



CUSHMAN & WAKEFIELD

ALTO

ARBOR
PARK

17700 San Pedro Ave., San Antonio TX 78732



RETAIL SPACE FOR LEASE

DESCRIPTION

- Located in one of San Antonio's Fastest Growing Areas
- Hosts one of San Antonio's largest farmers markets
- High income area
- Area holds robust variety of retail developments and tenants

DEMOGRAPHICS (Source:)

	1 MILE	3 MILES	5 MILES
2024 Population	8,926	73,806	203,341
Average Income	\$109,178	\$122,165	\$122,477

NEARBY RETAILERS



TRAFFIC COUNTS (Source:TXDOT)

128,290

ARBOR

PARK

AMENITIES MAP



Walmart

COSTCO WHOLESALE

DUTCH BROS

WHATABURGER

CHUCK E. CHEESE

Krispy Kreme

LA QUINTA INNS & SUITES

DRURY PLAZA HOTEL

HYATT

LIFETIME SPEC'S
WINES • SPIRITS • FINEER FOODS



H-E-B

Academy SPORTS+OUTDOORS

FIREHOUSE SUBS

BARNES & NOBLE

Marshalls

REGAL

CHUCK E. CHEESE

KOHL'S

petco THE HEALTH & WELLNESS CO.

HAUS

la Madeleine FRENCH BAKERY & CAFE

OLD NAVY

Bath & Body Works

Chick-fil-A

LAGUNA MADRE SIX FOOD COMPANY
Schlotzsky's
JUSTIN WORNEL
Bell Market

ARBOR

PARK



SITE PLAN

17700 San Pedro Ave., San Antonio TX 78732



GL00	Chili's Bar & Grill
R100	SA Nails & Spa
R108	Vacant 2,071 SF,
R120	Fantastic Sams
R128	Vacant 3,500 SF
R136	Lens Crafters
R200	A Harbor Freight
R200	Verlo Mattress
R300	Any Lab Test Now
R304	Weight Watchers
R308	Arch of Texas
R316	Vacant 1,458 SF
R320	Available 2,100 SF
R400	Michaels
R430	Sizzling Wok
R500	CKO Kickboxing
R600	Ross Dress For Less
R702	Five Below Inc
R800	Office Max

ARBOR PARK

AERIAL MAP

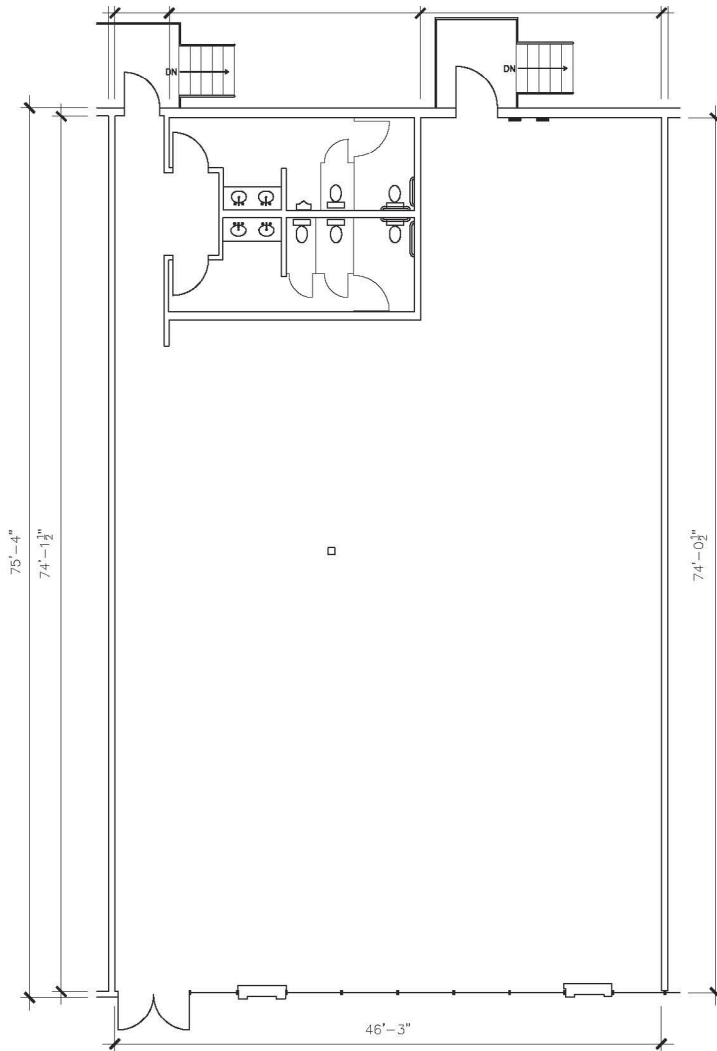
17700 San Pedro Ave., San Antonio TX 78732



FLOOR PLAN

17700 San Pedro Ave., San Antonio TX 78732

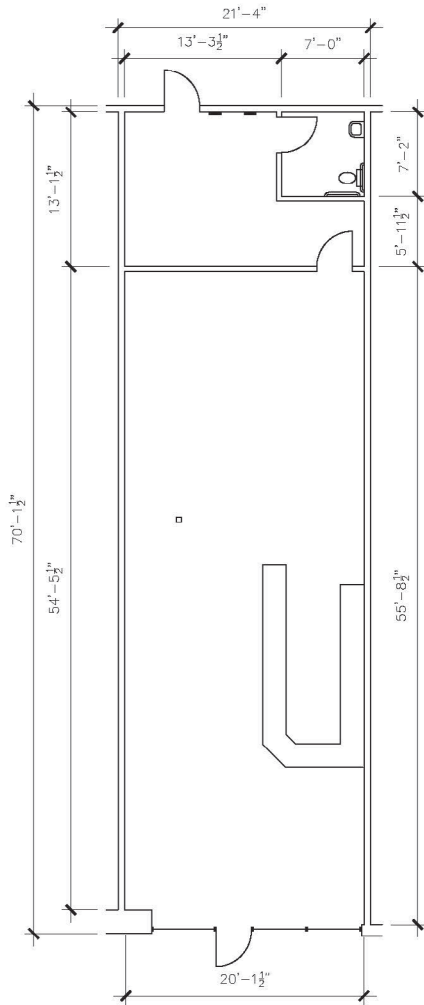
SUITE 128
3,500 SF



FLOOR PLAN

17700 San Pedro Ave., San Antonio TX 78732

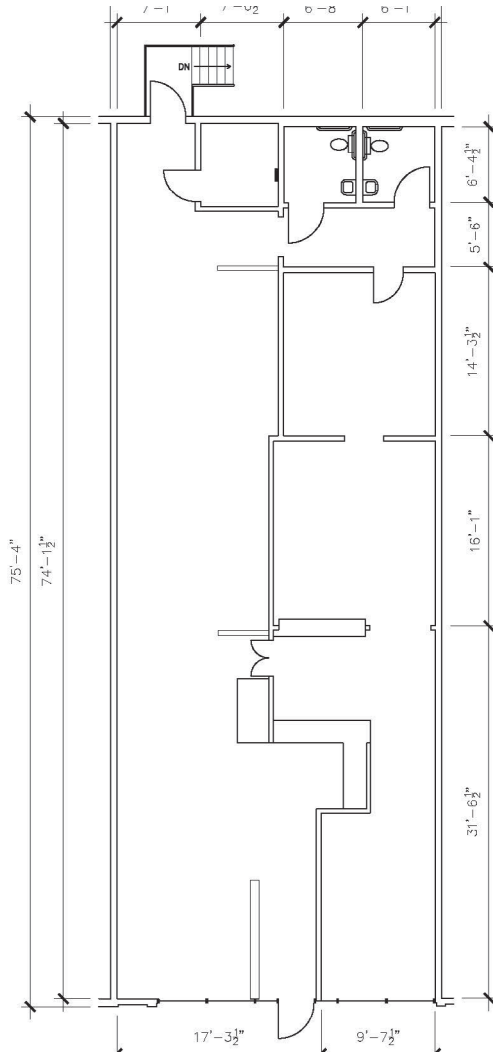
Suite R316
1,468 SF



FLOOR PLAN

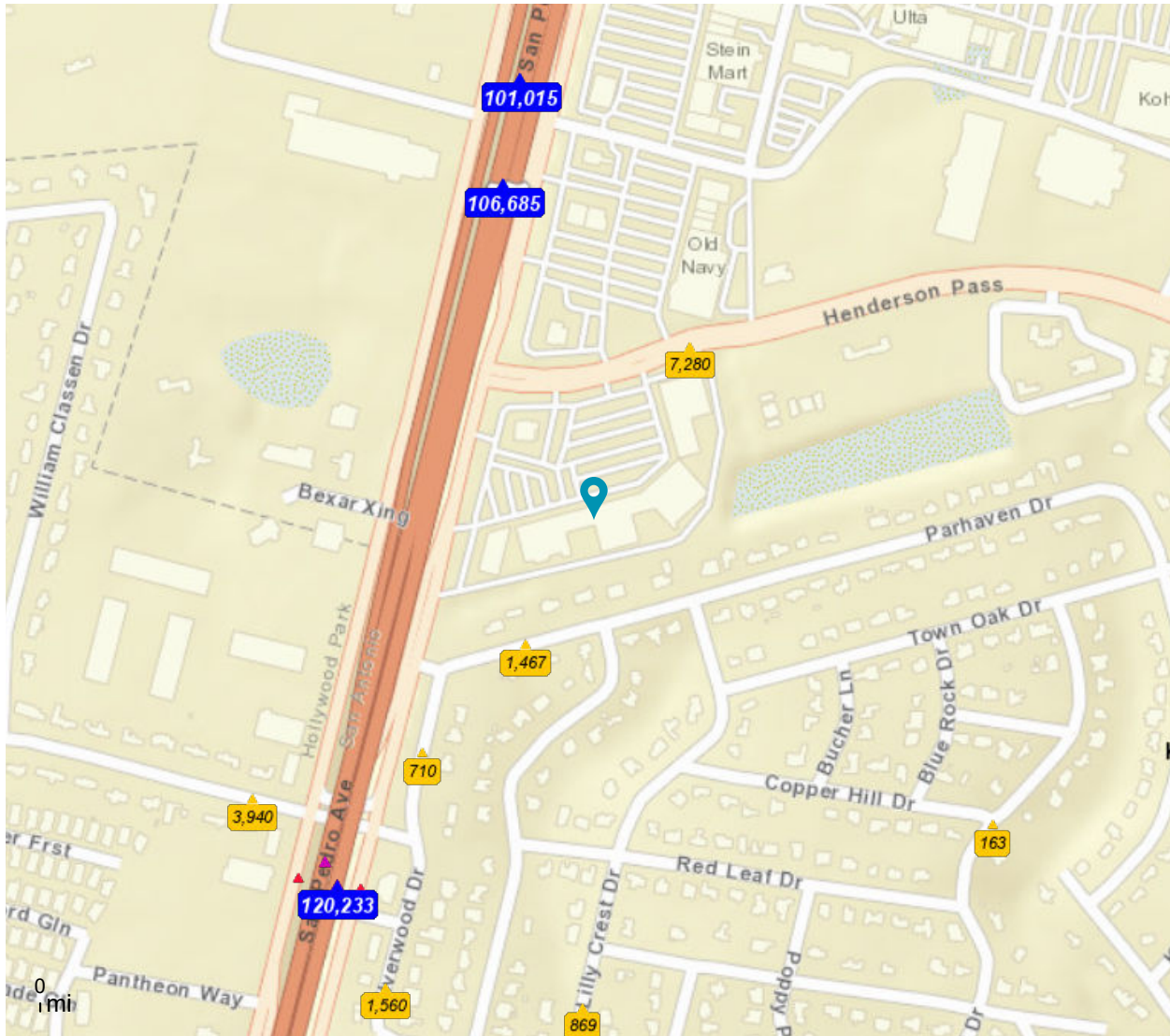
17700 San Pedro Ave., San Antonio TX 78732

Suite 108
2,061 SF



DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732



Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day

DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Visits	1.5M	Avg. Dwell Time	38 min
Visits / sq ft	10.44	Visits YoY	+14.3%
Size - sq ft	139.7K (GLA)	Visits Yo2Y	+15.3%
Visitors	456.5K	Visits Yo3Y	+29%
Visit Frequency	3.2		

DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Arbor Park

17700 San Pedro Ave, San An...

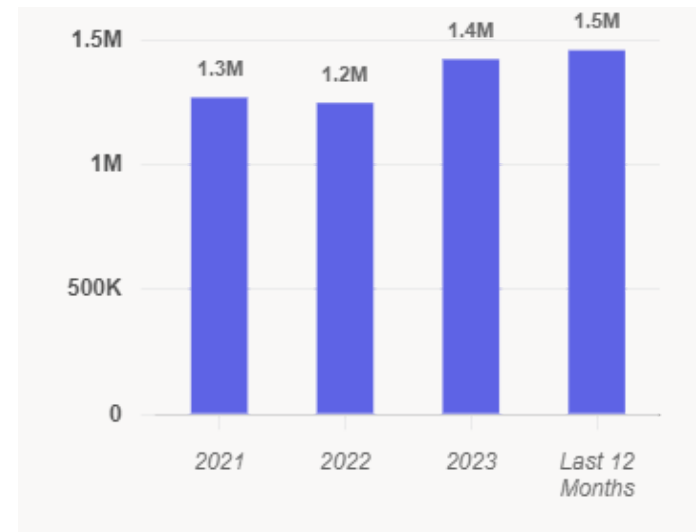


Metric:
Visits

Aggregation:
Daily

Annual Summary:

Outlier Indicators:



DEMOGRAPHICS

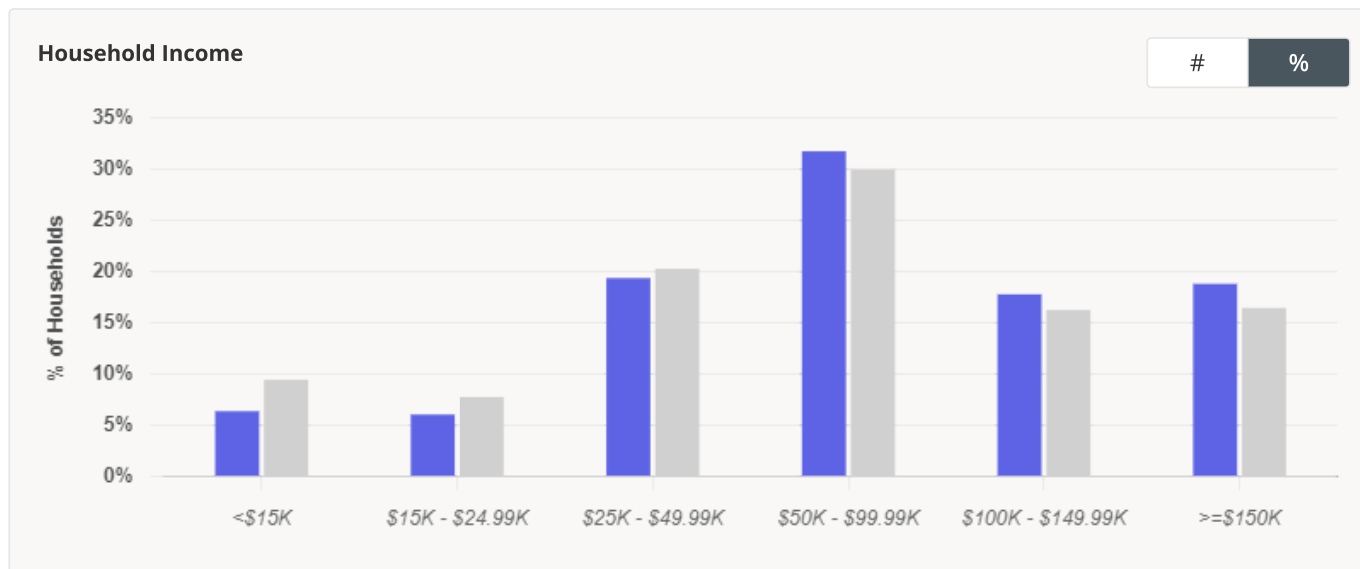
17700 San Pedro Ave., San Antonio TX 78732



DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Arbor Park San Pedro Ave, S...	\$74.7K	43.0%	36.0	Hispanic or Latino (44.5%)	2.54
Texas	\$67.9K	31.5%	35.0	White (40.7%)	2.82



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2021

DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Ranking Overview

Arbor Park

17700 San Pedro Ave, San An...



Benchmark:

Category: Neighborhood Centers

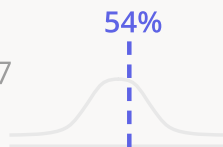
Metric:

Visits

Nationwide

4,618 / 10,047

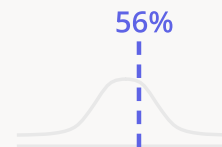
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Texas

332 / 763

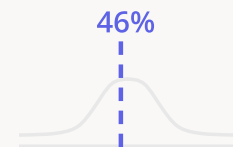
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Local: 15mi

23 / 41

[View List](#)



DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Arbor Park / San Pedro Ave, San Antonio, TX

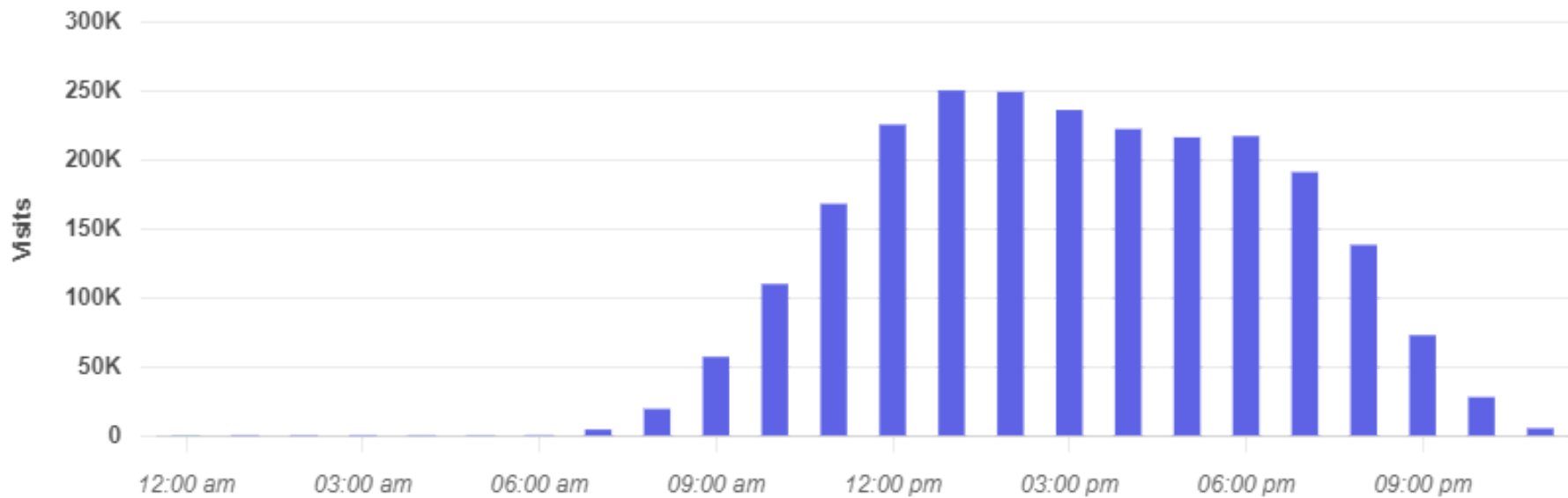
Rank	Name	Distance	Visitors
1	Northwoods Shopping Center Phase II / San Pedro Ave, San Antonio, TX 78232	0.3 mi	332.7K (72.9%)
2	The Rim / 17703 La Cantera Pkwy, San Antonio, TX 78257	7.9 mi	269.1K (58.9%)
3	San Antonio International Airport / 9800 Airport Blvd, San Antonio, TX 78216	5.2 mi	236K (51.7%)
4	Alamo Quarry Market / 255 E Basse Rd, San Antonio, TX 78209	7.4 mi	223.7K (49%)
5	Vineyard Shopping Center / 1207 N Loop 1604 W, San Antonio, TX 78258	2.5 mi	218.2K (47.8%)

DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Metric:

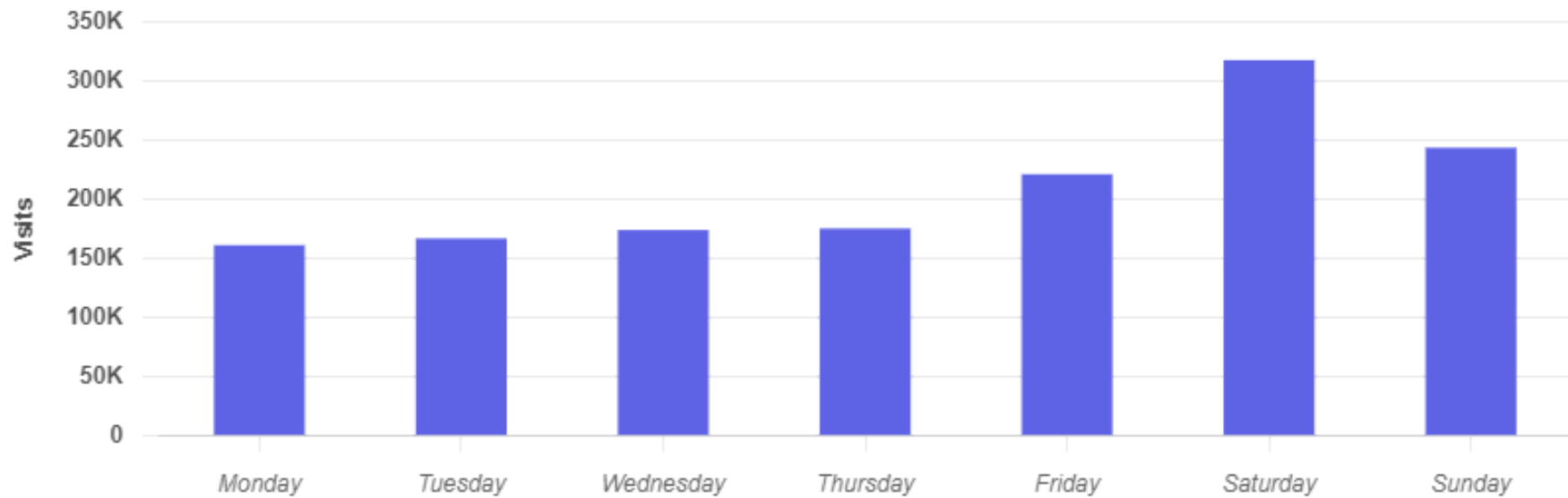
Visits



DEMOGRAPHICS

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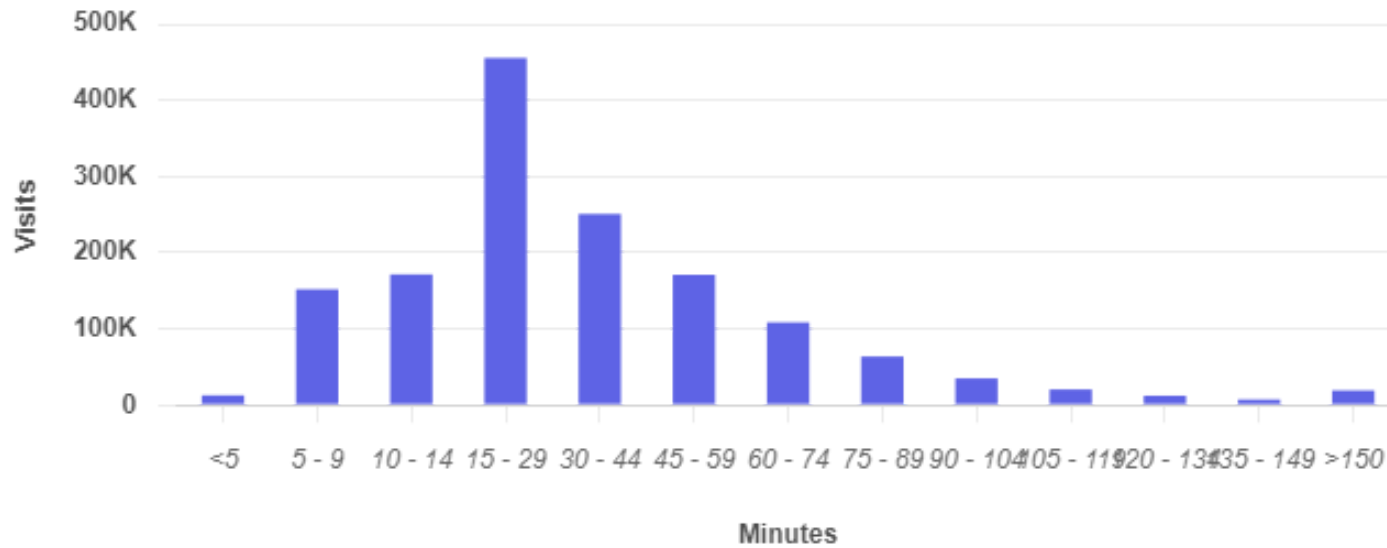
Metric:
Visits



DEMOGRAPHICS

17700 San Pedro Ave., San Antonio TX 78732

Metric:
Visits



Average Stay

Median Stay



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WAKEFIELD**

AUTO

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