

# Demographic Summary Report

## Parkview East 3901 Spencer Hwy, Pasadena, TX 77504

**Building Type: General Retail**      **Total Available: 5,112 SF**  
**Secondary: Freestanding**      **% Leased: 60.02%**  
**GLA: 12,787 SF**      **Rent/SF/Yr: \$18.00**  
**Year Built: 1982**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	17,725		151,069		294,779	
2020 Estimate	17,418		147,726		287,430	
2010 Census	17,419		143,427		274,069	
Growth 2020 - 2025	1.76%		2.26%		2.56%	
Growth 2010 - 2020	-0.01%		3.00%		4.88%	
<b>2020 Population by Hispanic Origin</b>	10,891		106,974		192,275	
<b>2020 Population</b>	17,418		147,726		287,430	
White	16,058	92.19%	136,068	92.11%	253,949	88.35%
Black	603	3.46%	4,867	3.29%	17,302	6.02%
Am. Indian & Alaskan	207	1.19%	1,772	1.20%	3,277	1.14%
Asian	279	1.60%	2,868	1.94%	8,372	2.91%
Hawaiian & Pacific Island	13	0.07%	157	0.11%	378	0.13%
Other	259	1.49%	1,994	1.35%	4,153	1.44%
U.S. Armed Forces	0		45		112	
<b>Households</b>						
2025 Projection	6,636		48,016		94,794	
2020 Estimate	6,514		46,963		92,497	
2010 Census	6,466		45,616		88,534	
Growth 2020 - 2025	1.87%		2.24%		2.48%	
Growth 2010 - 2020	0.74%		2.95%		4.48%	
Owner Occupied	2,887	44.32%	25,157	53.57%	50,446	54.54%
Renter Occupied	3,627	55.68%	21,806	46.43%	42,050	45.46%
<b>2020 Households by HH Income</b>	6,514		46,964		92,497	
Income: <\$25,000	1,531	23.50%	11,909	25.36%	20,887	22.58%
Income: \$25,000 - \$50,000	2,203	33.82%	13,286	28.29%	25,489	27.56%
Income: \$50,000 - \$75,000	1,471	22.58%	9,311	19.83%	18,022	19.48%
Income: \$75,000 - \$100,000	655	10.06%	5,073	10.80%	11,264	12.18%
Income: \$100,000 - \$125,000	287	4.41%	3,183	6.78%	7,053	7.63%
Income: \$125,000 - \$150,000	159	2.44%	1,923	4.09%	4,151	4.49%
Income: \$150,000 - \$200,000	71	1.09%	1,299	2.77%	3,439	3.72%
Income: \$200,000+	137	2.10%	980	2.09%	2,192	2.37%
<b>2020 Avg Household Income</b>	\$55,227		\$60,461		\$64,775	
<b>2020 Med Household Income</b>	\$43,819		\$46,438		\$49,862	