



September 1, 2024

**LEASE OFFERING**

**RASTI CENTER II**

**2525 Southmore Avenue, near Red Bluff Road  
Pasadena, Texas 77503**

**LOCATION:** North side of Southmore Avenue, in between Burke Road and Preston Blvd. next to the O'Reilly's Auto Parts Store, Pasadena, Harris County, Texas.

**DEMISED PREMISES:** 1,795± square foot in-line shell space remaining for immediate construction in the primarily medical retail shopping center which includes a 4,000± square foot DENTAL LAND Family Dental Clinic anchoring the east "endcap" and a TODAY'S VISION, soon to be under construction.

**SHOPPING CENTER SIZE:** 8,000± square foot – shopping center bay depths are 65 feet.

**PARKING RATIO:** Four (4) ± spaces per thousand (1000) square feet.

**UTILITIES** All utilities are available to the site through the City of Pasadena, CenterPoint Reliant Energy and AT&T, Comcast cable/internet.

**MINIMUM RENT:** \$24.00 per square foot per year (\$2.00/SF/MO). Gross Lease.

**TRIPLE NET CHARGES:** This is not considered a NNN Lease. CAM expenses, such as Property Insurance, Property Maintenance and Property Taxes are included in this Gross Lease.

**COMMENTS:** The center is located approx. one mile east of Burke Road, near Red Bluff Road. Many medical clinics and doctor's offices, as well as single-family and multi-family residential are all within close proximity to the shopping center. The center is suitable for an emergency clinic, more medical clinics, hair and/or nail salons, pizza or other fast food restaurants, office/professional space and "specialty shops."

**TENANT BUILD-OUT ALLOWANCE:** Based on overall construction receipts, up to \$10.00 per square foot paid to Tenant, upon receipt of an occupancy permit issued to Tenant by the City of Pasadena.

**NEED MORE INFORMATION:** **CALL ... Josh Ghormley @ 832-217-7504  
Broker, Wayne Rutledge @ 832.875.2980**

The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior lease, prior sale or withdrawal without notice.

