

VILLAGE REAL SHOPPING CENTER

961 E NASA Pkwy, Webster, TX 77598

2,826 SF
FOR LEASE



AVAILABILITY

Suite 913: 2,826 SF \$15.00 PSF + NNN Storefront Signage
Suite 945: 2,167 SF \$16.00 PSF + NNN Storefront Signage



NEIGHBORS



LOCATION DETAILS

POPULATION
3 Mile: 72,317
5 Mile: 200,512
10 Mile: 571,058

AVERAGE HOUSEHOLD INCOME
3 Mile: \$78,625
5 Mile: \$113,763
10 Mile: \$113,224

Exceptional Positioning and Traffic Counts:

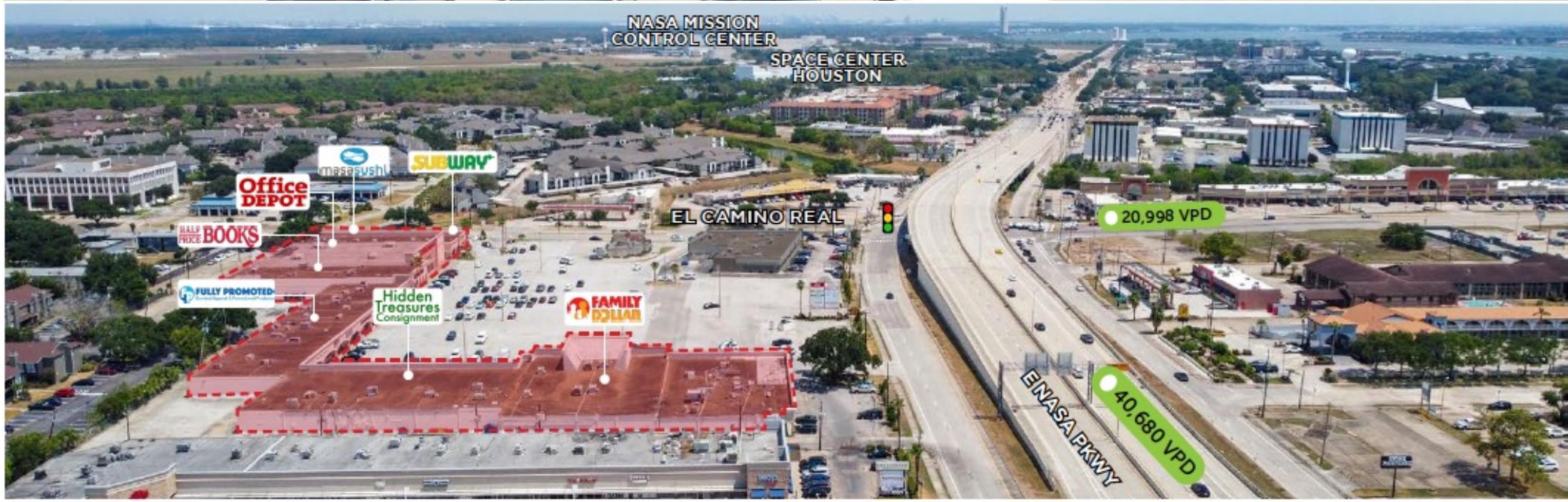
Village Real Shopping Center is ideally positioned at El Camino Real & NASA Pkwy, the dominant intersection within the NASA/Clear Lake Submarket. Combined traffic counts at the intersection exceed 61,000 vehicles per day.

Traffic Generators: Village Real Shopping Center is located less than 2 miles from both NASA Johnson Space Center (3,200+ employees & 1.25M+ annual visitors) and Houston Methodist Clear Lake Hospital (1,100+ employees & 220,000+ annual outpatient visits)

Booming Houston Metro with 200,000 residents in 5-Mile radius and average household incomes above \$113,000



PHOTO GALLERY



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population			
2010 Population	67,141	178,786	507,206
2023 Population	72,317	200,512	571,058
2028 Population Projection	72,659	203,812	580,038
Annual Growth 2010-2023	0.60%	0.90%	1.00%
Annual Growth 2023-2028	0.10%	0.30%	0.30%
Median Age	38.1	38.4	36.9
Bachelor's Degree or Higher	39%	44%	32%
U.S. Armed Forces	180	351	697
Population by Race			
White	54,352	155,556	458,858
Black	7,422	16,658	50,163
American Indian/Alaskan Native	609	1,329	4,668
Asian	7,800	21,282	43,820
Hawaiian & Pacific Islander	109	236	732
Two or More Races	2,026	5,451	12,817
Hispanic Origin	18,810	43,548	189,318
Housing			
Median Home Value	\$227,367	\$253,568	\$225,179
Median Year Built	1985	1990	1989

Demographic data © CoStar 2023

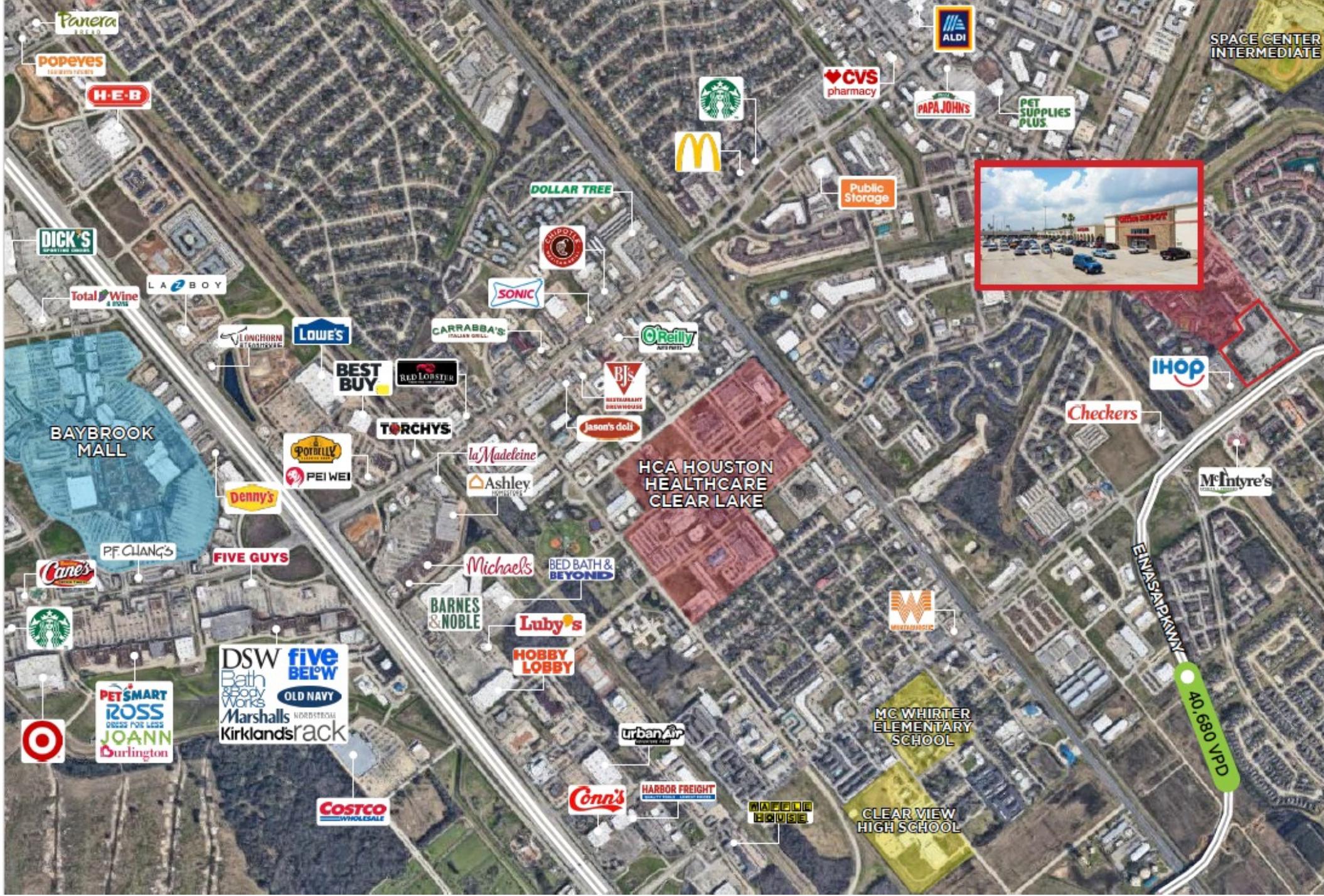
	3 Mile	5 Mile	10 Mile
Households:			
2010 Households	29,366	70,406	183,609
2023 Households	31,464	79,597	208,295
2028 Household Projection	31,587	81,002	211,868
Annual Growth 2010-2023	1.10%	1.40%	1.30%
Annual Growth 2023-2028	0.10%	0.40%	0.30%
Owner Occupied	14,163	50,547	144,278
Renter Occupied	17,423	30,456	67,589
Avg Household Size	2.2	2.5	2.7
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$921.7M	\$2.8B	\$7.2B
Income			
Avg Household Income	\$90,548	\$113,145	\$105,600
Median Household Income	\$65,630	\$89,344	\$83,097
< \$25,000	4,594	8,138	25,161
\$25,000 - 50,000	7,099	12,912	35,306
\$50,000 - 75,000	6,079	13,611	35,320
\$75,000 - 100,000	3,598	8,953	25,811
\$100,000 - 125,000	3,204	10,649	25,984
\$125,000 - 150,000	2,112	6,538	17,817
\$150,000 - 200,000	2,202	8,503	20,968
\$200,000+	2,576	10,292	21,927

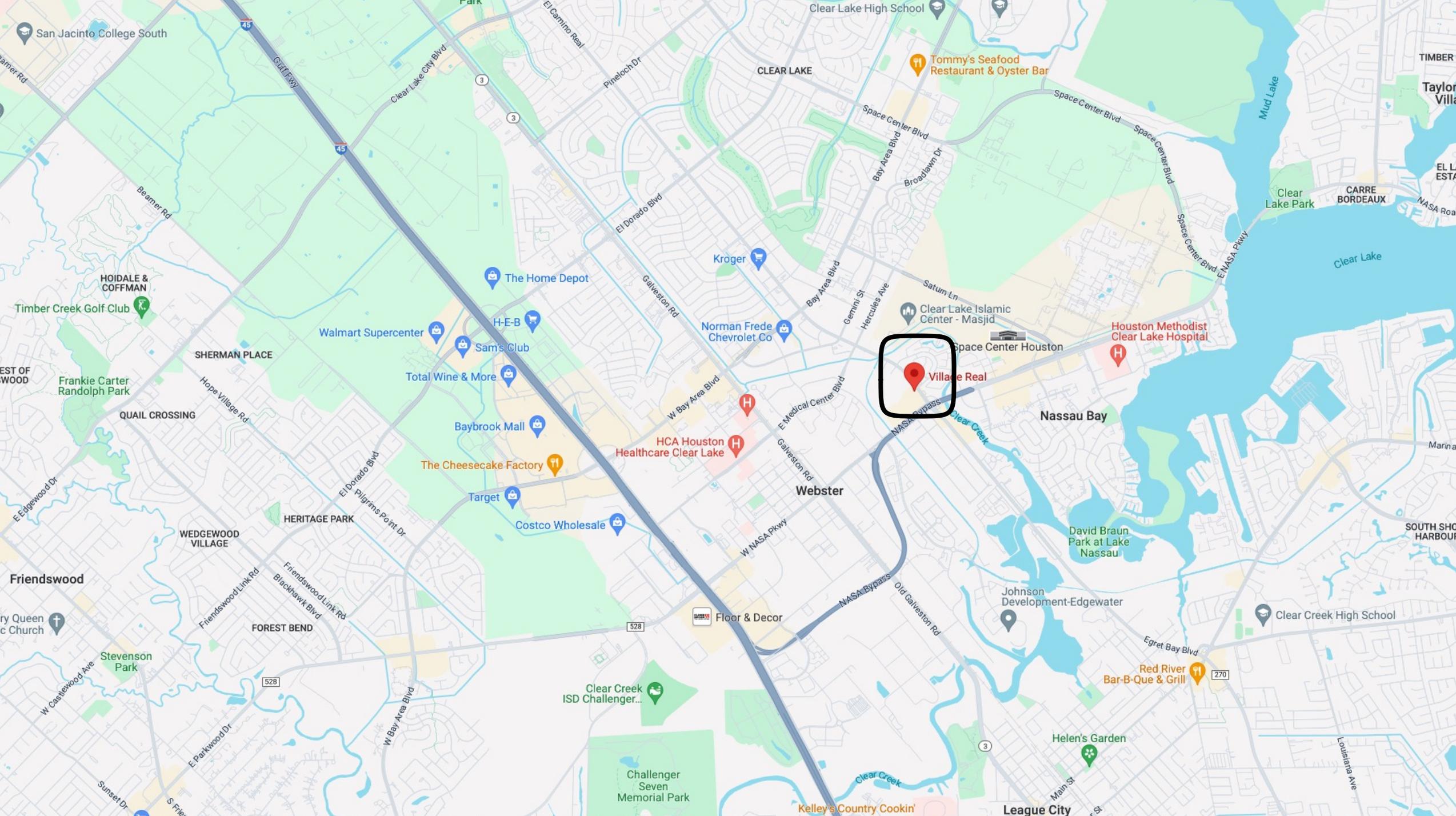
SITE PLAN

AVAILABLE



AERIAL MAP





Village Real



**VILLAGE REAL
SHOPPING CENTER**



Audrey Wang
425-518-5686
audrey.ascendpm@gmail.com