

# DECO PLAZA

1602 WEST KINGS HIGHWAY, SAN ANTONIO, TX 78201



**DANIEL FORTNER**

512.391.0718 x132

[dfortner@stcroixca.com](mailto:dfortner@stcroixca.com)

**JASON TENNISON**

512.391.0718 x163

[jtennison@stcroixca.com](mailto:jtennison@stcroixca.com)

Phone: 512.391.0718 | [stcroixca.com](http://stcroixca.com)



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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of San Antonio, Texas. This impressive 16,169 SF building offers a lucrative prospect for Retail and Street Retail investors. With its spacious layout and prime location, this property presents an ideal space for retail businesses to establish a strong presence in a thriving market. The ample square footage provides flexibility for a range of retail concepts, while the prominent address ensures high visibility and accessibility. Don't miss the chance to capitalize on this exceptional property in a dynamic commercial real estate market.

## OFFERING SUMMARY

Sale Price:	\$2,379,999
Building Size:	16,169 SF
Lot Size:	0.65 AC
Year Built:	1955
Occupancy Rate:	32%
Zoning:	C-2 Commercial District

**FOR MORE INFORMATION:**

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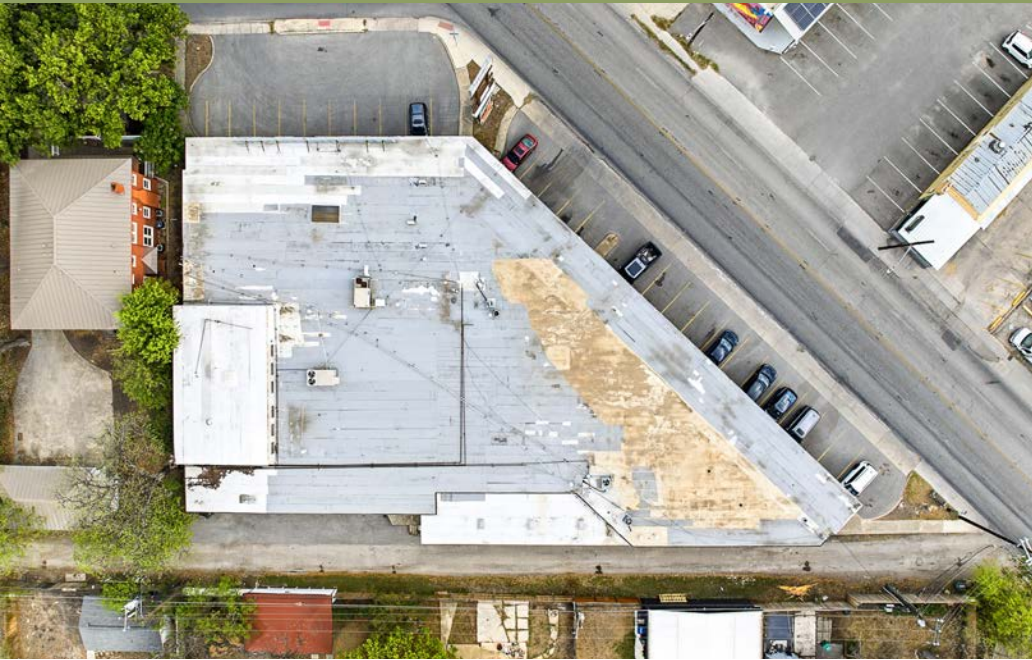
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### TRAFFIC COUNT

W KINGS HWY	1,006 VPD
N ZARZAMORA	7,135 VPD

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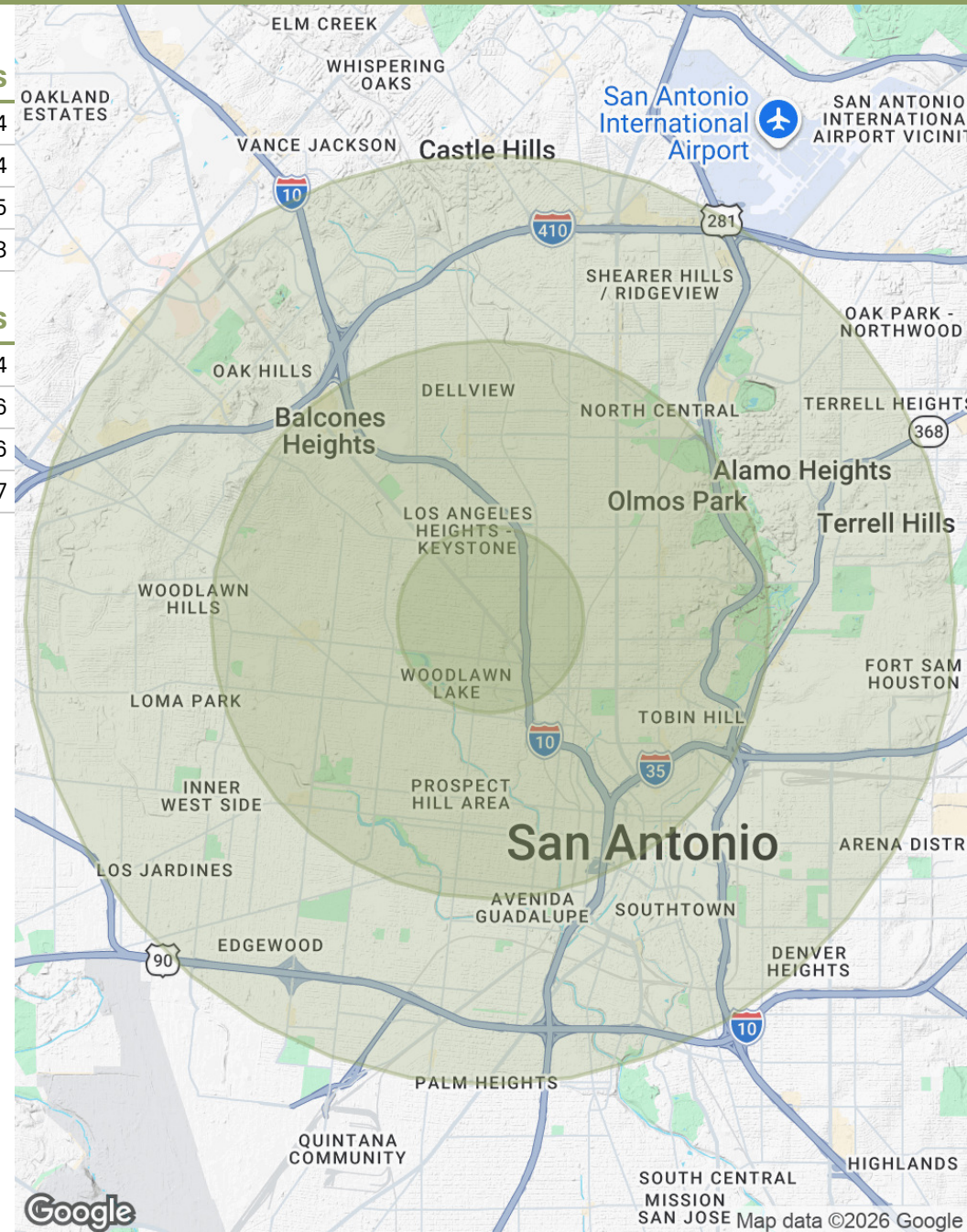


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,585	152,989	377,104
Average Age	38.4	37.4	36.4
Average Age (Male)	36.6	36.8	35.5
Average Age (Female)	42.5	39.3	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,606	56,818	144,144
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$73,634	\$72,531	\$78,196
Average House Value	\$227,020	\$239,710	\$261,777



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