



[Video](#)

[360° Virtual Tour](#)

[Website](#)

For Lease | 17202 Bulverde Rd San Antonio, TX 78247

Summary

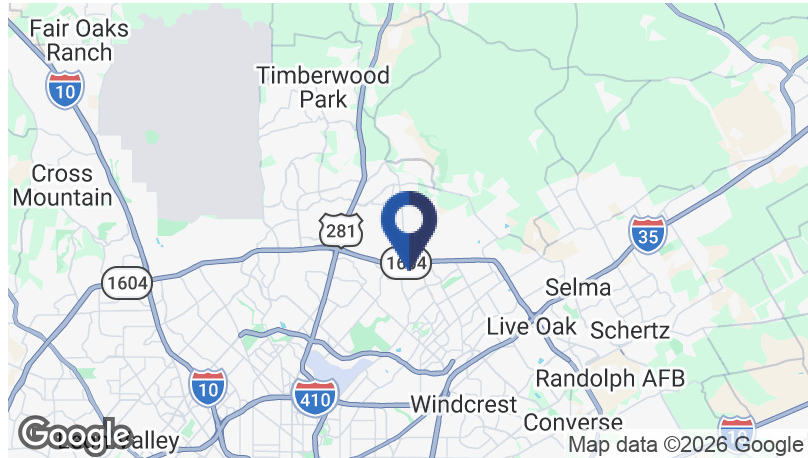
Lease Rate: Negotiable
Available SF: 1,402 SF

Property Description

This newly constructed Class A retail space represents the final opportunity within Bulverde Marketplace, one of San Antonio's premier mixed-use developments. Shadow-anchored by a state-of-the-art H-E-B grocery store drawing 2.8 million annual visits, and ranked in the 97th percentile nationwide with 6.3 million visits per year, the center offers exceptional built-in traffic and visibility. The property sits adjacent to Tradehouse, a 330-unit luxury multifamily community, and is surrounded by affluent demographics averaging \$121,300+ household income within one mile, with traffic counts on Loop 1604 projected to double by 2045—making this the ideal location for retailers seeking long-term growth in a high-demand corridor.

Highlights

- Last space at Bulverde Marketplace
- H-E-B anchored with 6.3M visits/yr
- Next to Tradehouse 330 luxury units
- \$121K+ avg. income within 1 mile



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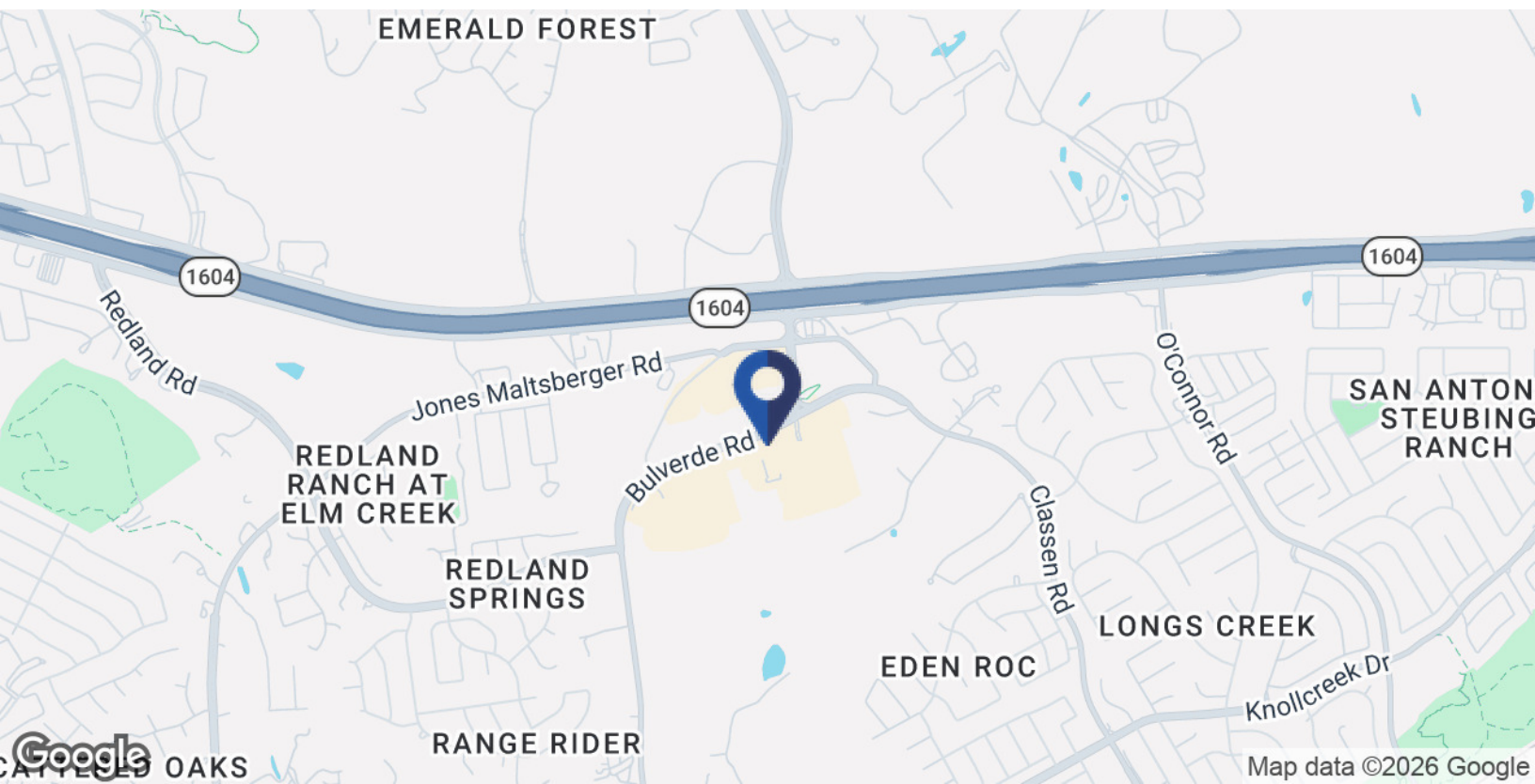
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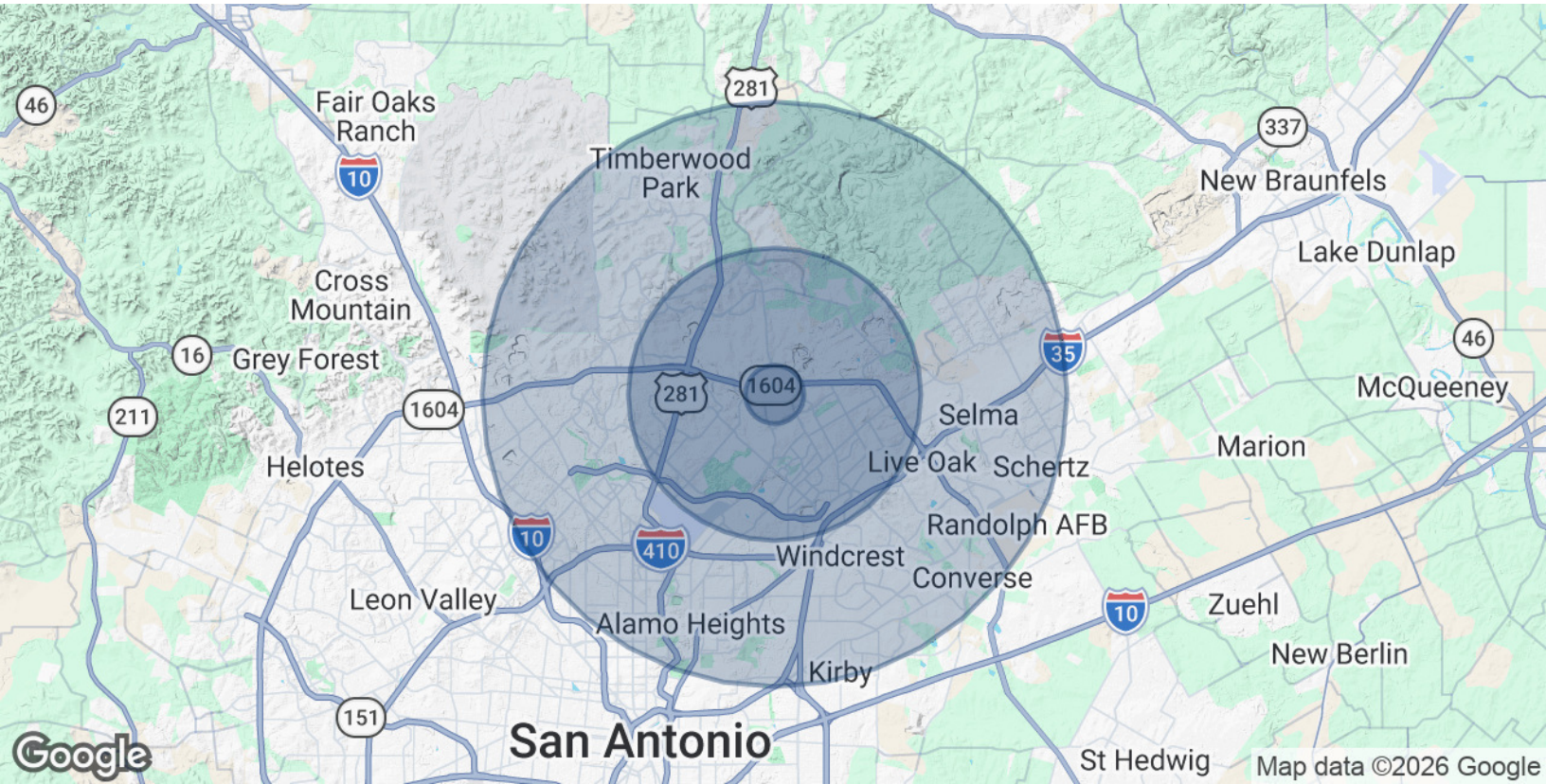
Location



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Population

	1 Mile	5 Miles	10 Miles
Total Population	8,284	204,886	736,314
Average Age	35.8	37.1	37.9
Average Age (Male)	36.2	35.8	36.7
Average Age (Female)	36.4	38.2	38.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	3,112	80,058	285,548
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$120,869	\$107,594	\$111,247
Average House Value	\$298,691	\$307,869	\$346,082

2023 American Community Survey (ACS)

