

# CITY VIEW VILLAGE

11220 HUEBNER RD  
SAN ANTONIO, TX 78239

RETAIL PROPERTY FOR LEASE

**RICHARD JACKSON**

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# CITY VIEW VILLAGE

FREEBIRD ANCHORED RESTAURANT | 11220 HUEBNER RD, SAN ANTONIO, TX 78239



## PROPERTY DESCRIPTION

Unlock the potential of your business at City View Village, where a prime leasing opportunity awaits. Located on the northeast corner of McDermott Freeway and Huebner Road in San Antonio, Texas, this vibrant center offers unparalleled visibility and accessibility, ensuring maximum exposure for your establishment.

Take advantage of our 2nd Generation Restaurant space, spanning 1,757 square feet and boasting an outdoor patio seating area. With existing kitchen infrastructure in place, including a grease trap, walk-in cooler, and freezer, this turnkey space is ready for immediate move-in, allowing you to hit the ground running and start serving customers right away.

## PROPERTY HIGHLIGHTS

- Prime leasing opportunity in the high-demand retail pocket of the Huebner Rd/I-10 intersection, offering unparalleled visibility and accessibility.
- Surrounded by multiple high-performing local, regional, and national restaurant users in the immediate vicinity, creating a dynamic dining destination for patrons.
- Conveniently located a short distance away from prominent institutions such as the USAA headquarters, Cityview office building, medical center, and University of Texas at San Antonio (UTSA), ensuring a steady flow of foot traffic from employees and visitors.

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## OFFERING SUMMARY

Building Size:	17,870 - 3,053 SF
Vehicles Per Day:	172,000 via Interstate 10 43,000 via Huebner Road
Major Tenants:	Panda Express, Freebirds World Burrito and Palm Beach Tan

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$53,249	\$65,194	\$64,783
Total Population	13,429	101,254	273,633
Total Households	6,851	47,536	119,057



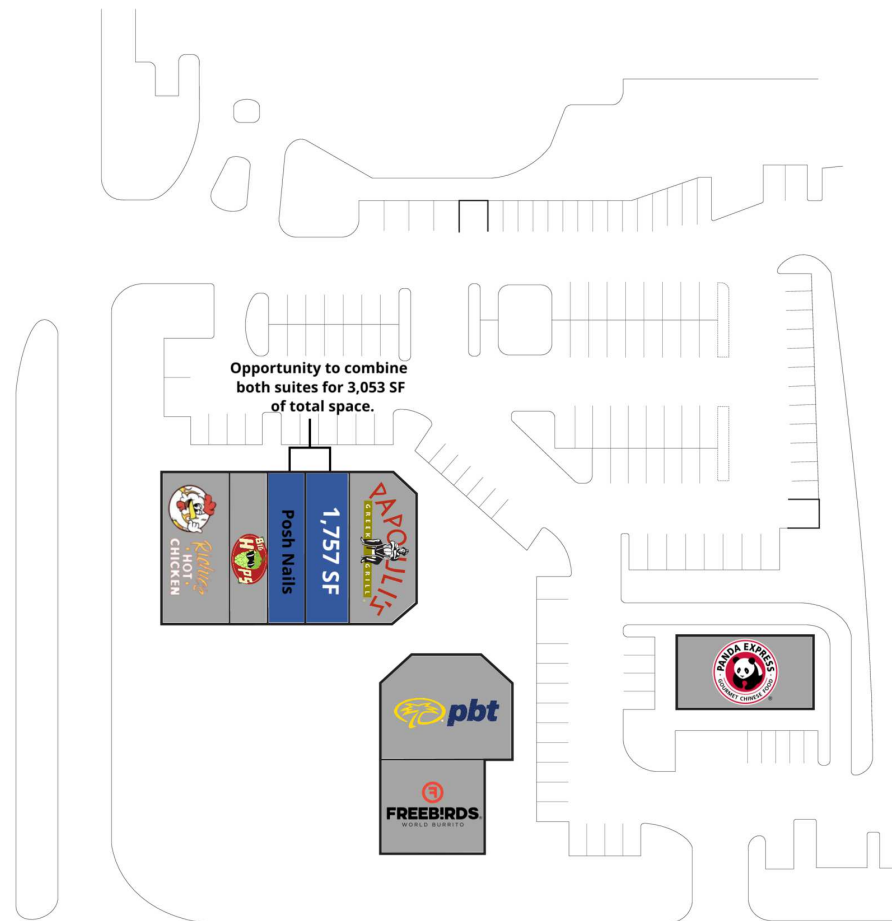
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## LEGEND

Available

Unavailable

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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# CITY VIEW VILLAGE

FREEBIRD ANCHORED RESTAURANT | 202, 203 HUEBNER RD, SAN ANTONIO, TX 78239



WHITESTONE REIT

SUITE 202  
1,757 SF  
11224 Huebner Rd, San  
Antonio, TX 78230



WHITESTONE REIT

Suite 203  
1,296 SF  
11220 Huebner Rd, San Antonio, TX  
78239

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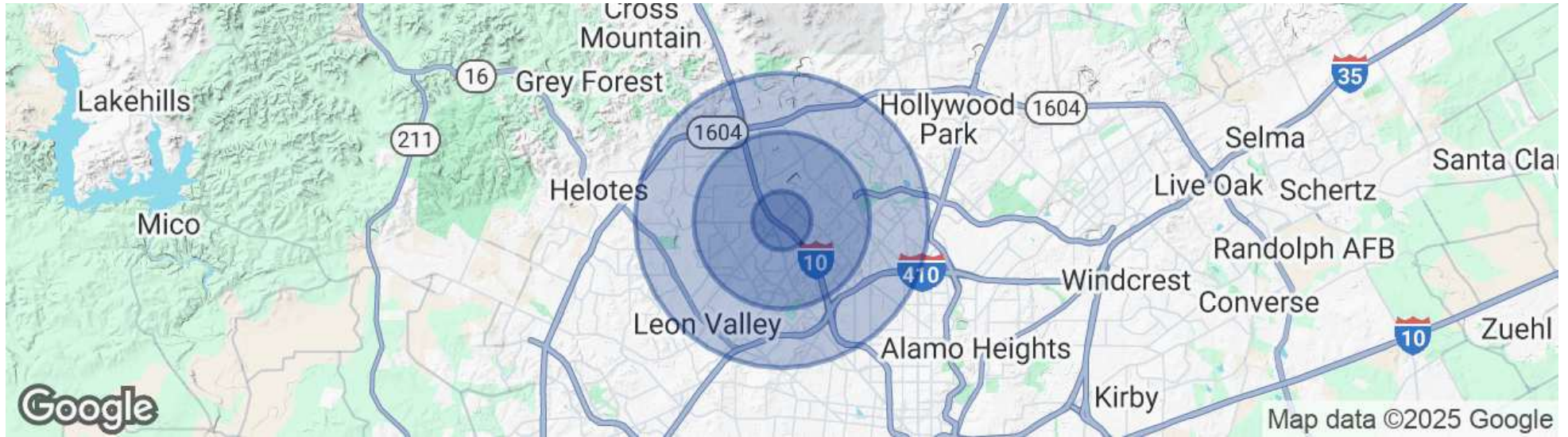
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,429	101,254	273,633
Median age	30.1	33.7	34.3
Median age (Male)	30.8	32.9	33.0
Median age (Female)	29.8	34.7	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,851	47,536	119,057
# of persons per HH	2.0	2.1	2.3
Average HH income	\$53,249	\$65,194	\$64,783
Average house value	\$184,159	\$244,226	\$214,749

\* Demographic data derived from 2020 ACS - US Census

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