



ARGALI
COMMERCIAL REAL ESTATE SERVICES

FAIRMONT CROSSING
7219 FAIRMONT PKWY PASADENA, TX 77505



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



KNOX BOX
7219/7215
FAIRMONT
PARKWAY

TENANTS

AVAILABLE SITES

TRAFFIC COUNTS

RATE

Neighbors Emergency Center
Red Wing Shoes
Thriveworks
Fidelity National Title
Just Love Coffee
365 Lash Studio

STE 185 - 1,500 SF

FAIRMONT PKWY
24,640 VPD

CENTER ST
12,873 VPD

PLEASE CALL FOR
PRICING

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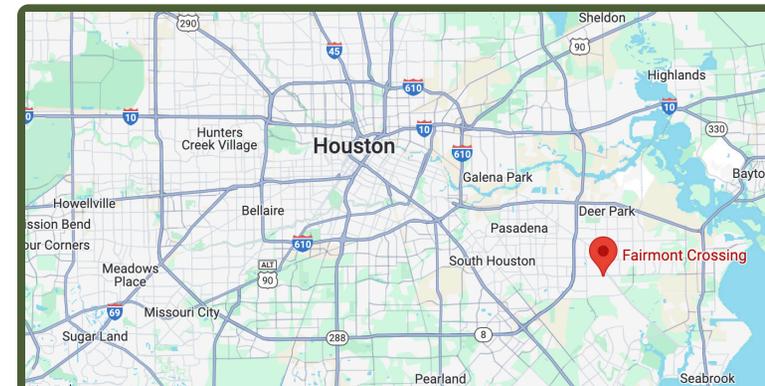
PROJECT SCOPE

Fairmont Crossing spans 29,114 square feet and enjoys a prime location at the intersection of Fairmont Parkway and Center Street. With traffic counts of around 50,000 vehicles per day, the center benefits from high visibility and convenient accessibility, enhanced by two access drives connecting it to both major roads.

PROPERTY DETAILS

AVAILABILITY	1,125 - 1,500 SF
GROSS LEASABLE AREA	29,114 SF
TRIPLE NETS (2025)	\$13.92/SF
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DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	8,453	73,134	197,915
AVG. HH INCOME	\$106,664	\$101,040	\$96,863
TOTAL HOUSING UNITS	2,952	26,028	68,287
MEDIUM HOME VALUE	\$283,719.53	\$236,229.04	\$226,642.95



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