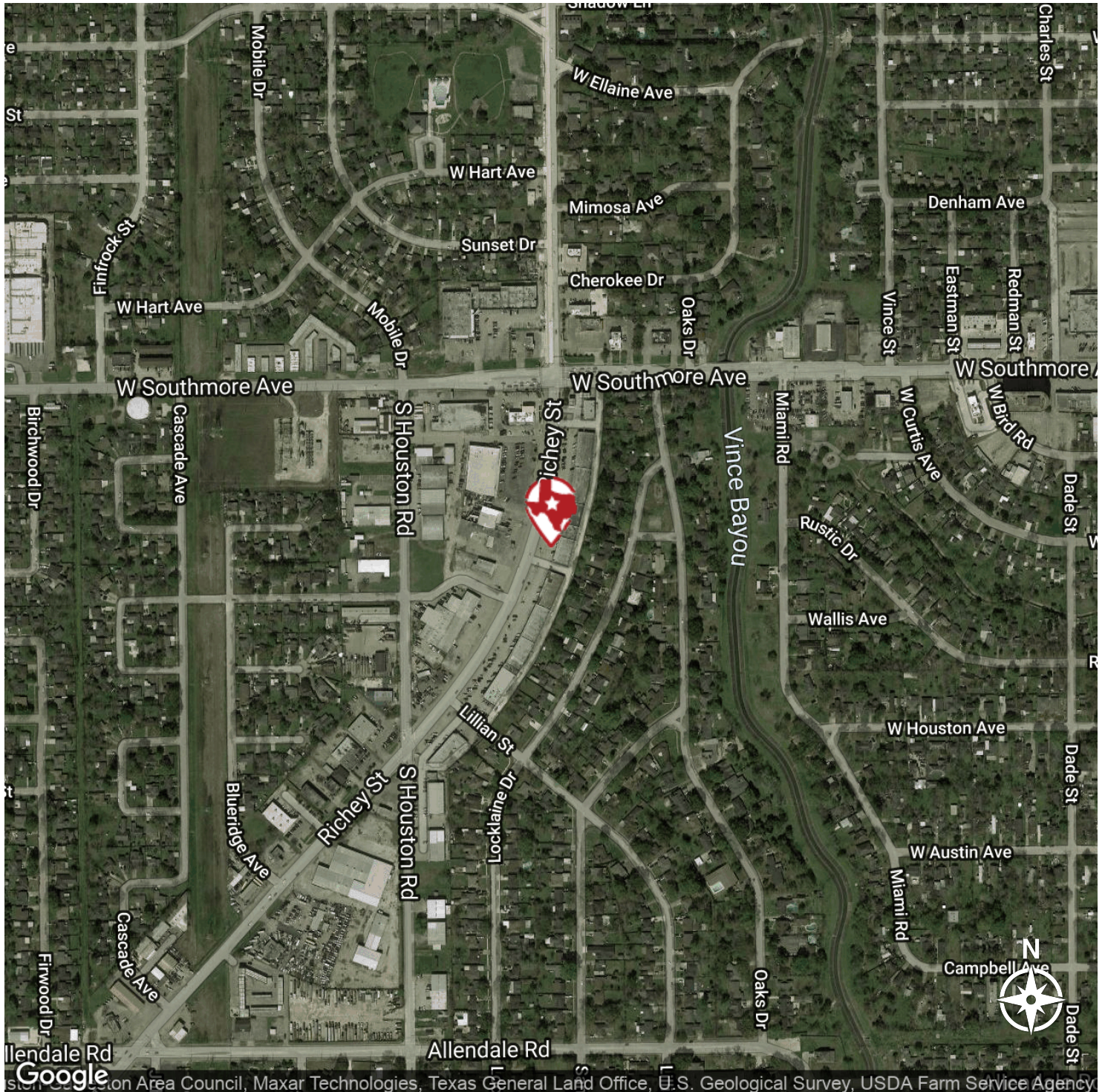
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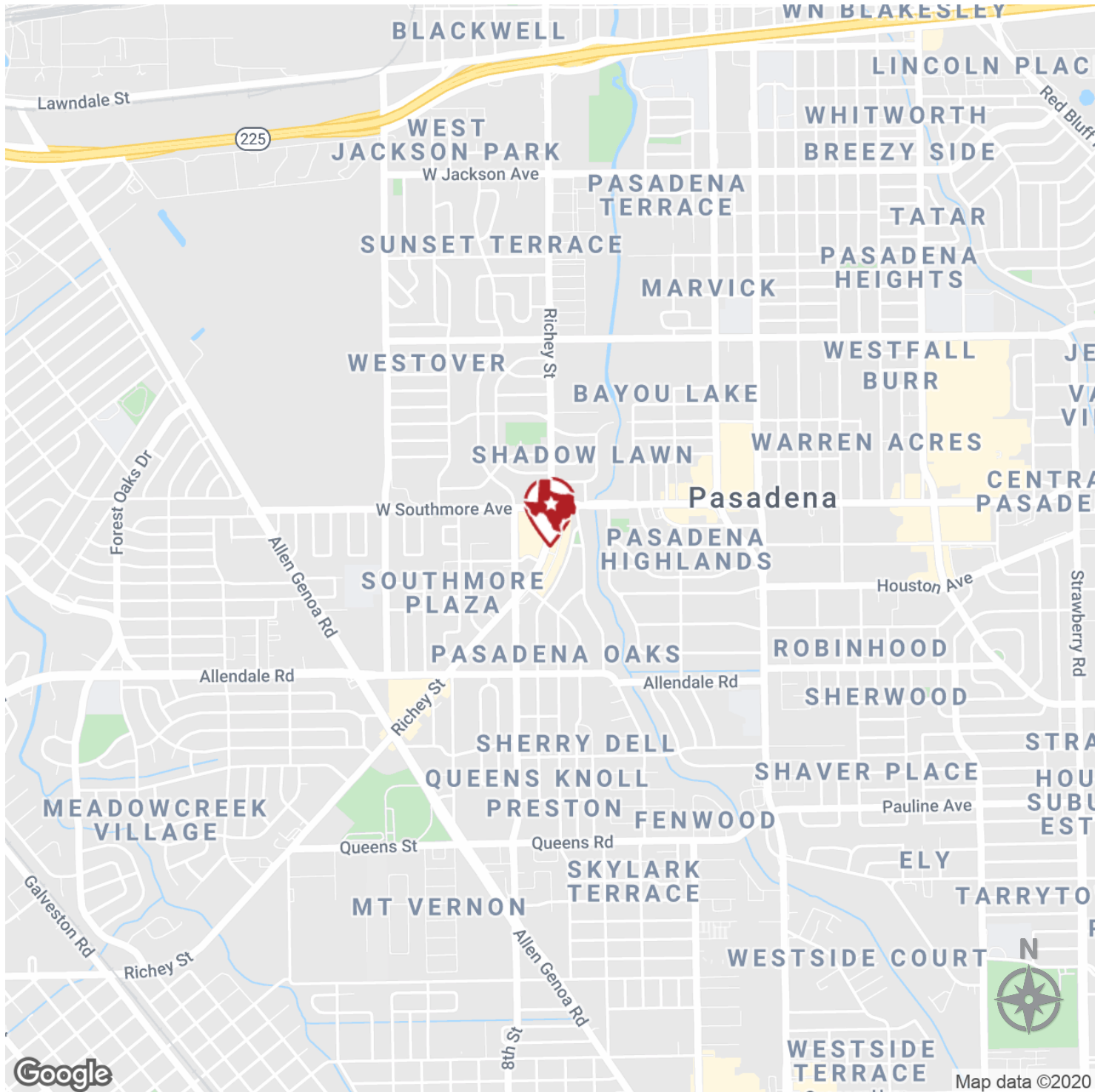
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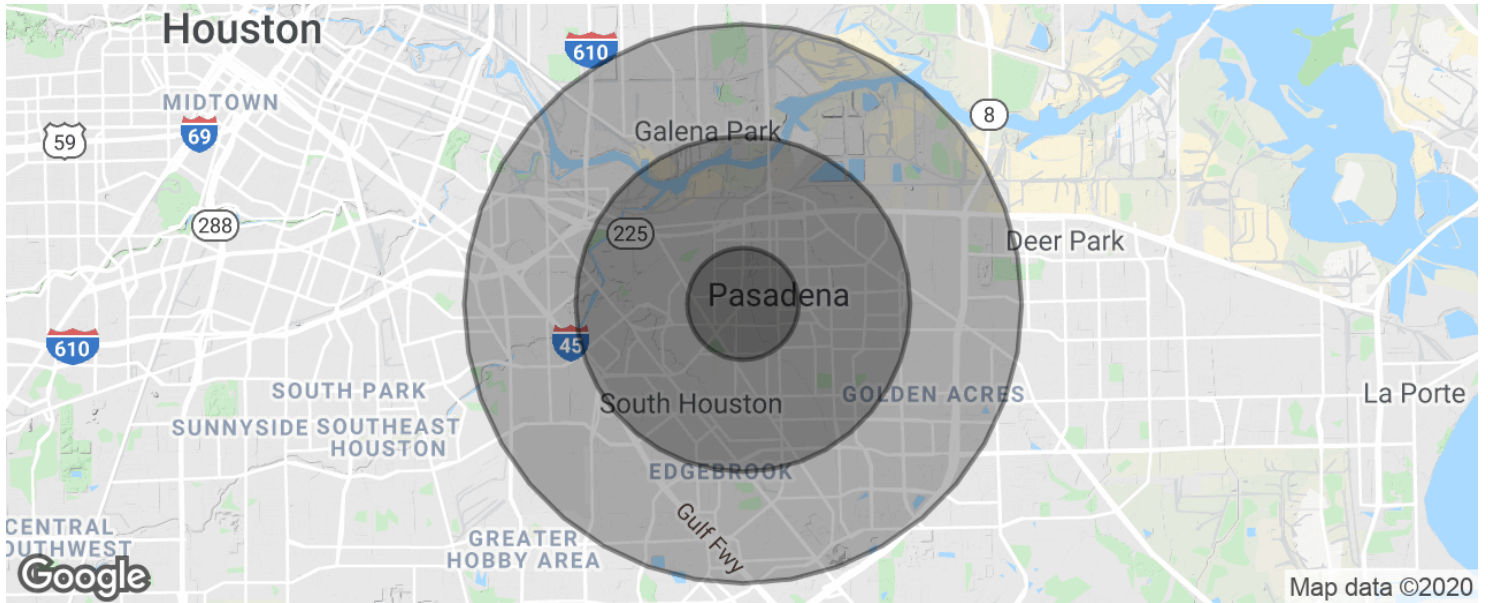
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,496	130,265	305,697
Median age	29.1	28.9	29.6
Median age (Male)	28.4	28.6	29.1
Median age (Female)	30.4	29.6	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,425	39,123	95,744
# of persons per HH	3.4	3.3	3.2
Average HH income	\$45,430	\$46,281	\$46,629
Average house value	\$92,446	\$90,920	\$95,684

* Demographic data derived from 2010 US Census

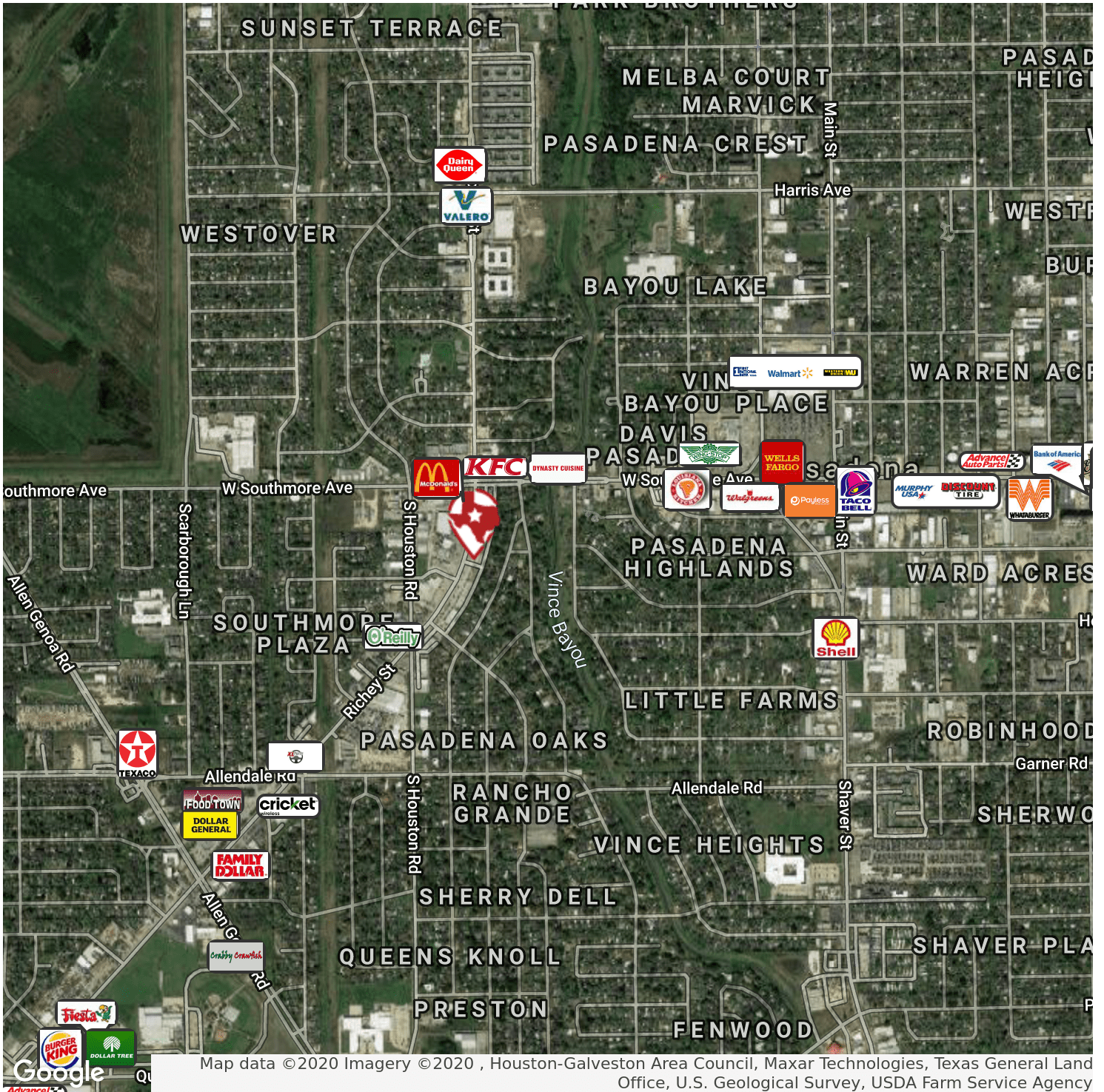
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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasres.com</u>
Designated Broker of Firm	License No.	Phone
<u>Joel C. English</u>		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<u>April Lee</u>	<u>0635587</u>	<u>(832) 922-1408</u>
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Tracy Rupp

Phone: (713) 607-1707 Fax:
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New IABS

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