

AVAILABLE FOR LEASE

WINGBAY
Opens August 2026

SHAVER STREET

3747 SHAVER ST, PASADENA, TX 77504

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RENCHER
PROPERTIES



PROPERTY SUMMARY

Available

1,000 – 9,405 SF

\$24 SF

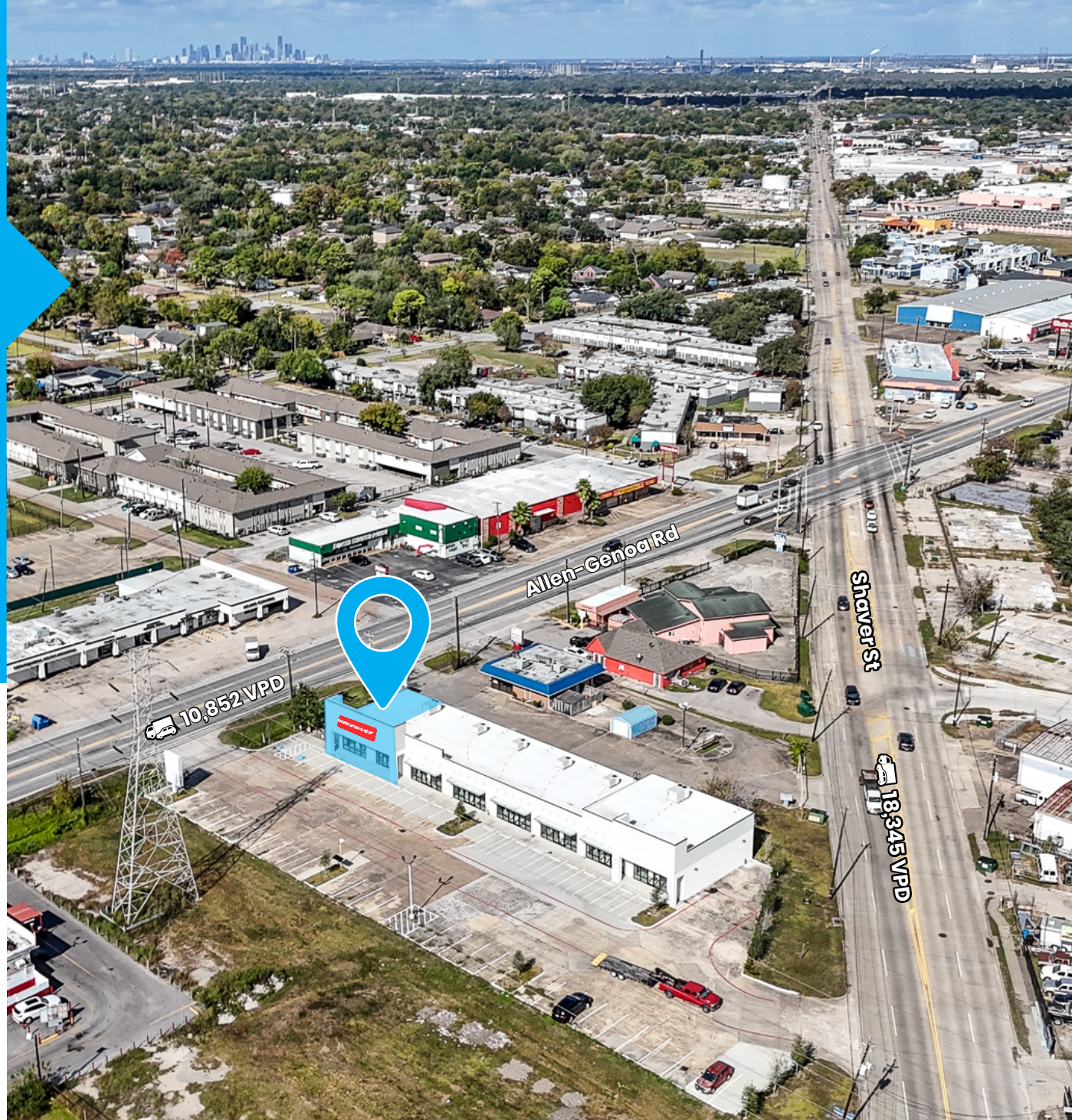
Annual Base Rent

NNNs Price Per SF

Endcap & In-line

or spaces available

NEIGHBORING RETAILERS



SHAVER STREET | 3747 SHAVER ST, PASADENA, TX 77504

PROPERTY **PICTURE**



PROPERTY HIGHLIGHTS

- Endcap and In-line space available with great visibility along Shaver St and Allen Genoa Rd
- Access on Shaver St and Allen Genoa Rd
- High-density trade area
- The City of Pasadena has consistently posted record-breaking sales tax revenues, demonstrating resilient consumer demand and a highly active local economy.

[(Source: Pasadena EDC reports show year-over-year sales tax growth.)]

TRAFFIC COUNT:

Allen Genoa: 10,852 VPD

Shaver St: 18,345 VPD





AERIAL MAP



DEMOGRAPHICS



TOTAL POPULATION

150K



TOTAL HOUSEHOLD

54.5K



MEDIAN AGE

32

