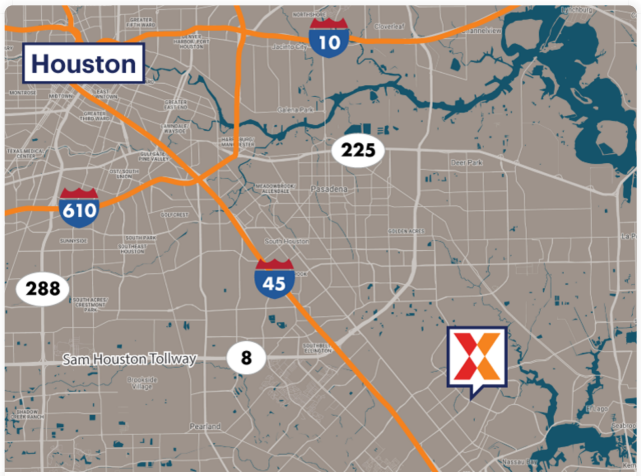
Bay Forest

Harris County | Houston-Pasadena-The Woodlands, TX | 71,667 Sq Ft

1904-1962 El Dorado Boulevard | Houston, TX 77062

29.5780, -95.1208





Demographics	1 Mile	3 Miles	5 Miles
Population	12,047	78,629	158,808
Daytime Pop.	14,064	99,280	170,105
Households	4,988	33,074	64,861
Income	$149,351	$127,929	$127,300

Source: Synergos Technologies, Inc. 2024

Affluent and highly educated trade area with an avg household income of $127K+ with 49% that have a college education within 3 miles

Strong daytime population of 99K+ within a 3-mile radius

Kroger-anchored shopping center with top national retailers including Baskin-Robbins

High visibility from 18K+ vehicles daily on El Dorado Blvd and 36K+ vehicles daily on Space Center Blvd (Kalibrate 2025)

Strategically located between NASA Johnson Space Center with a 3K+ workforce (NASA 2025), University of Houston Clear Lake with 8.1K+ enrollment (UHCL 2025), and Ellington Field Joint Reserve Base with 2.7K+ employees (TX Comptroller 2023)



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Current Tenants

Space size listed in square feet

02	Baskin-Robbins	900
03	Great Clips	900
04	Flak's Liquor	1,920
06	Cinderella Nails & Spa	3,480
07	Moxie District 31	1,400
08	Kroger	54,867
10	HearUSA	1,200
11	Supercuts	1,200
13	El Dorado Mexican Restaurant	3,300

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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