

ALMEDA CROSSING

10013 ALMEDA-GENOA ROAD, HOUSTON, TX



▶ PROPERTY DETAILS

Total Square Footage: 223,223 SF

▶ PROPERTY DESCRIPTION

223,223-square-foot community center anchored by Five Below, Ross Dress for Less, Marshalls, Shoe Carnival and PetSmart. The center is shadow-anchored by Walmart.

Situated in a dense retail corridor just west of Almeda Mall, an 897,000-square-foot regional mall anchored by Macy's, Burlington Coat Factory and dd's.

The property enjoys excellent visibility along Interstate 45, where traffic counts average more than 222,000 cars per day.

More than 289,700 people live within a five-mile radius, a number that is expected to grow more than 7% during the next five years.

Texas DOT. *Source: Esri.

▶ DEMOGRAPHICS

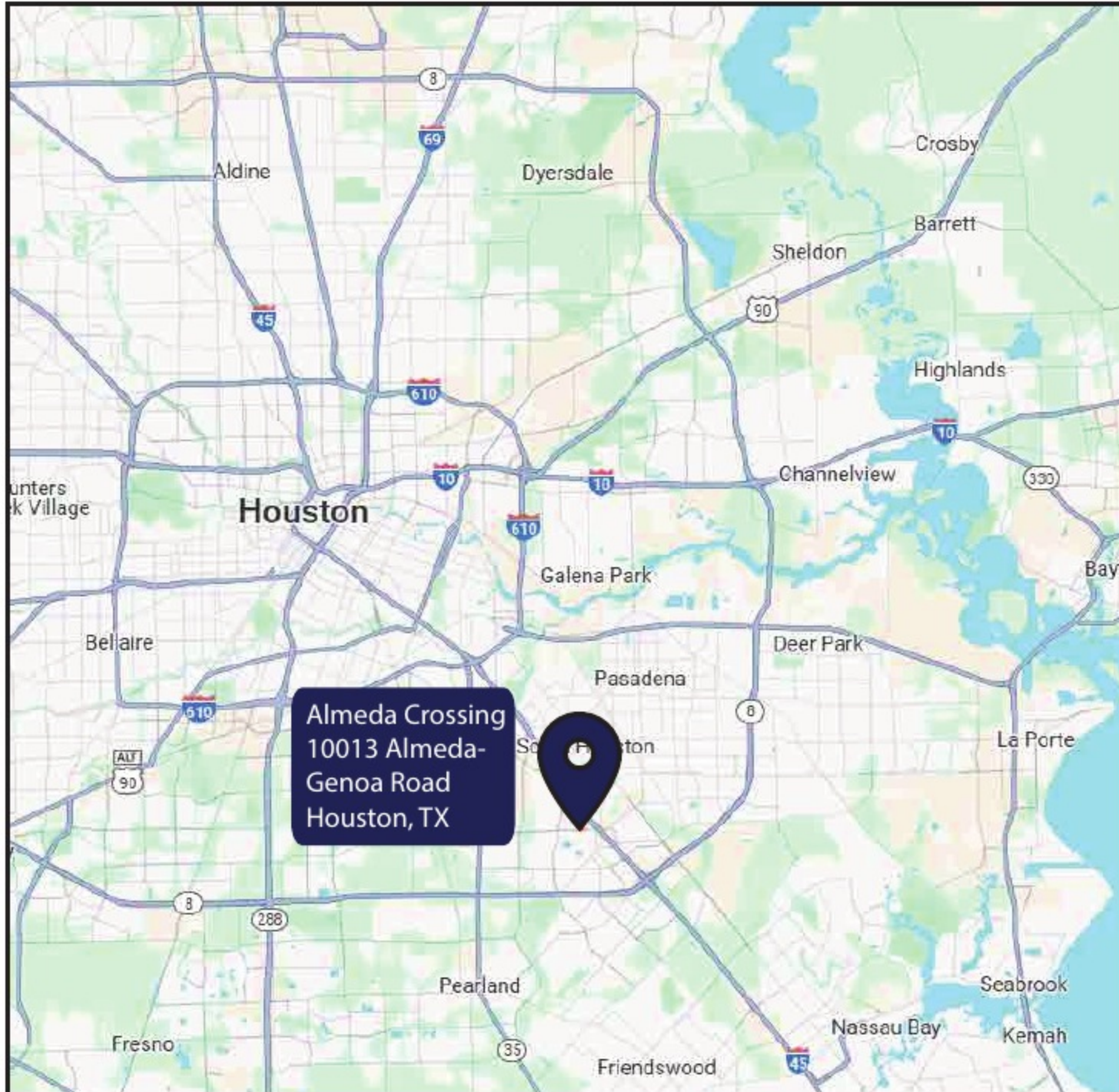
	3 Miles	5 Miles	10 Miles
Total Population	122,409	296,163	903,541
Average Household Income	\$71,466	\$76,303	\$82,377
2024 Households	39,405	96,329	310,018

▶ TENANTS



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1	Harbor Freight	20,480 SF
2	Petsmart	19,509 SF
3	Marshalls	25,000 SF
4	Ross Dress For Less	27,650 SF
5	Uniform N More	11,325 SF
6	Shoe Carnival	11,000 SF
7	Wells Fargo	4,079 SF
8	Dollar Tree Store	9,260 SF
9	Available	3,745 SF
10	Citi Trends	11,000 SF
11	Five Below	8,125 SF
12	My Melrose	8,000 SF
13	America's Best	3,000 SF
14	Gamestop	2,020 SF
15	Sally Beauty Supply	1,600 SF
16	Planet Fitness	30,000 SF
17	Bath & Body Works	3,342 SF
18	Available	2,930 SF
19A	Available	1,430 SF
19B	Available	4,130 SF
19C	Available	5,040 SF
20	Available	1,400 SF
21	La Beaute	2,800 SF
22	Dr. Cabrera	2,250 SF
23	Addis Liquor	1,750 SF
24	Available	2,450 SF

★ = Pylon Signage