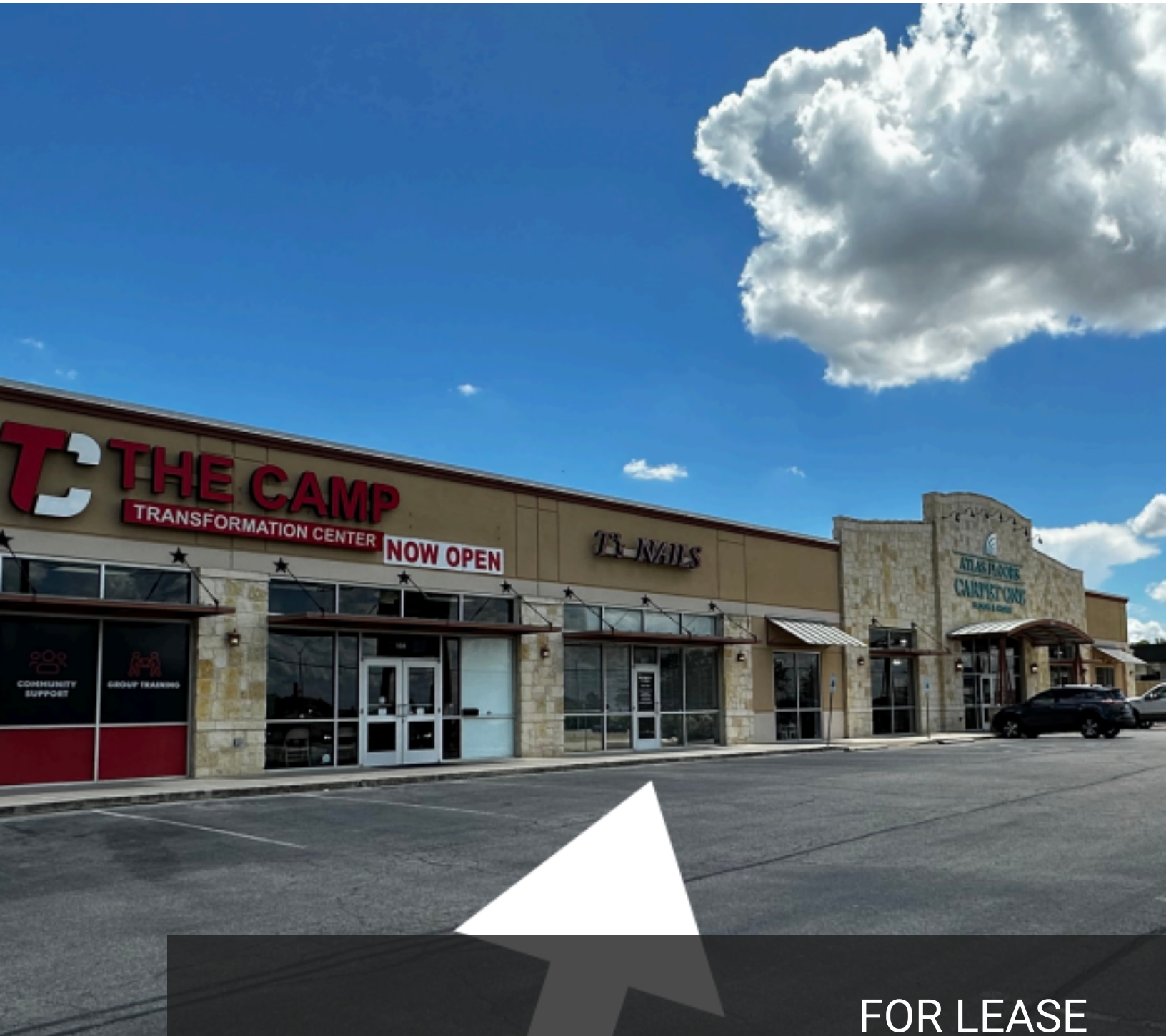


Retail FOR LEASE

10242 W. LOOP 1604 N SUITE 106, TX 78254



FOR LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

O: (210) 493-3030

C: (830) 660-0999

todd-hess@att.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

10242 W. LOOP 1604 N



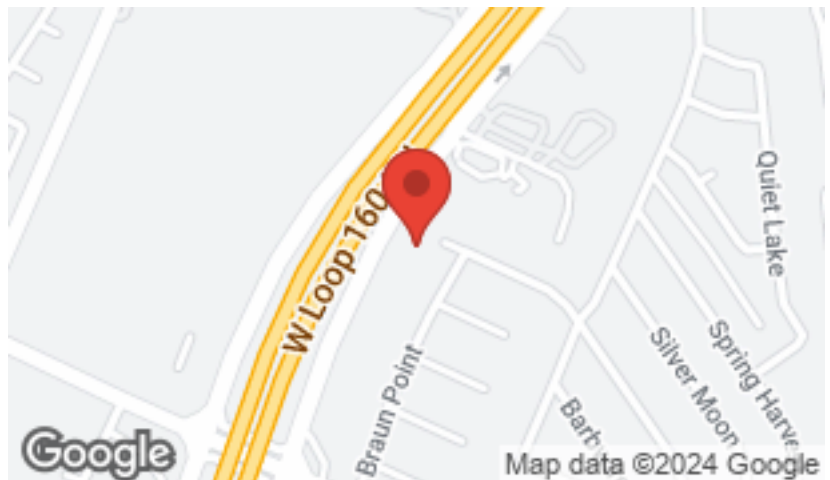
OFFERING SUMMARY

AVAILABLE SF: 1,470

PROPERTY OVERVIEW

- Modern design and architecture
- Flexible floor plans
- Abundant natural light
- State-of-the-art technology infrastructure
- Ample parking
- Convenient highway access
- Professional management team
- Premier amenities
- Strategic and accessible location
- Dedicated tenant services
- Well-maintained and secure premises

LEASE TERM: 5+ year lease priced at \$3,480 NNN



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LOCATION & HIGHLIGHTS

10242 W. LOOP 1604 N



LOCATION INFORMATION

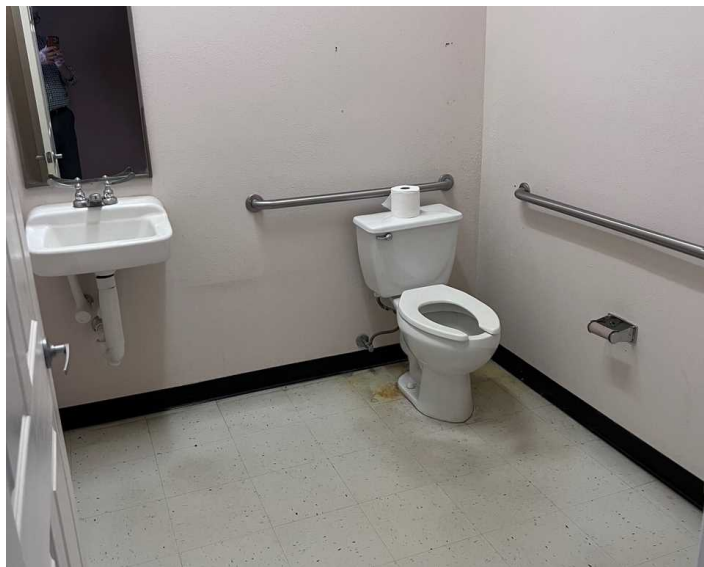
Street Address: 10242 W. Loop 1604 N Suite 106

City, State, Zip San Antonio, TX 78254

County: Bexar

LOCATION OVERVIEW

Discover the vibrant San Antonio community surrounding this prime investment opportunity. Located near the thriving Texas 1604 Loop, the area presents a dynamic blend of commercial vitality and cultural charm. Just a short distance away, you'll find attractions like the acclaimed Shops at La Cantera, offering upscale retail and dining experiences, as well as the scenic Government Canyon State Natural Area, providing an oasis of outdoor leisure. With convenient access to major roadways and a robust business environment, the location offers an enticing prospect for office and office building investors seeking to be part of a burgeoning and diverse metropolitan region.



PROPERTY HIGHLIGHTS

- Modern design and architecture
- Flexible floor plans
- Abundant natural light
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PROPERTY PHOTOS

10242 W. LOOP 1604 N



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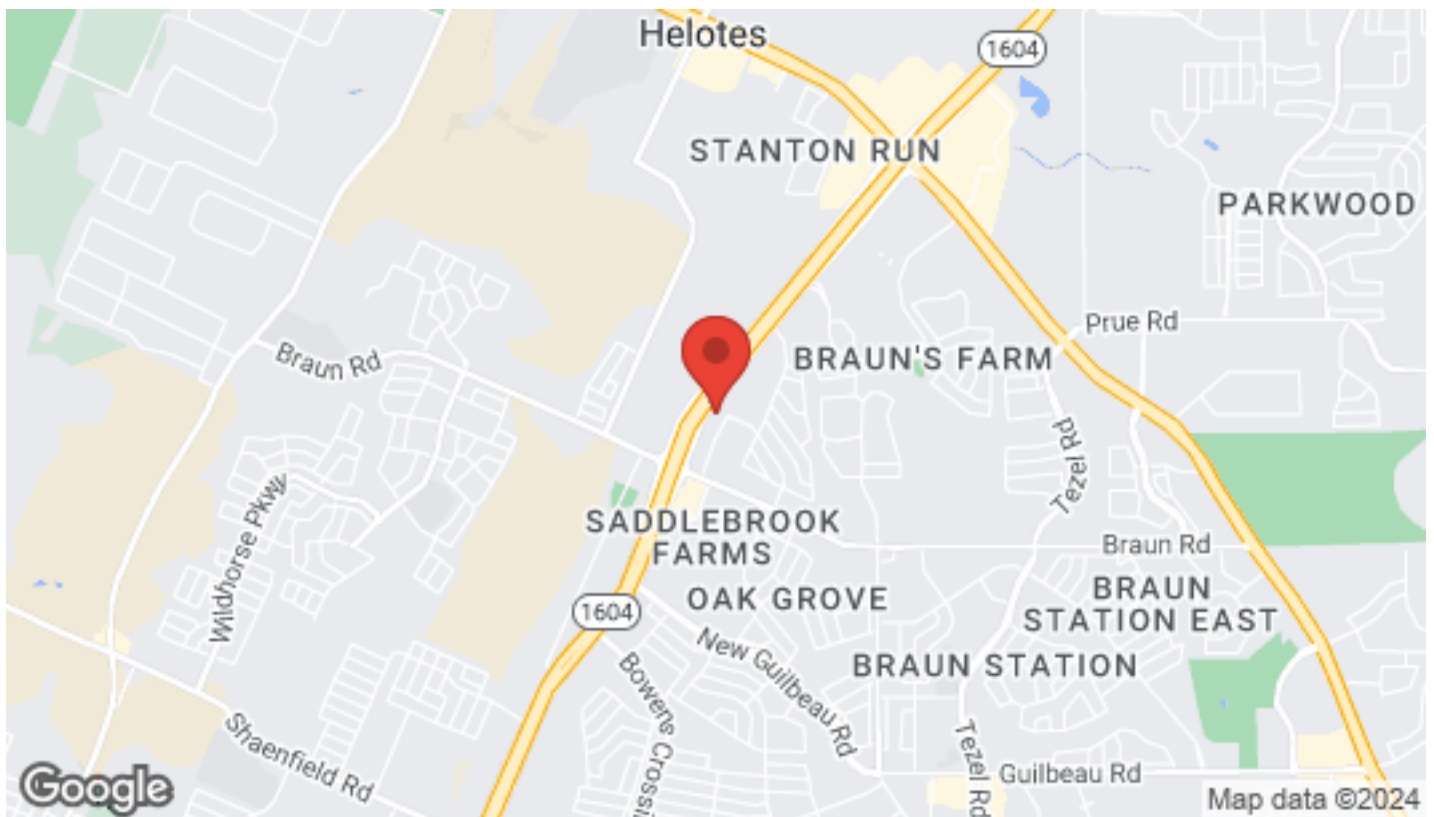
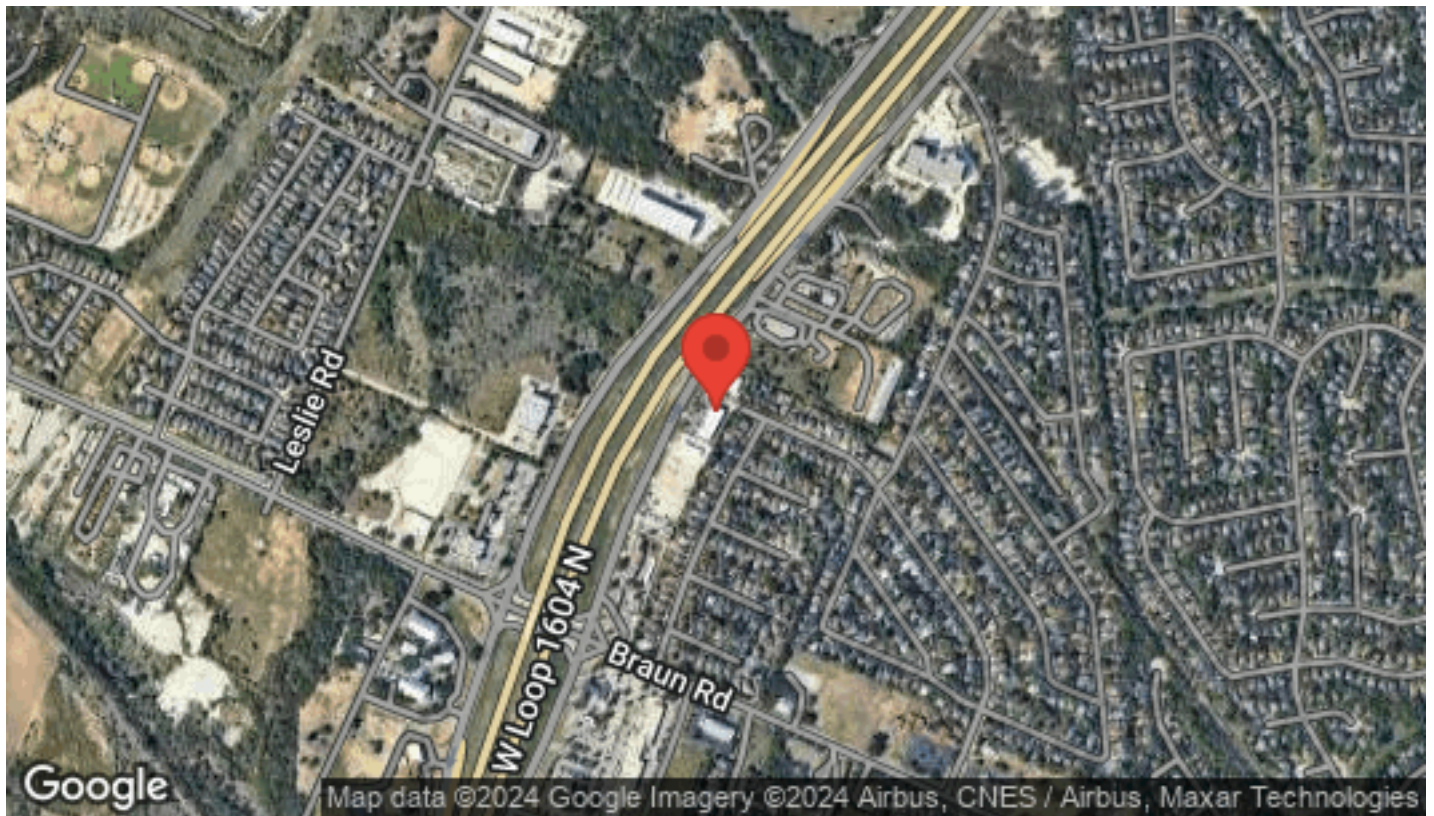


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LOCATION MAPS

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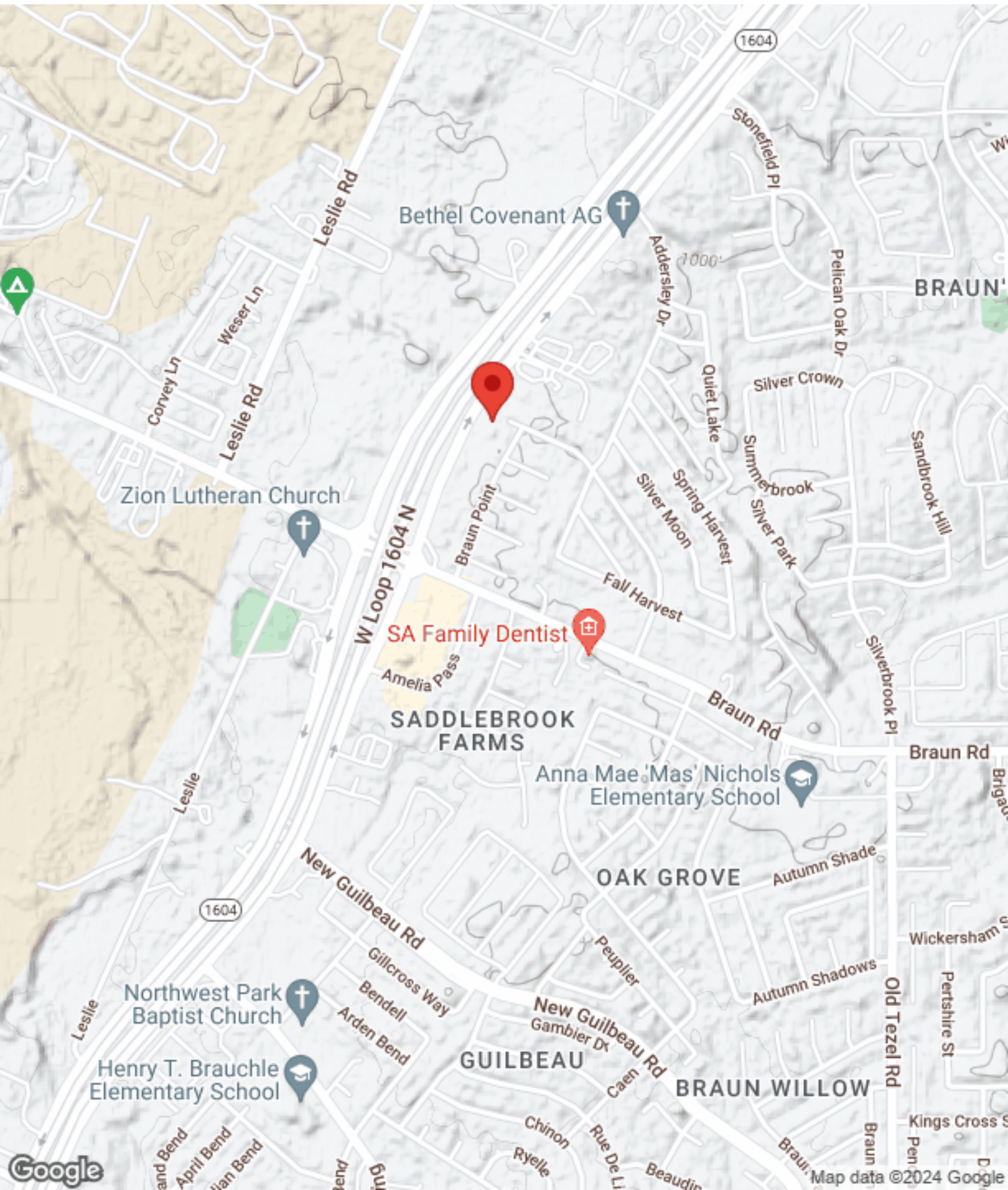
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BUSINESS MAP

10242 W. LOOP 1604 N



Bethel Covenant AG

Zion Lutheran Church

SA Family Dentist

Anna Mae 'Mas' Nichols Elementary School

Northwest Park Baptist Church

Henry T. Brauchle Elementary School

SADDLEBROOK FARMS

OAK GROVE

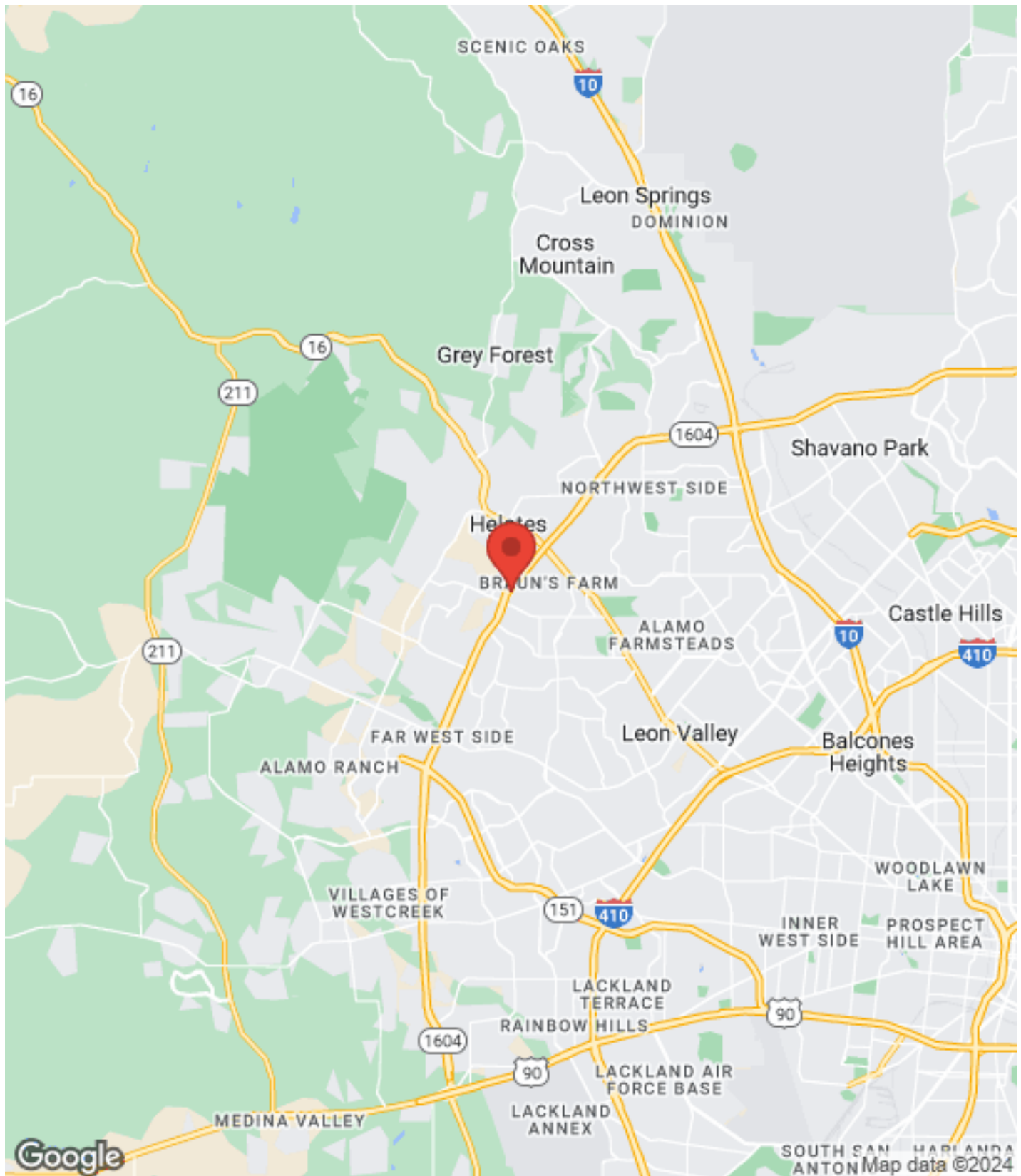
GUILBEAU

BRAUN WILLOW

BRAUN

REGIONAL MAP

10242 W. LOOP 1604 N



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San Antonio, Texas 78232



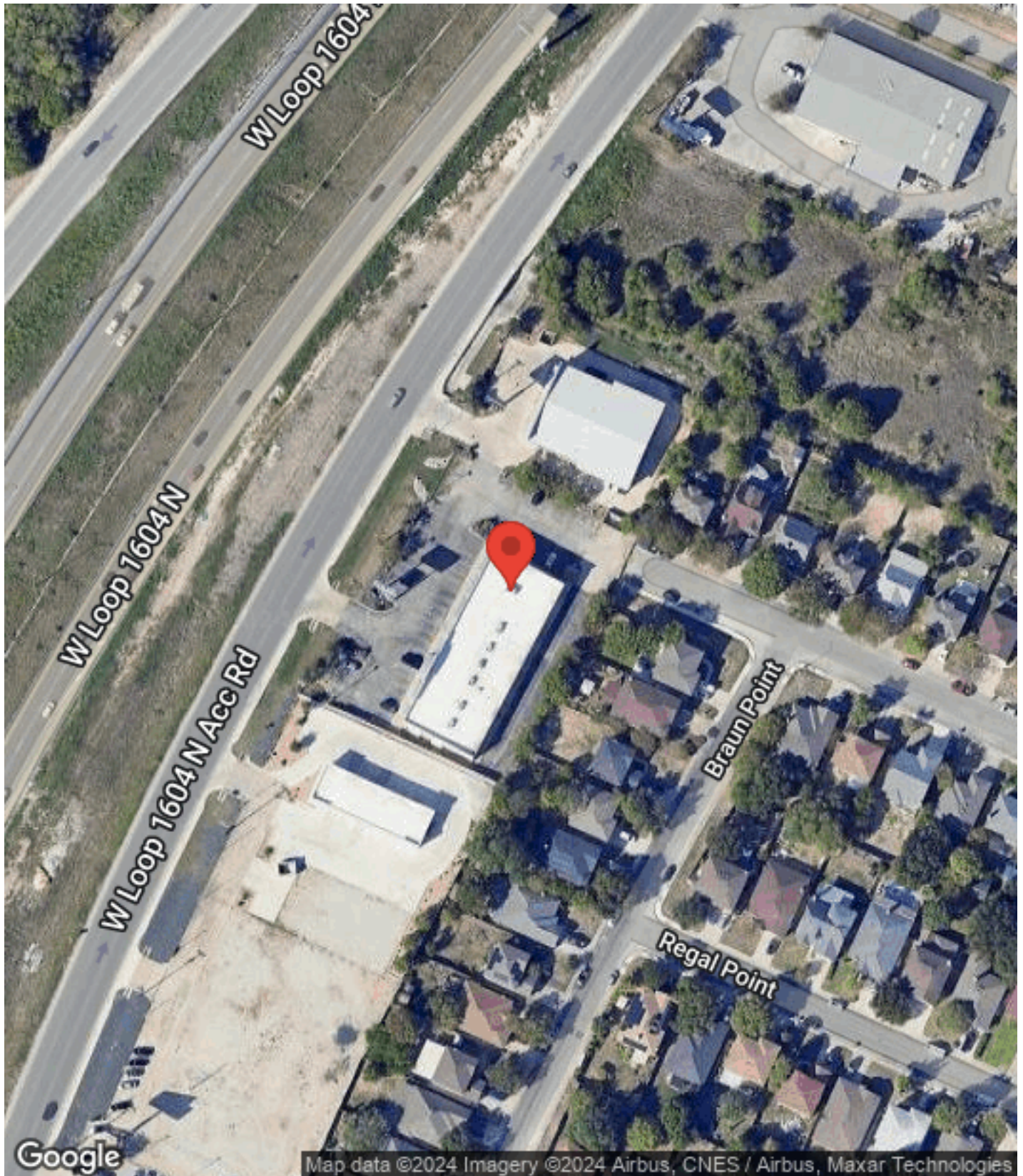
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AERIAL MAP

10242 W. LOOP 1604 N



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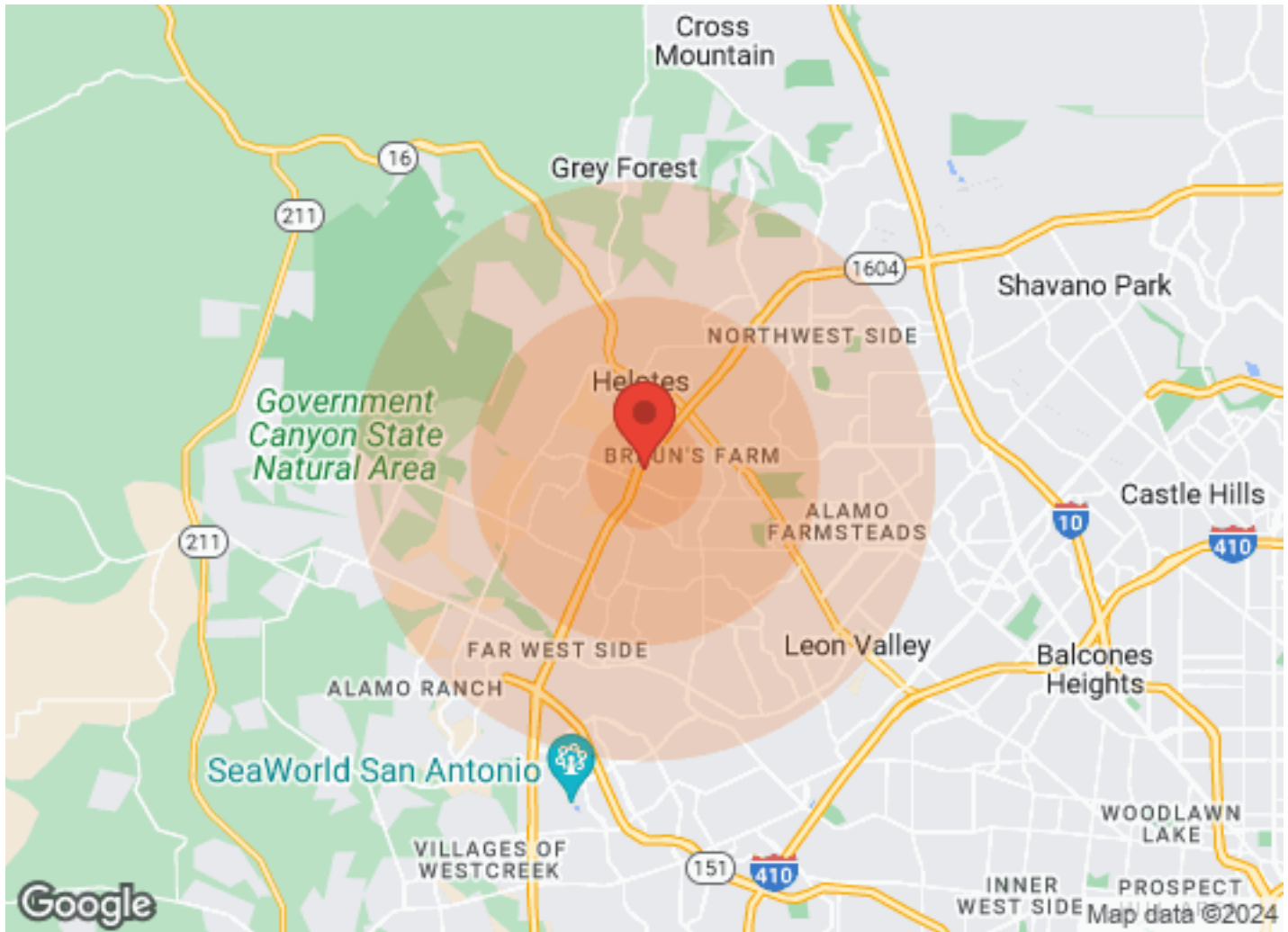
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DEMOGRAPHICS

10242 W. LOOP 1604 N



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 7,394 | 58,906 | 117,098 | Median | \$68,774 | \$72,397 | \$68,790 |
| Female | 7,266 | 60,834 | 120,486 | < \$15,000 | 166 | 2,155 | 7,270 |
| Total Population | 14,660 | 119,740 | 237,584 | \$15,000-\$24,999 | 186 | 1,911 | 4,299 |
| | | | | \$25,000-\$34,999 | 282 | 2,955 | 6,531 |
| Age | | | | \$35,000-\$49,999 | 668 | 5,688 | 11,405 |
| Ages 0-14 | 3,638 | 28,295 | 52,781 | \$50,000-\$74,999 | 1,112 | 9,372 | 18,549 |
| Ages 15-24 | 2,206 | 17,996 | 33,805 | \$75,000-\$99,999 | 1,053 | 7,648 | 14,509 |
| Ages 25-54 | 6,359 | 47,976 | 98,241 | \$100,000-\$149,999 | 888 | 7,917 | 14,536 |
| Ages 55-64 | 1,467 | 13,440 | 26,275 | \$150,000-\$199,999 | 196 | 1,535 | 3,305 |
| Ages 65+ | 990 | 12,033 | 26,482 | > \$200,000 | 90 | 965 | 2,251 |
| | | | | Housing | | | |
| Race | | | | Total Units | 4,566 | 40,966 | 85,443 |
| White | 11,747 | 93,868 | 183,314 | Occupied | 4,442 | 39,521 | 81,474 |
| Black | 594 | 5,299 | 11,719 | Owner Occupied | 3,884 | 31,357 | 58,856 |
| Am In/AK Nat | 28 | 237 | 479 | Renter Occupied | 558 | 8,164 | 22,618 |
| Hawaiian | 5 | 40 | 111 | Vacant | 124 | 1,445 | 3,969 |
| Hispanic | 7,788 | 63,226 | 122,436 | | | | |
| Multi-Racial | 4,000 | 33,808 | 65,920 | | | | |

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