

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



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COMMERCIAL**  
REAL ESTATE

*PRESENTED BY:*

**WILL CURTIS, CCIM, CPM**

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# 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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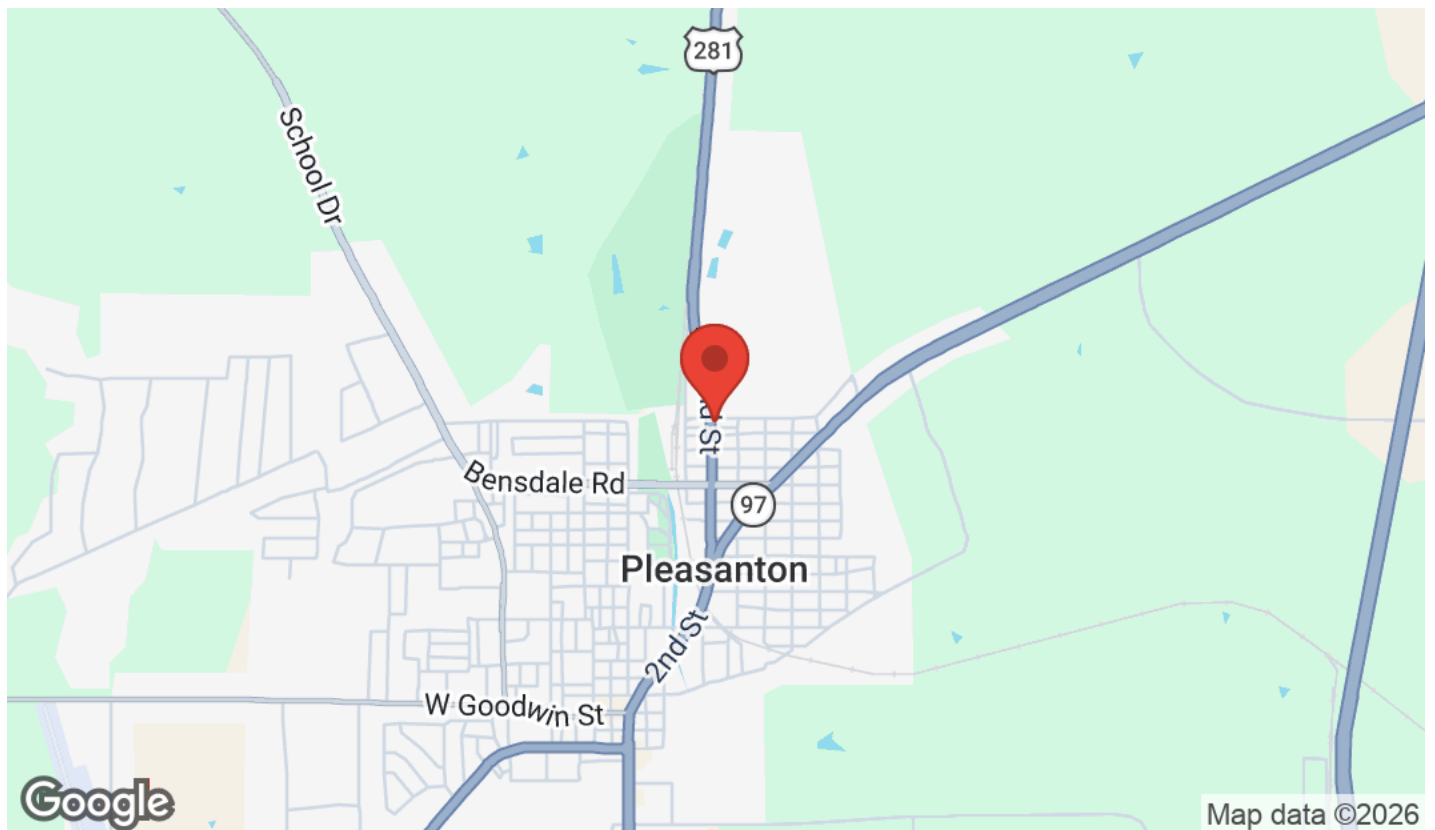
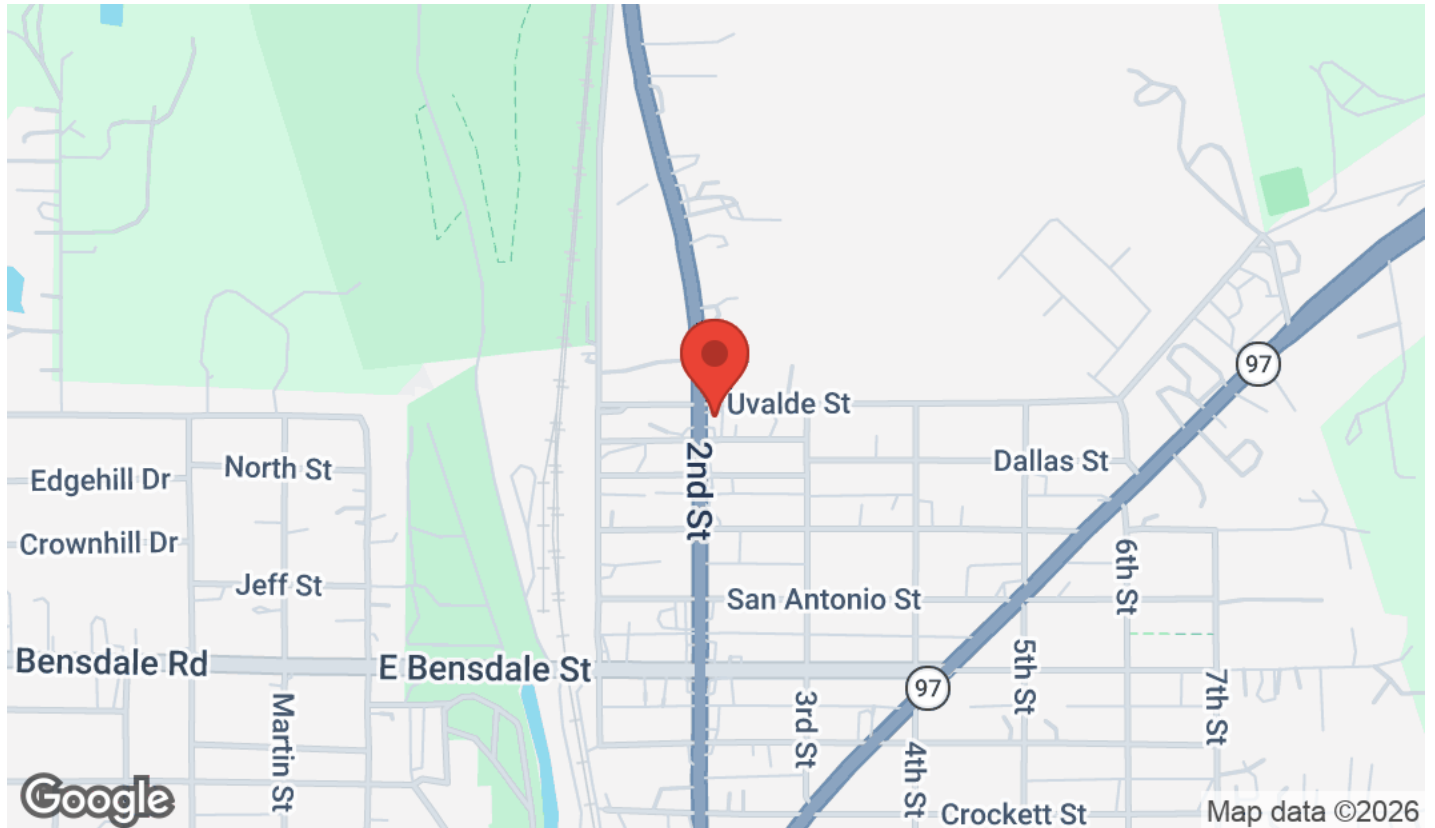
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# LOCATION MAPS

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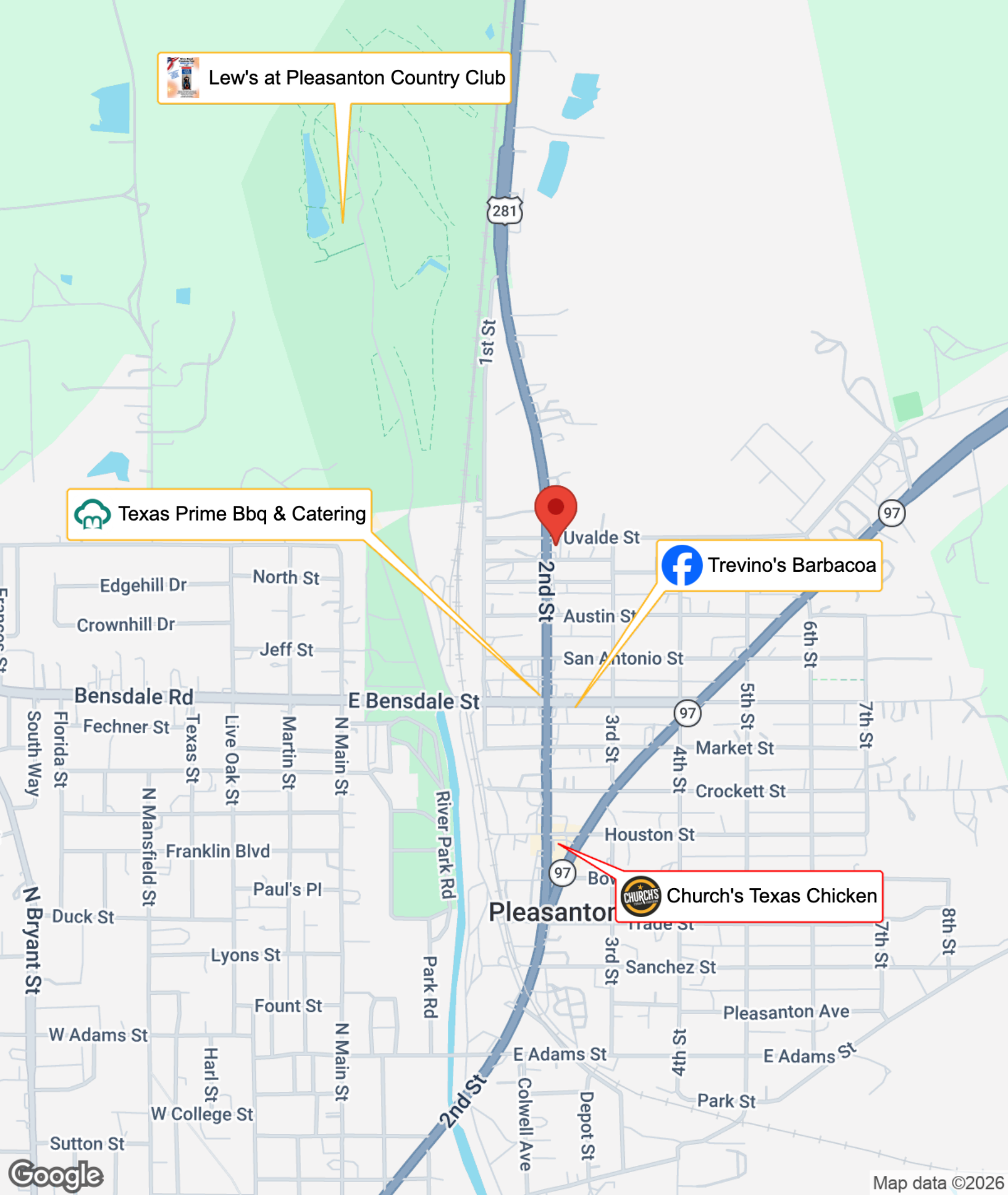
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# BUSINESS MAP

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# AERIAL MAP

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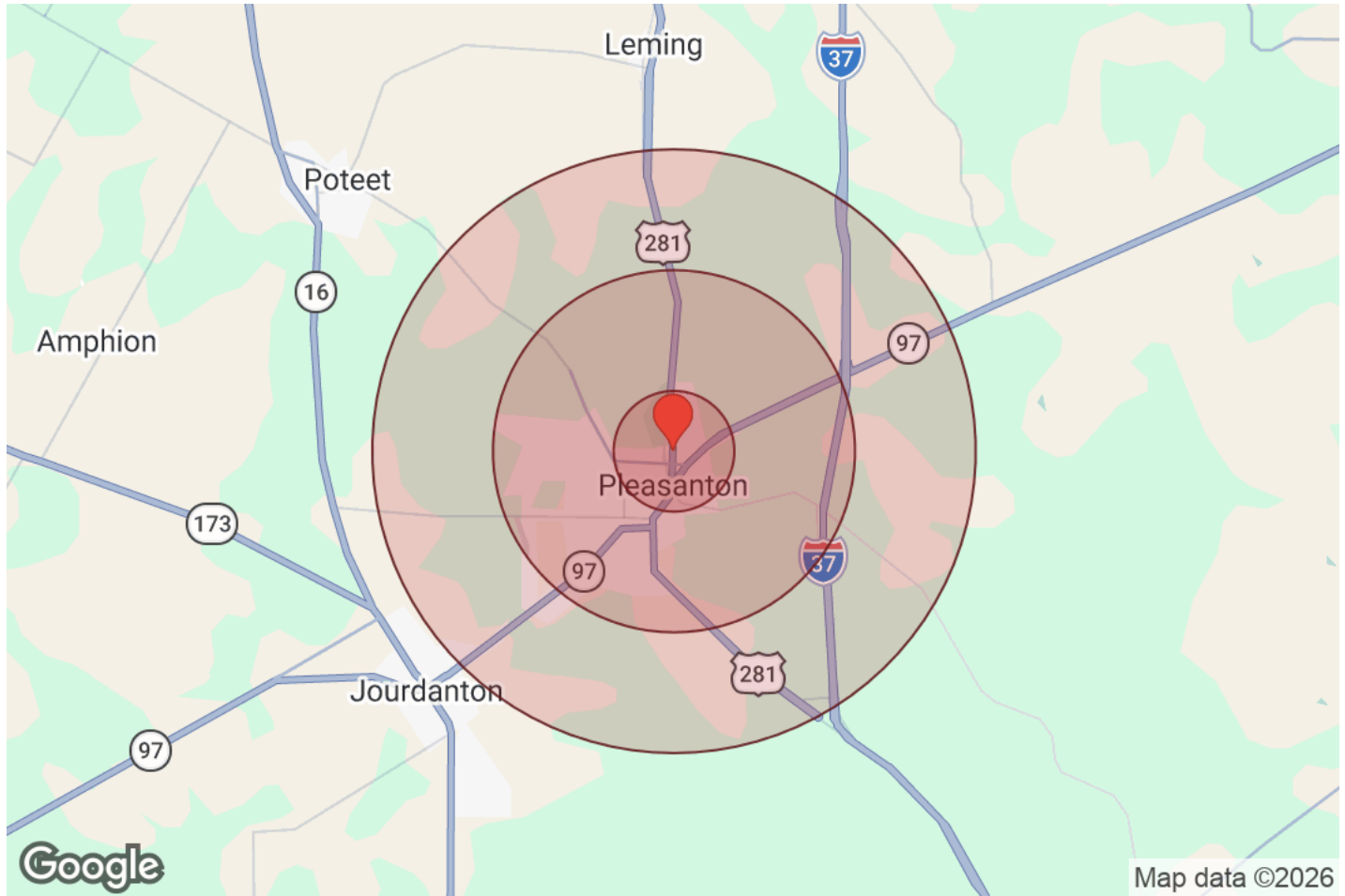


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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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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