



Space Available

- 958 SF

Features:

- Retail spaces ideally suited for gourmet markets, boutiques, pharmacies, cafes, restaurants, florists & gift shops.
- Blends living, working, dining & entertainment environments and is home to fine restaurants, a crafted cocktail lounge and luxury apartment residences.
- High traffic counts & excellent visibility
- Strong retail project in North Central San Antonio

Traffic Counts

- Loop 1604 West of IH-10: 126,313 VPD
- Loop 1604 East of IH-10: 136,224 VPD
- IH-10 North of Loop 1604: 116,529 VPD
- IH-10 South of Loop 1604: 153,716 VPD

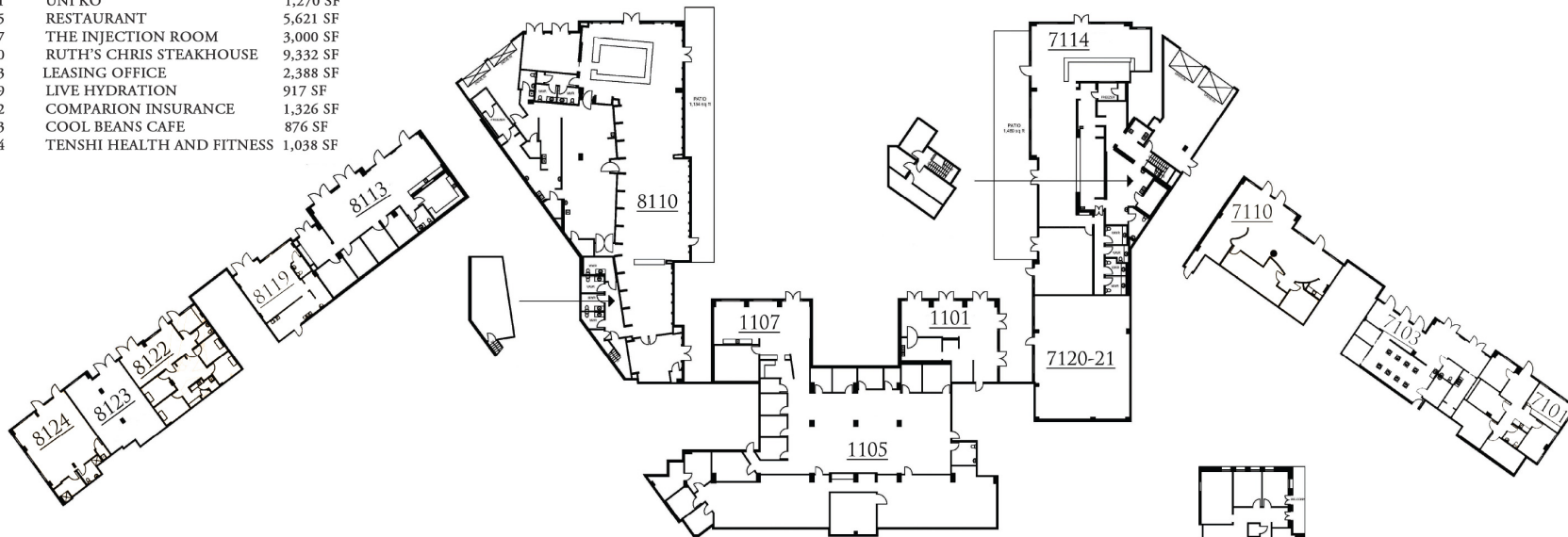
Demographics	3 mile	5 mile
Total Population	42,636	143,014
Avg HH Income	\$104,409	\$111,588
Population Growth 2018-23	16.98%	10.09%

Area Retailers:



FLOOR 1

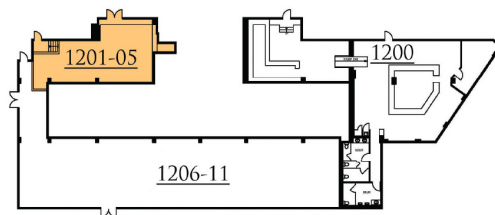
7101	BALI AYU DAY SPA	1,468 SF
7103	GLOW NAILS AND BEAUTY BAR	1,590 SF
7110	LACY BRIDAL	1,468 SF
7114	PIATTI	7,034 SF
7120-21	HOTWORX	2,028 SF
1101	UNI'KO	1,270 SF
1105	RESTAURANT	5,621 SF
1107	THE INJECTION ROOM	3,000 SF
8110	RUTH'S CHRIS STEAKHOUSE	9,332 SF
8113	LEASING OFFICE	2,388 SF
8119	LIVE HYDRATION	917 SF
8122	COMPARION INSURANCE	1,326 SF
8123	COOL BEANS CAFE	876 SF
8124	TENSHI HEALTH AND FITNESS	1,038 SF



FLOOR 01

FLOOR 2

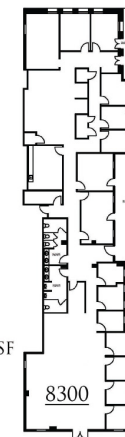
1200	GEORGE'S KEEP	3,194 SF
1201-05	AVAILABLE SPACE	958 SF
1206-11	STORAGE	3,643 SF



FLOOR 02

FLOOR 3

8300 APARTMENT AMENITIES 6,040 SF



FLOOR 03



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum
PROPERTY GROUP INC



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum
PROPERTY GROUP INC