



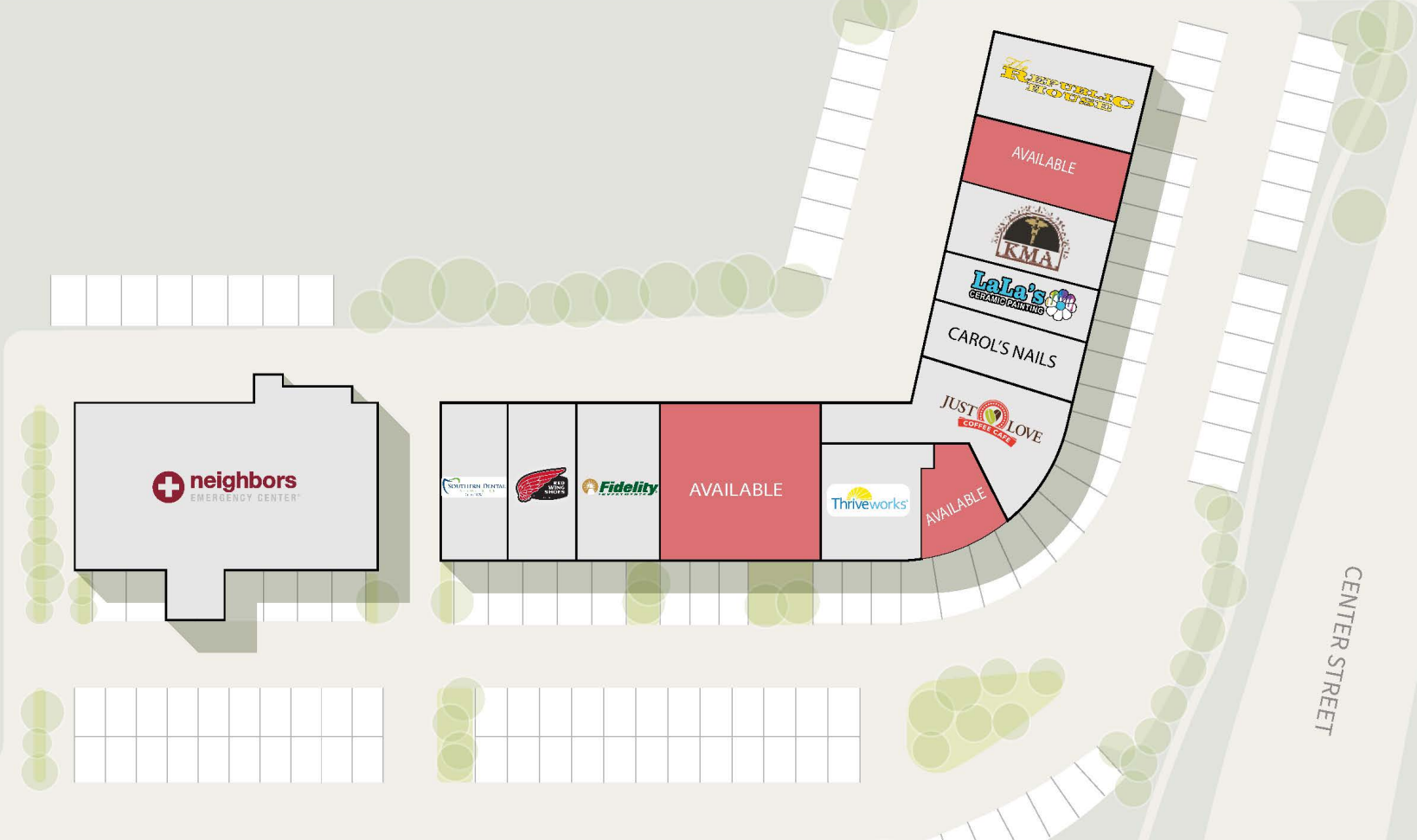
**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

**FAIRMONT CROSSING**  
7219 FAIRMONT PKWY PASADENA, TX 77505



**Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828**  
**ARGALICRE.COM**

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CENTER STREET

**TENANTS** **AVAILABLE SITES** **TRAFFIC COUNTS** **RATE**

**Neighbors Emergency Center**  
**Red Wing Shoes**  
**Thriveworks**  
**Fidelity National Title**  
**Just Love Coffee**

Suite 135A - 825 SF  
Suite 185 - 1,502 SF  
Suite 125,130 - 2,964 SF

**FAIRMONT PKWY**  
**24,640 VPD**  
**CENTER ST**  
**12,873 VPD**

**PLEASE CALL FOR PRICING**



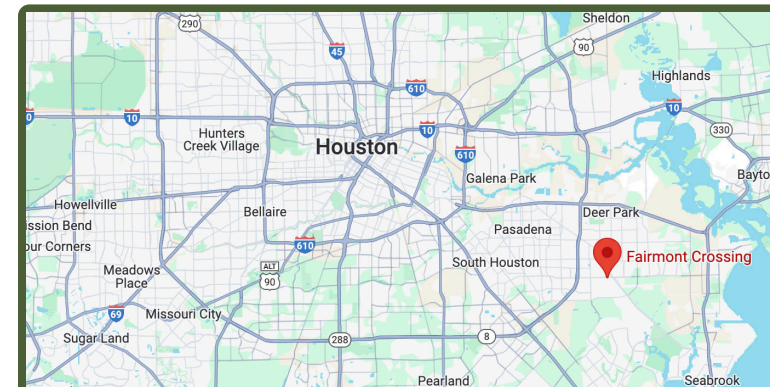
### PROJECT SCOPE

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	825 - 2,964 SF
GROSS LEASABLE AREA	29,114 SF
TRIPLE NETS (2026)	\$13.16/SF
PLEASE CALL FOR PRICING	

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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