

# For Lease

## Southmore Square Center

320 Southmore  
Pasadena, TX 77502



*Former Restaurant Building Available on Prime Commercial Corner*

### Jason Gaines

Senior Vice President – Retail Division  
+1 713 985 4415  
jason.gaines@naipartners.com

NAI Partners  
1360 Post Oak Boulevard  
+1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)

**NAI**partners  
HOUSTON | AUSTIN | SAN ANTONIO

# For Lease

## Property Highlights

### FEATURES

- Pad Size Available: 5,500 SF maximum buildable area
- \$75,000 Ground Lease
- 15,927 SF Vacant
- Free-Standing Restaurant \$20.00/SF
- Inline Space \$10.00-\$15.00/SF
- Pad Building \$35.00/SF
- NNN \$3.70 PSF

### PREMISES

- Pad Size: 5,500 SF maximum buildable area - Land Size: 25,000 SF
- \$75,000 Ground Lease
- 15,927 SF Vacant
- Free-Standing Restaurant \$20.00/SF
- Inline Space \$10.00-\$15.00/SF
- NNN \$3.70 PSF

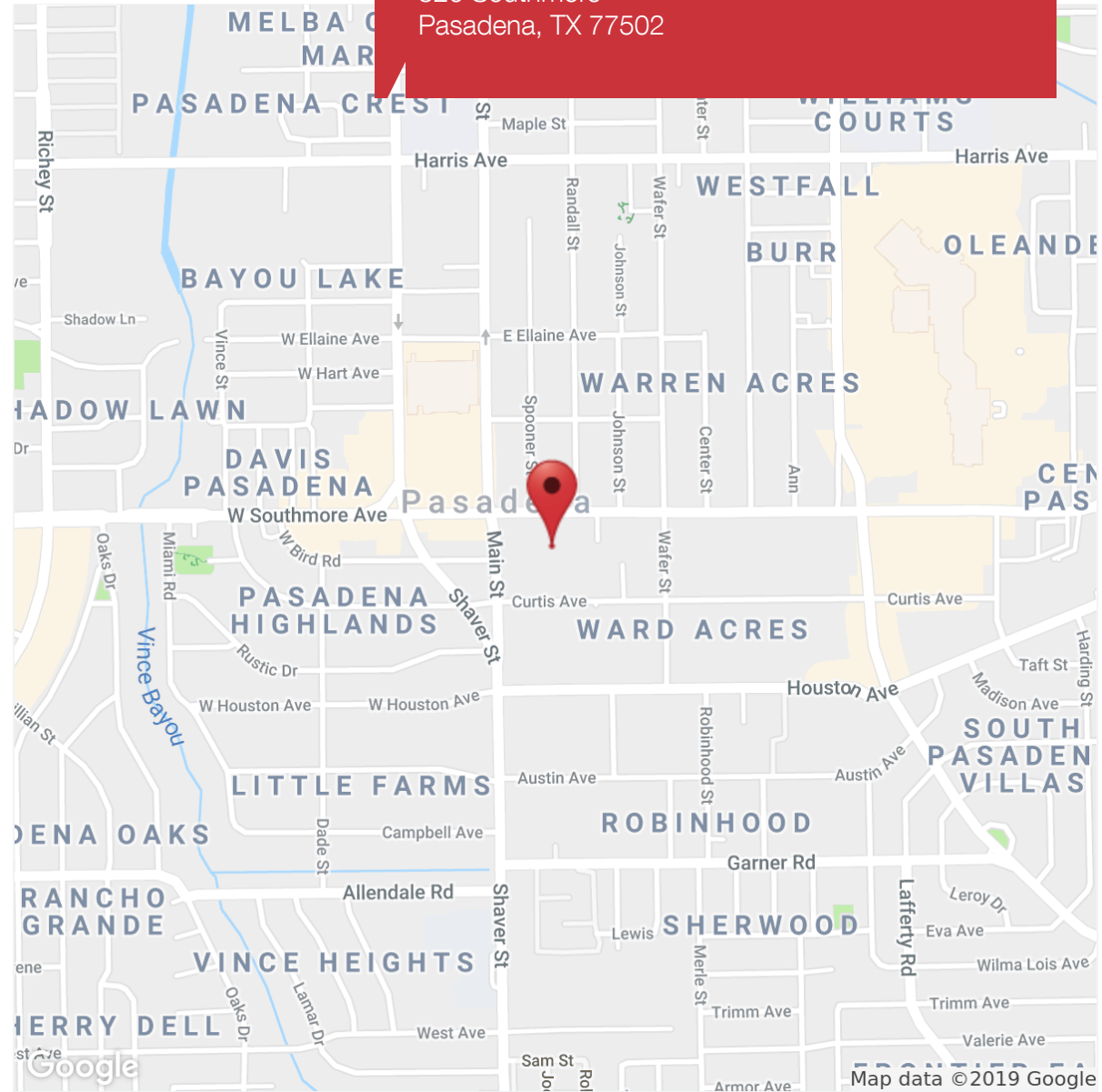
### TRAFFIC COUNT

- Southmore - 25,000 cpd
- Main St - 15,000 cpd

### LOCATION

Southeast corner of Southmore Ave and Main St

## Area Retailers



## Jason Gaines

Senior Vice President – Retail Division  
+1 713 985 4415  
jason.gaines@naipartners.com

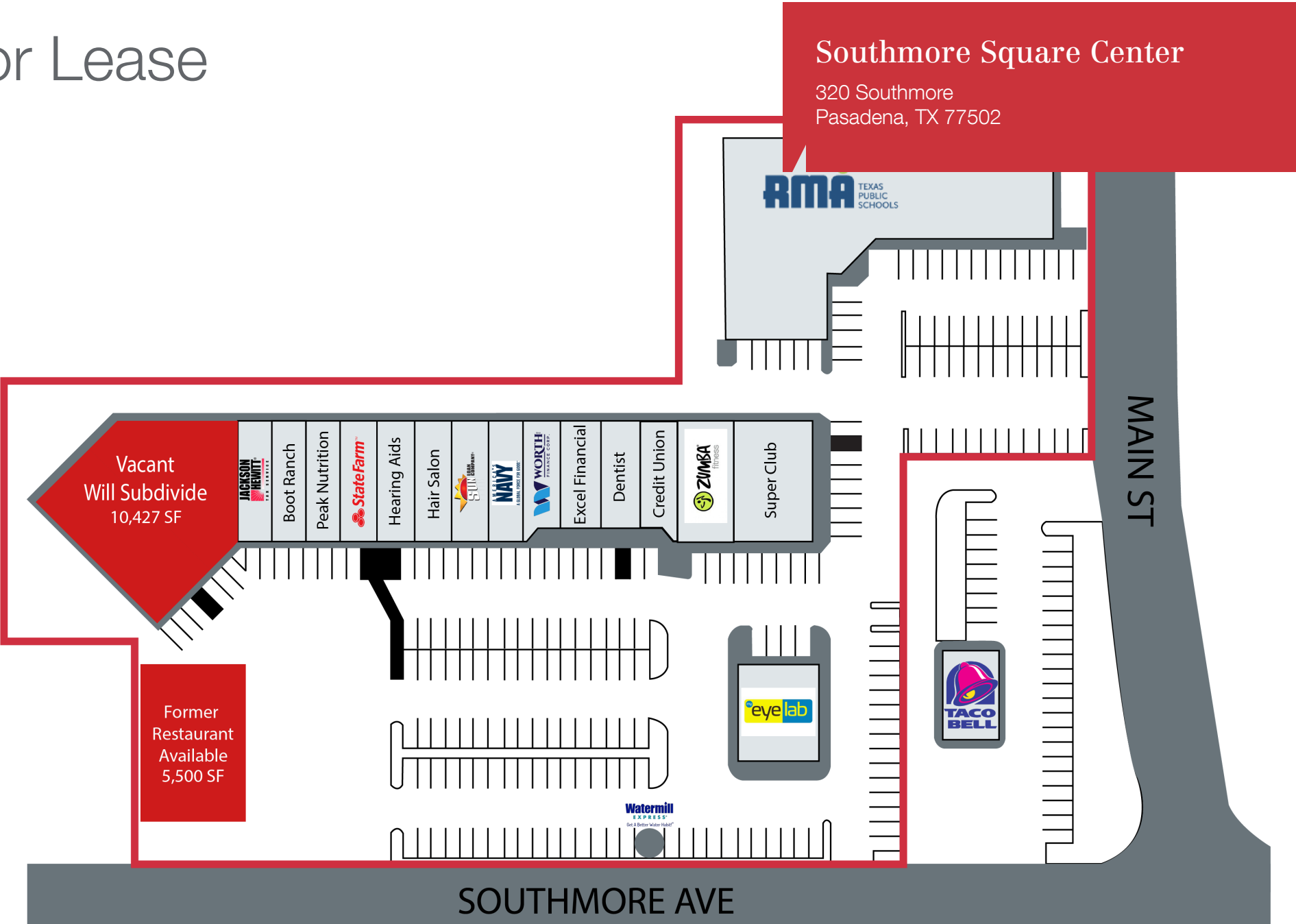
NAI Partners  
1360 Post Oak Boulevard  
+1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)

**NAI**partners  
HOUSTON | AUSTIN | SAN ANTONIO

# For Lease

## Southmore Square Center

320 Southmore  
Pasadena, TX 77502



**Jason Gaines**  
Senior Vice President – Retail Division  
+1 713 985 4415  
jason.gaines@naipartners.com

NAI Partners  
1360 Post Oak Boulevard  
+1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Lease



**Southmore Square Center**  
320 Southmore  
Pasadena, TX 77502



**Jason Gaines**  
Senior Vice President – Retail Division  
+1 713 985 4415  
jason.gaines@naipartners.com

NAI Partners  
1360 Post Oak Boulevard  
+1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Lease

## Southmore Square Center

320 Southmore  
Pasadena, TX 77502



**Jason Gaines**  
Senior Vice President – Retail Division  
+1 713 985 4415  
jason.gaines@naipartners.com

NAI Partners  
1360 Post Oak Boulevard  
+1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Lease

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,346	130,069	280,528
MEDIAN AGE	28.6	29.2	29.7
MEDIAN AGE (MALE)	28.6	28.8	29.2
MEDIAN AGE (FEMALE)	29.0	30.0	30.2

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,159	39,279	88,065
# OF PERSONS PER HH	3.3	3.3	3.2
AVERAGE HH INCOME	\$41,350	\$47,044	\$48,299
AVERAGE HOUSE VALUE	\$91,199	\$92,031	\$97,961

RACE	1 MILE	3 MILES	5 MILES
% WHITE	54.6%	61.5%	61.9%
% BLACK	1.7%	2.3%	5.3%
% ASIAN	0.4%	0.8%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	1.9%	1.0%	0.9%
% OTHER	40.2%	32.7%	28.1%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	79.3%	75.5%	70.1%

\* Demographic data derived from 2010 US Census

\* Demographic data derived from 2010 US Census

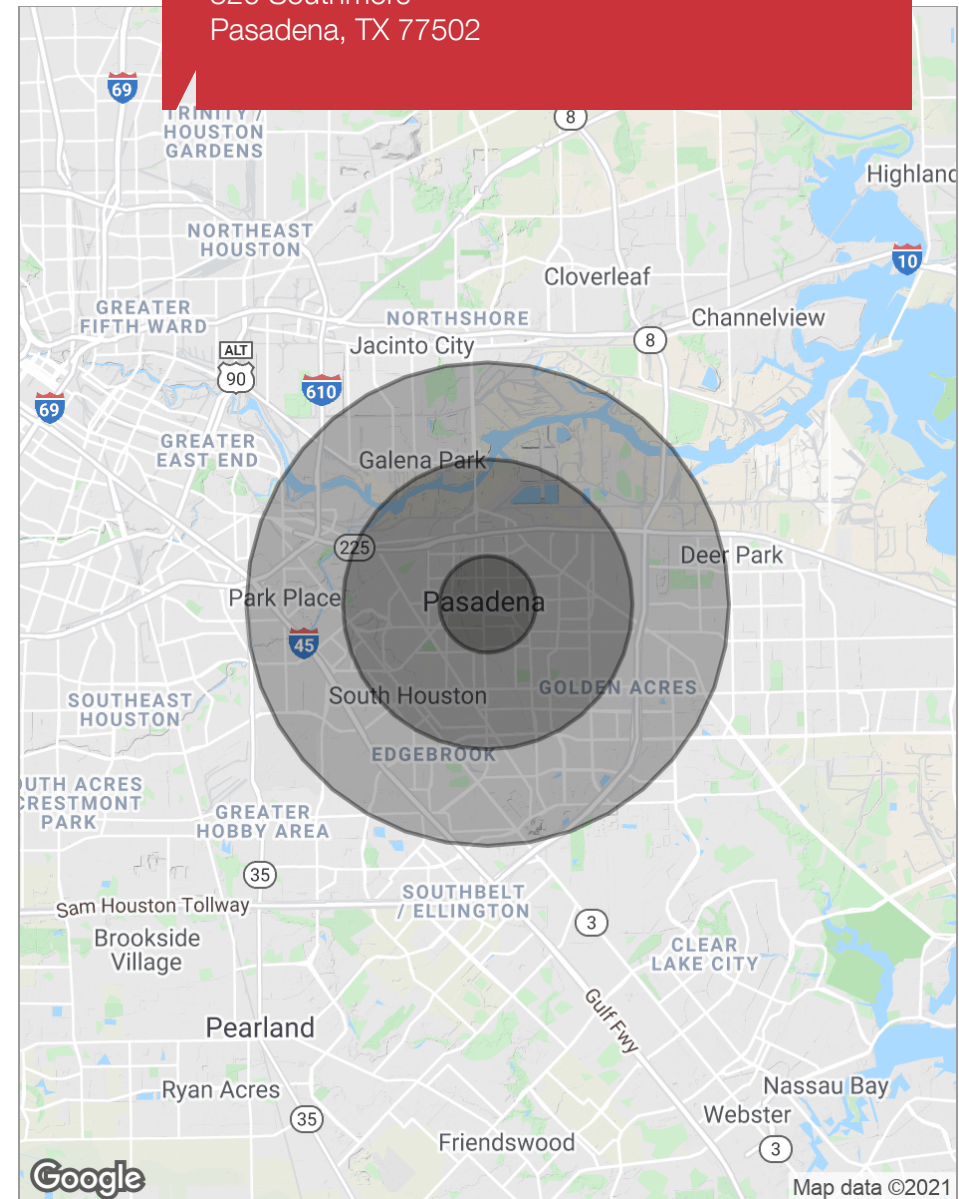
## Jason Gaines

Senior Vice President – Retail Division  
 +1 713 985 4415  
 jason.gaines@naipartners.com

NAI Partners  
 1360 Post Oak Boulevard  
 +1 713 629 0500  
[www.naipartners.com](http://www.naipartners.com)

## Southmore Square Center

320 Southmore  
 Pasadena, TX 77502





# Information About Brokerage Services

*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 information 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------