



ARGALI
COMMERCIAL REAL ESTATE SERVICES

FAIRMONT CROSSING
7219 FAIRMONT PKWY PASADENA, TX 77505



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
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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.



TENANTS

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

AVAILABLE SITES

Suite 115 - 1,760 SF
Suite 130A - 871 SF
Suite 185 - 1,502 SF

TRAFFIC COUNTS

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

RATE \$

PLEASE CALL FOR PRICING



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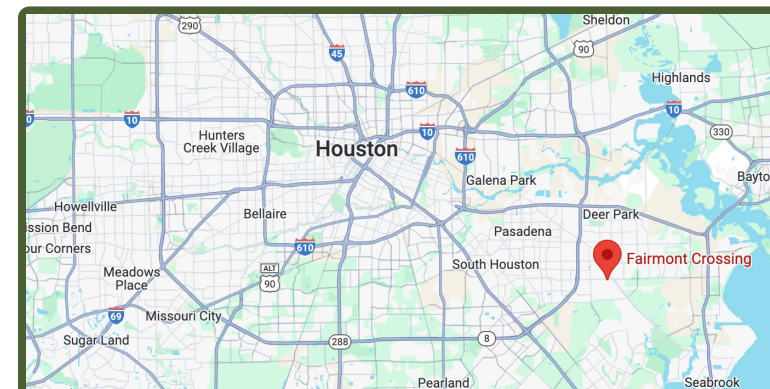


PROJECT SCOPE

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	871 - 1,760 SF
GROSS LEASABLE AREA	29,114 SF
TRIPLE NETS (2026)	\$13.16/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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