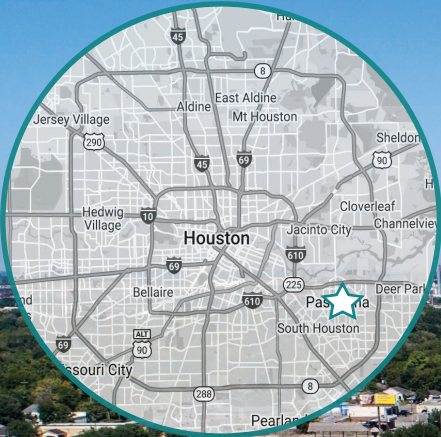


FOR SALE, LEASE OR JOINT VENTURE

±173,692 SF @ MACROPLAZA MALL

1101 SOUTHMORE AVENUE, PASADENA, TX 77506

MALL IS BEING REDEVELOPED
The Avenida at Pasadena



BLDG: ±173,692 SF
TRACT 1: ±2.31AC



CBRE

PROPERTY HIGHLIGHTS

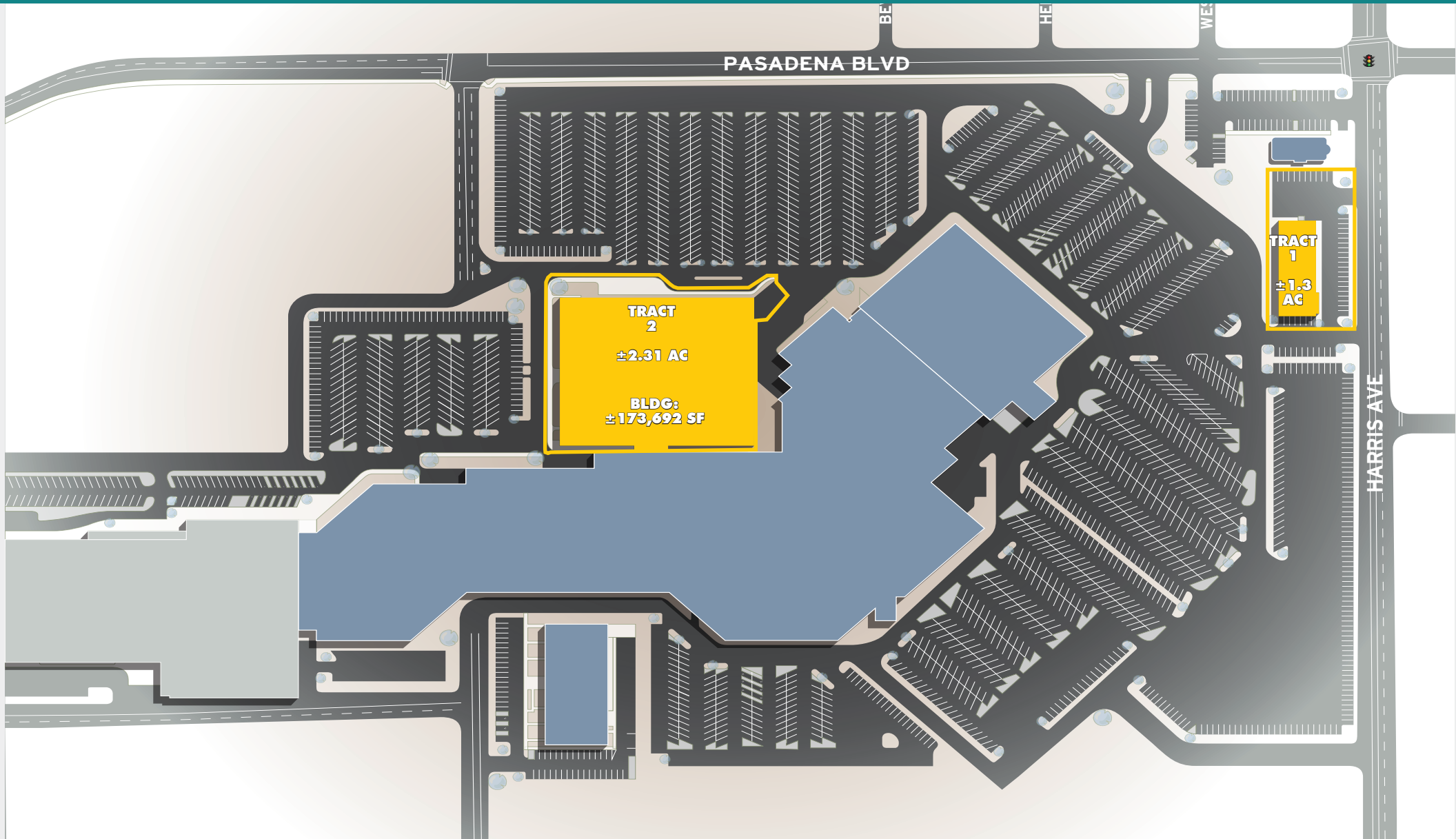
- For Sale, Lease or Joint Venture
- Building: ±173,692 SF (2-Level Retail)
- Tract 1: ±1.03 Acres (Auto Center)
- Tract 2: ±2.31 Acres
- Pricing: Call Broker
- Mall is being redeveloped as The Avenida at Pasadena
- Excellent visibility from Southmore Avenue with direct road access



1101 SOUTHMORE AVENUE, PASADENA, TX 77506

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SITE PLAN

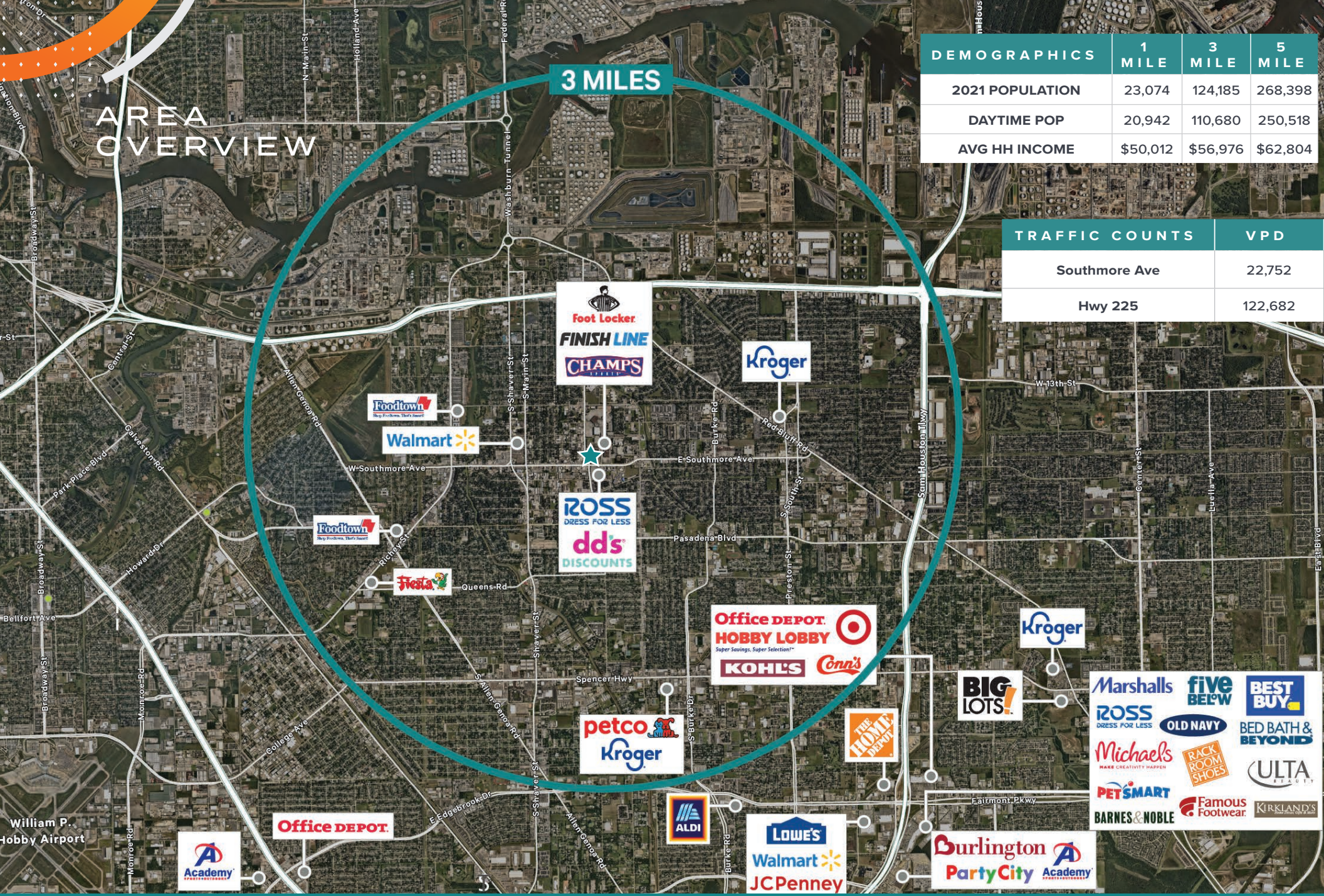


AREA OVERVIEW

3 MILES

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 POPULATION	23,074	124,185	268,398
DAYTIME POP	20,942	110,680	250,518
AVG HH INCOME	\$50,012	\$56,976	\$62,804

TRAFFIC COUNTS	VPD
Southmore Ave	22,752
Hwy 225	122,682



1101 SOUTHMORE AVENUE, PASADENA, TX 77506



±173,692 SF @ MACROPLAZA MALL



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