

Bear Creek Shopping Center

4360 Highway 6, Houston, TX

Site Package · May 2026 · Prepared by Danish Rehman

85,185 SF

Available

\$20.00/SF

Asking NNN

60,000 VPD

Daily Traffic

85,697

Pop 3-Mile

SITE SPECIFICATIONS

Available Space	85,185 SF	Contact for details
Asking Rent	\$20.00/SF NNN	
Center Type	Community Center	
Anchor Tenant	Fiesta Mart (coming soon)	
Ownership	Direct — no broker commission	
Deal Structure	NNN Flexible terms available	

TRADE AREA DEMOGRAPHICS

POPULATION 3-MILE

85,697

POPULATION 5-MILE

274,212

MEDIAN HH INCOME

\$110,106

DAILY TRAFFIC

60,000 VPD

DAYTIME POPULATION

42,028

Source: US Census Bureau ACS 5-Year Estimates (PDF flyer — Bear-Creek-Shopping-Center-032426.pdf)

Ready to move forward?

I'm the direct owner — no broker, no commission, faster decisions.

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This site package was prepared by Danish Rehman on behalf of Bear Creek Shopping Center. Demographics sourced from US Census Bureau ACS. Traffic counts from TXDOT / local surveys. All information deemed reliable but not guaranteed. Prepared May 2026.