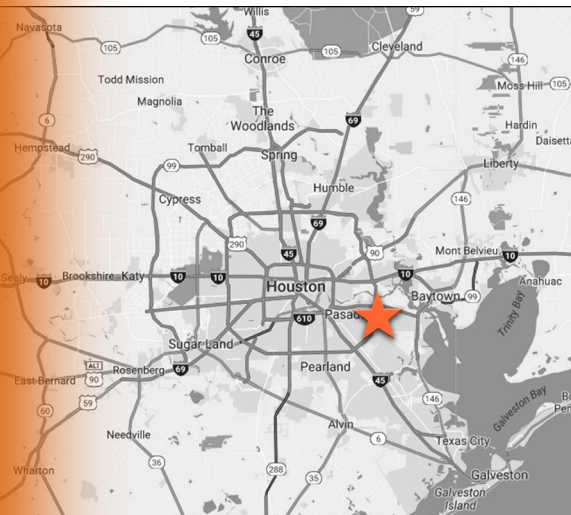


# FORMER CARL'S JR. AVAILABLE

4019 RED BLUFF RD., PASADENA, TEXAS 77503

## PROPERTY INFORMATION:

- Former Restaurant for Lease
- Freestanding Building with Drive-Thru
- 3,048 SF Building on 53,152 SF Land
- Located at the southeast quadrant of Pasadena Blvd & Red Bluff Rd, just east of Beltway 8
- Area Retailers include Joe V's Smart Shop, Kroger, and Harbor Freight Tools
- Call Broker for Pricing



**Contact: Campbell Anderson**  
**915.433.4853**  
**canderson@orrinc.com**

**Collins Orr**  
**832-622-1184**  
**collins@orrinc.com**



Tel: 713.468.2600 | Fax: 713.468.7774  
8554 Katy Freeway, Suite 100  
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## Demographics:

### 1 Mile Radius

Population: 12,102  
Households: 4,254  
Total Daytime Pop: 11,671  
Avg HH Income: \$68,181

### 2 Mile Radius

Population: 52,061  
Households: 17,630  
Total Daytime Pop: 52,846  
Avg HH Income: \$71,858

### 3 Mile Radius

Population: 119,172  
Households: 39,900  
Total Daytime Pop: 117,963  
Avg HH Income: \$74,733

### 5 Mile Radius

Population: 225,150  
Households: 72,365  
Total Daytime Pop: 217,850  
Avg HH Income: \$72,485

## Traffic Counts:

### Red Bluff Rd:

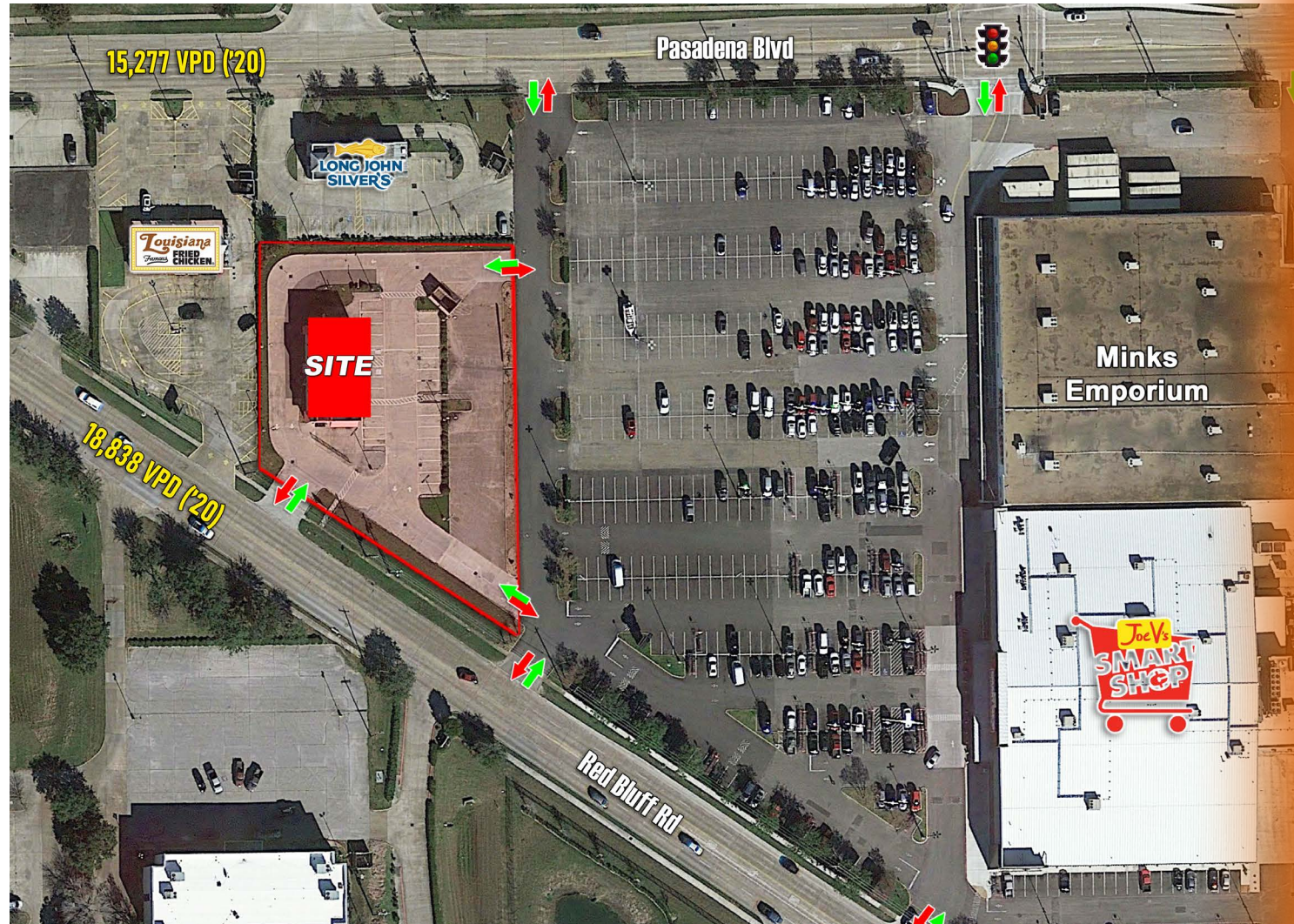
18,838 VPD (Kalibrate 2020)

### Pasadena Blvd:

15,277 VPD (Kalibrate 2020)

### Beltway 8/Sam Houston Tollway:

97,781 VPD (TXDOT 2016)



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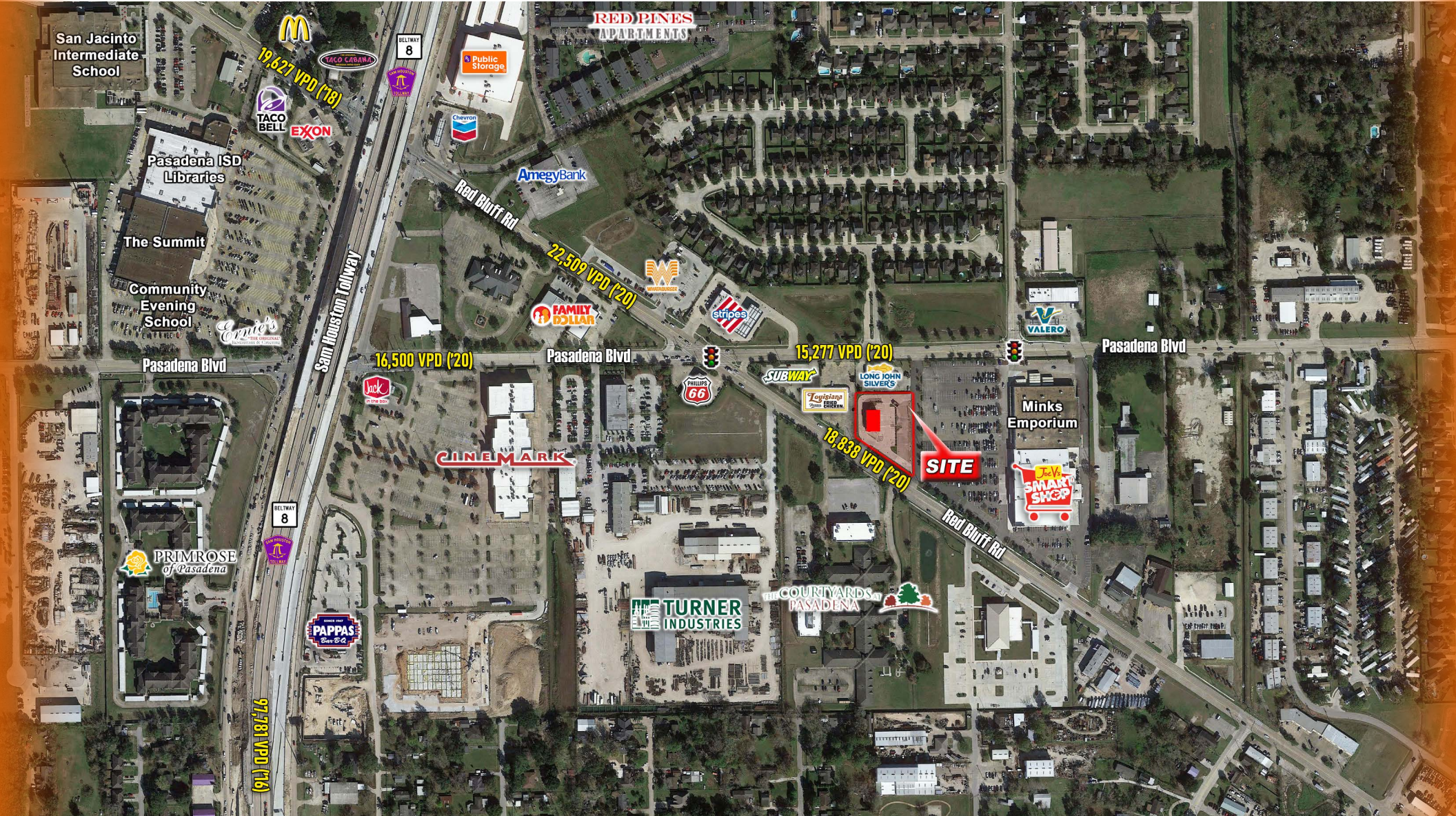


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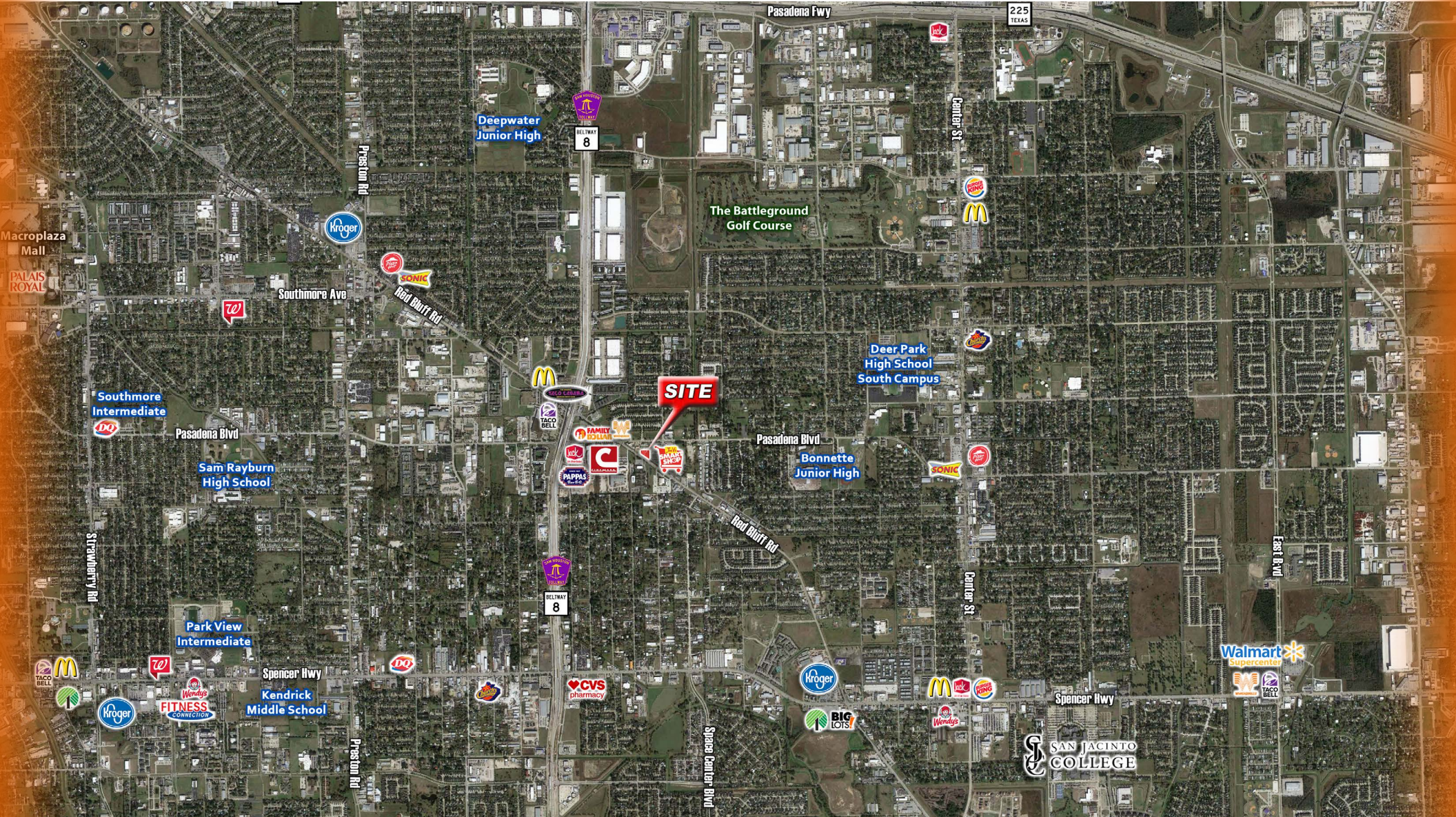


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