

RETAIL FOR SALE & LEASE

1710 SECOND ST

1710 2ND STREET, SAN ANTONIO, TX 78064



BROWNING COMMERCIAL
REAL ESTATE



FOR SALE & LEASE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1710 2ND STREET | SAN ANTONIO, TX 78064



Property Summary

| | |
|----------------|-------------|
| Price: | Call Broker |
| Building SF: | 1,398 |
| Available SF: | 1398 |
| Lot Size: | 0.28 Acres |
| Parking: | 8 Spaces |
| Parking Ratio: | |
| Year Built: | 1983 |
| Zoning: | Commercial |

Property Overview

The property benefits from location on one of the main thoroughfares in Pleasanton, positioned on 2nd Street, near Commerce Street, and State Highway 97, with nearby traffic counts approaching 10,000 vehicles per day. The surrounding area consists of established local businesses and residential neighborhoods, making this an attractive opportunity for owner-users or investors seeking a small-format retail asset in a growing South Texas market.

Location Overview

Established Restaurant Location: The property has operated as a restaurant for multiple years, demonstrating consistent food-service use at this location.

Flexible Commercial Use: General Commercial land use allows for a variety of retail, service, or food-related concepts (subject to local approvals). Immediate access to 2nd Street, Commerce Street, and State Highway 97, providing connectivity throughout the trade area.

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PROPERTY PHOTOS

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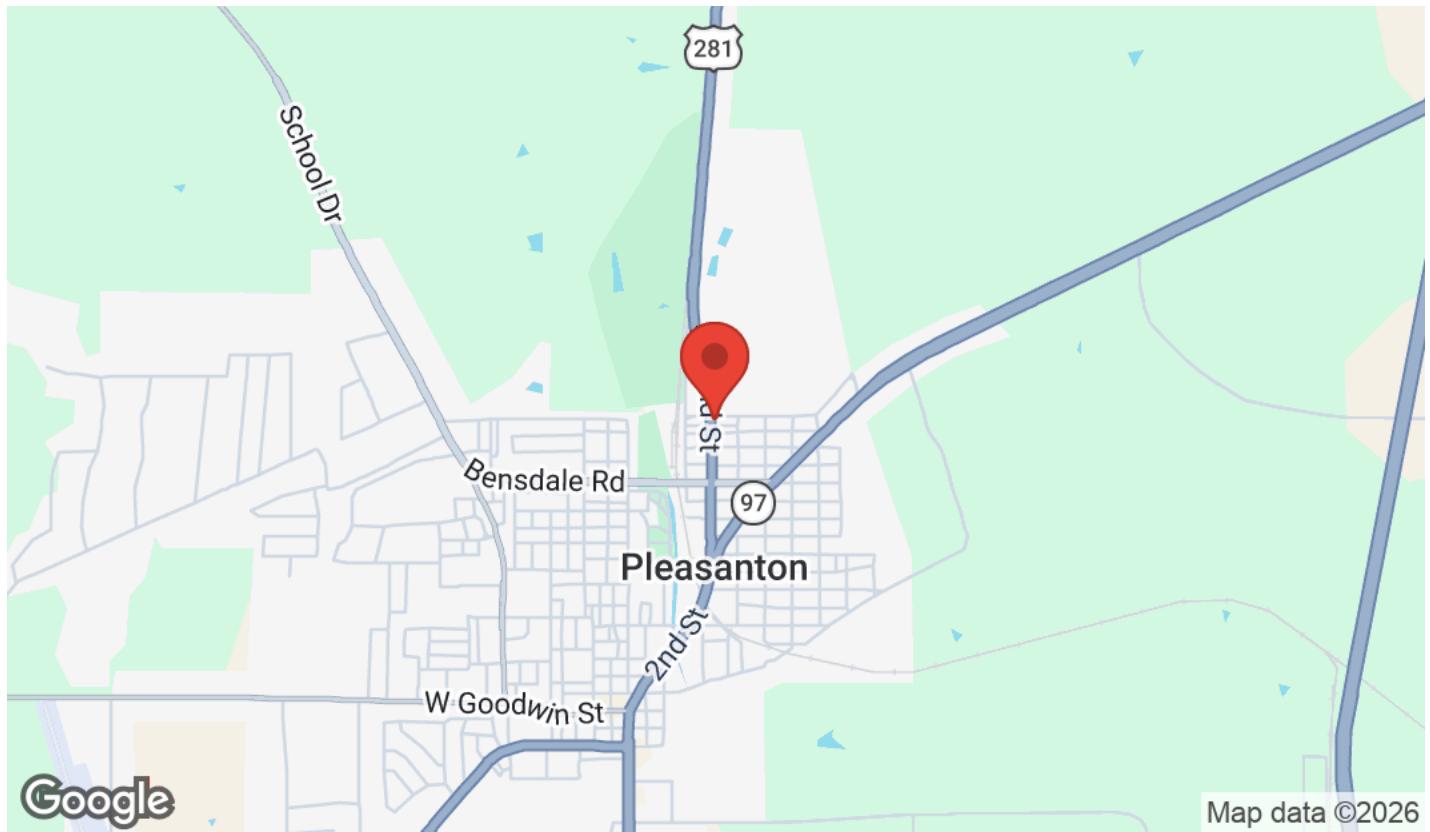
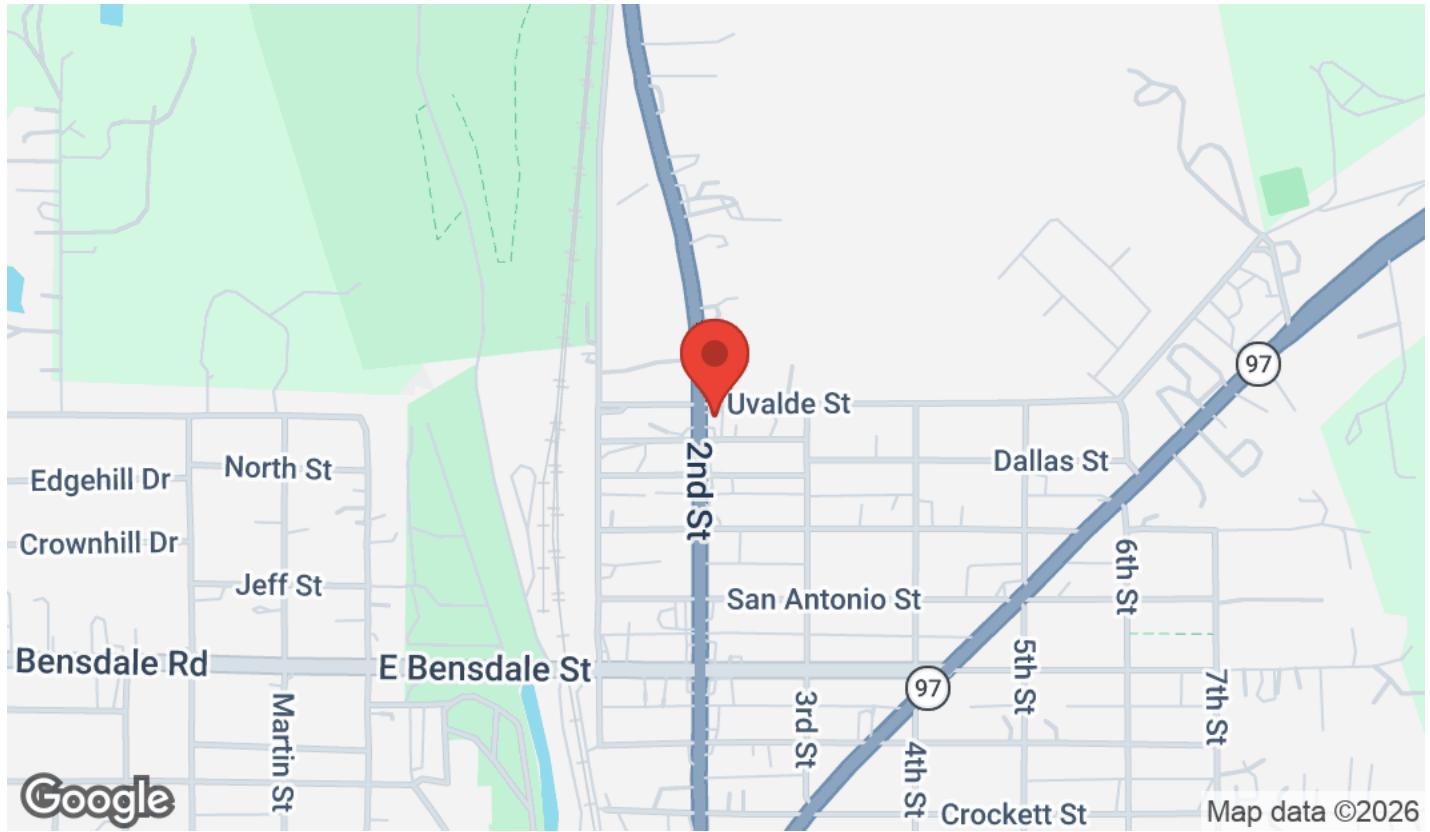
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LOCATION MAPS

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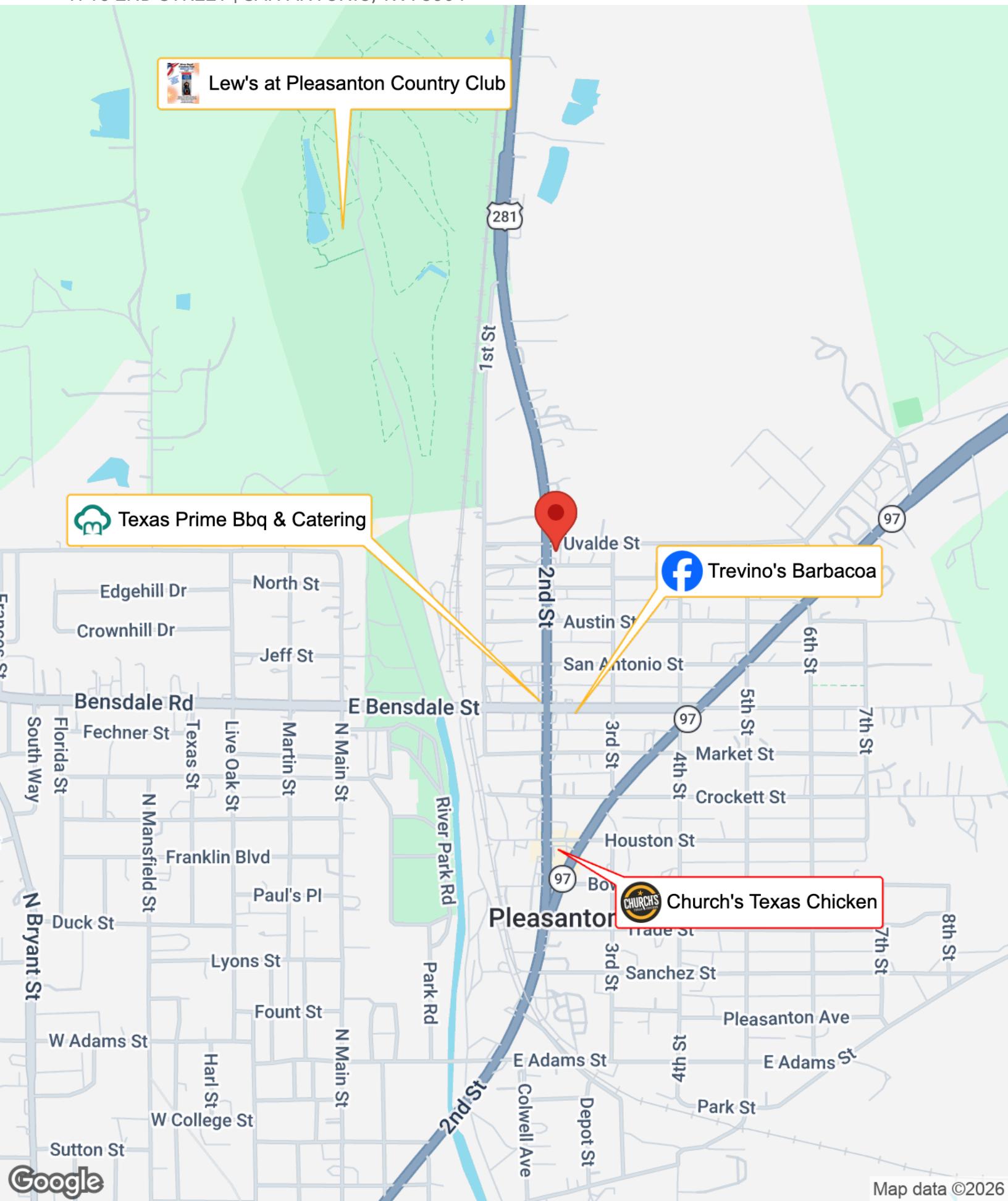
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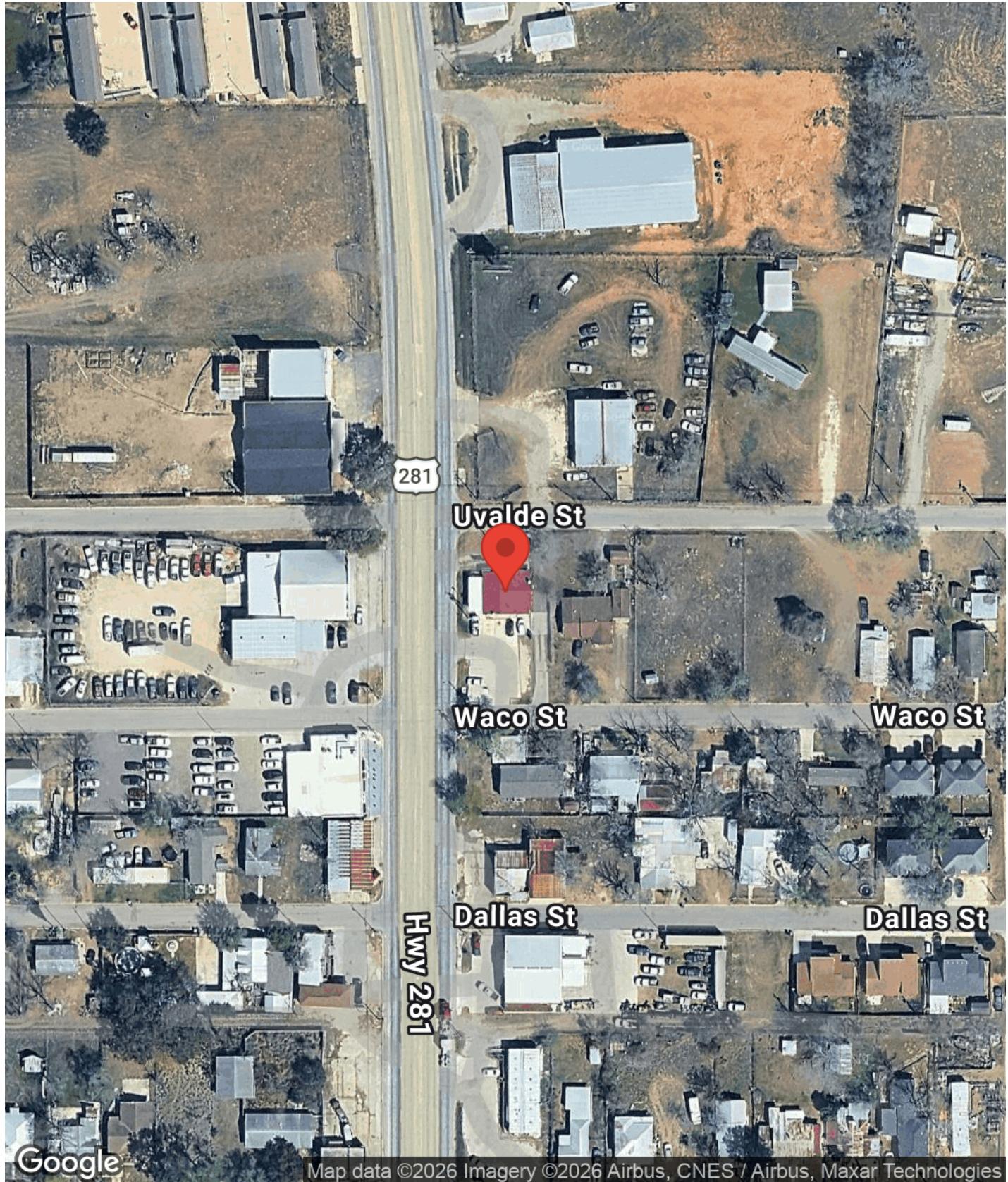
BUSINESS MAP

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AERIAL MAP

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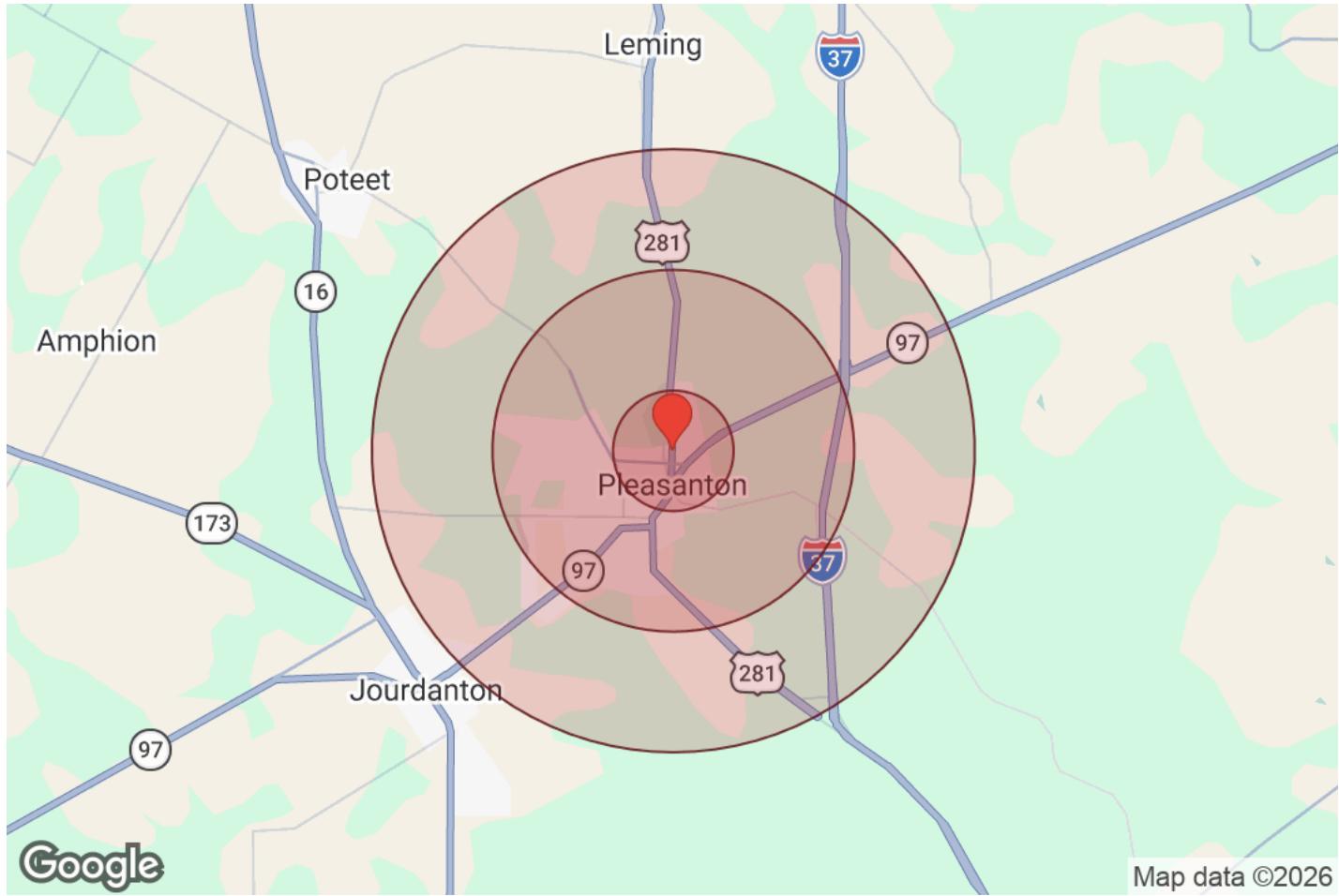
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DEMOCRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 2,160 | 5,514 | 7,082 |
| Female | 2,015 | 5,389 | 6,956 |
| Total Population | 4,175 | 10,903 | 14,038 |
| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| White | 1,209 | 3,577 | 4,647 |
| Black | 49 | 157 | 209 |
| Am In/AK Nat | 4 | 12 | 15 |
| Hawaiian | N/A | N/A | 1 |
| Hispanic | 2,854 | 6,918 | 8,847 |
| Asian | 26 | 95 | 125 |
| Multiracial | 30 | 124 | 170 |
| Other | 2 | 21 | 25 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 1,683 | 4,341 | 5,567 |
| Occupied | 1,484 | 3,896 | 5,007 |
| Owner Occupied | 848 | 2,462 | 3,283 |
| Renter Occupied | 636 | 1,434 | 1,724 |
| Vacant | 199 | 445 | 560 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Ages 0 - 14 | 1,009 | 2,441 | 3,112 |
| Ages 15 - 24 | 571 | 1,438 | 1,820 |
| Ages 25 - 54 | 1,654 | 4,147 | 5,291 |
| Ages 55 - 64 | 437 | 1,124 | 1,516 |
| Ages 65+ | 502 | 1,754 | 2,299 |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$47,699 | \$67,358 | \$70,591 |
| Under \$15k | 274 | 498 | 573 |
| \$15k - \$25k | 138 | 263 | 344 |
| \$25k - \$35k | 124 | 268 | 344 |
| \$35k - \$50k | 214 | 523 | 640 |
| \$50k - \$75k | 304 | 582 | 746 |
| \$75k - \$100k | 52 | 341 | 550 |
| \$100k - \$150k | 324 | 1,118 | 1,318 |
| \$150k - \$200k | 29 | 189 | 294 |
| Over \$200k | 27 | 114 | 199 |

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DISCLAIMER

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