

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

# Santa Monica Plaza

9179 Farm-To-Market Road 78, Converse, TX 78109



**LOCKWOOD REALTY GROUP**



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# TABLE OF CONTENTS

3	PROPERTY INFORMATION
10	LOCATION INFORMATION
13	DEMOGRAPHICS

# PROPERTY INFORMATION

Section 1

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Introducing a prime lease opportunity at 9179 Farm-To-Market Road 78 in Converse, TX. This brand new retail location boasts contemporary construction and design, offering a strong visual presence on the highest trafficked thoroughfare in the area. The property is strategically positioned in Converse, Texas, a growing community that has nearly tripled its population over the past decade. With great economic drivers nearby including schools and Randolph Air Force Base, this property presents an exceptional opportunity for businesses seeking a strong demographic profile and a thriving market.

## OFFERING SUMMARY

Lease Rate:	\$27.00 - 29.00 SF/yr (NNN)
Lot Size:	1.859 Acres
Building Size:	9,000 SF



# PROPERTY HIGHLIGHTS

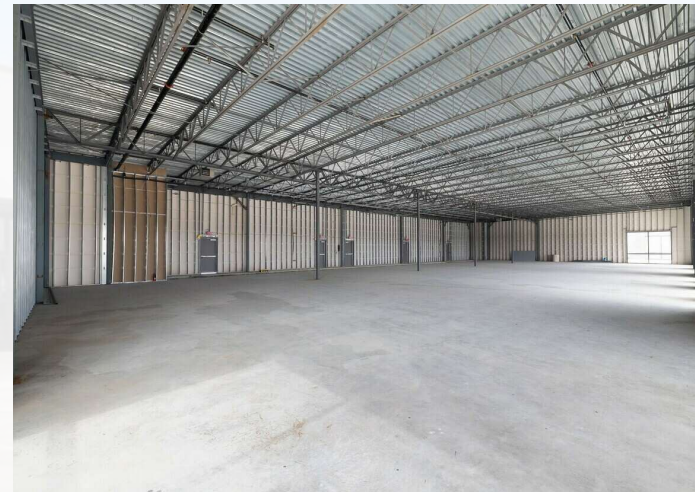
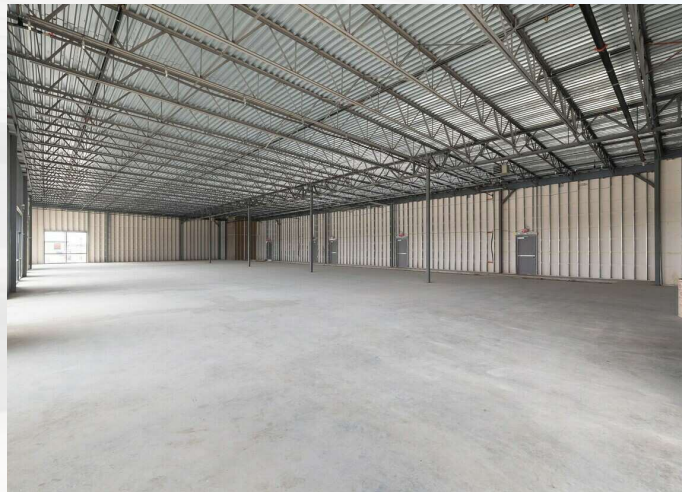


- Brand New Retail Location- appealing contemporary construction & design
- Frontage on the highest trafficked thoroughfare in the area
- Located in Converse, Texas which has Nearly Tripled in Population Over the Last Decade
- Great surrounding economic drivers, High School, Middle School, Randolph Air Force Base
- Strong Demographic Profile and strengthening
- 1 drive-thru end cap available
- Shell condition delivery
- Tenant improvement allowance, negotiable based on tenant's credit and financials
- 2023 construction

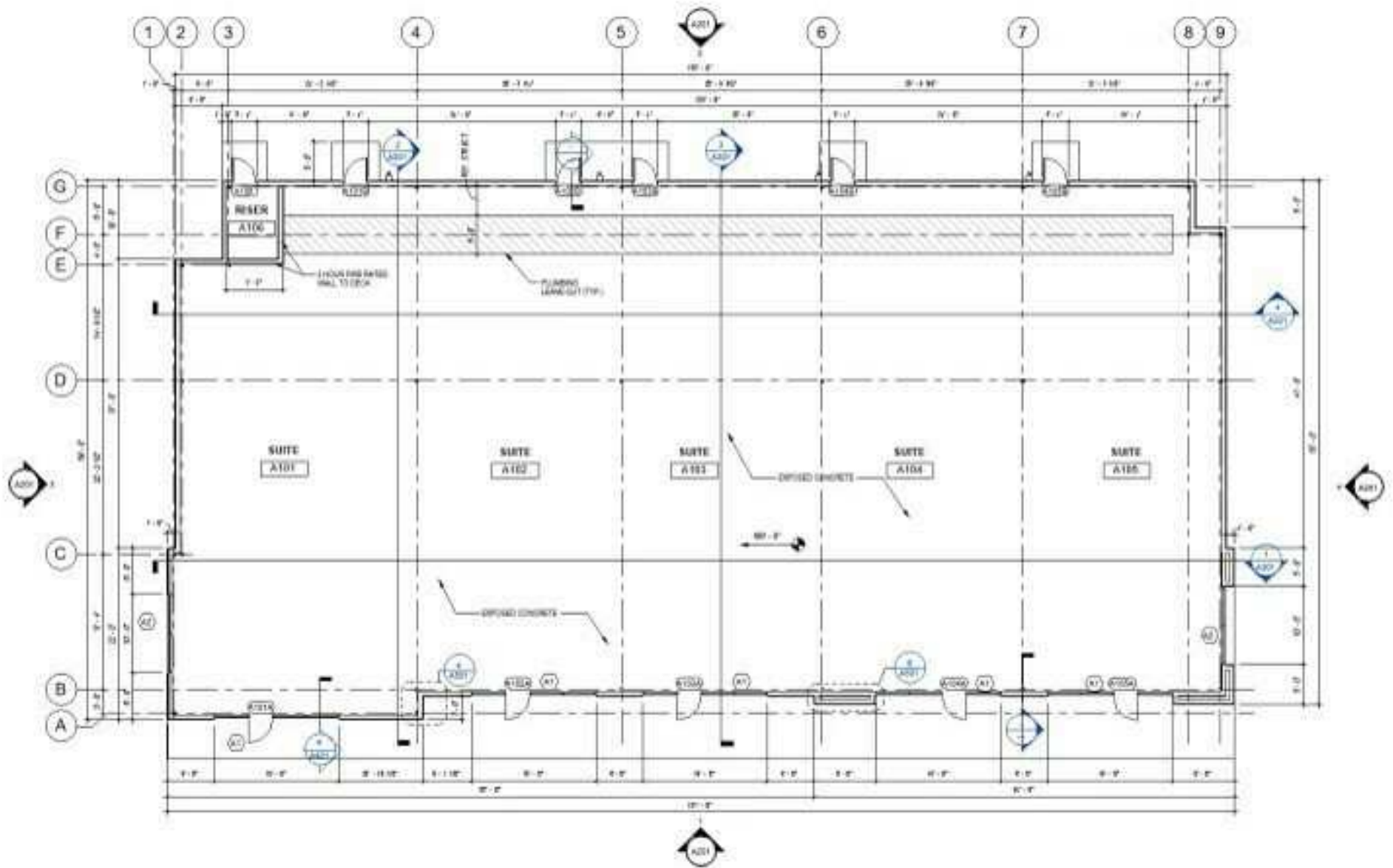
# PROPERTY PHOTOS



# ADDITIONAL PHOTOS



# FLOOR PLANS





# LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,600 SF

Lease Term:	Negotiable
Lease Rate:	\$27.00 - \$29.00 SF/yr

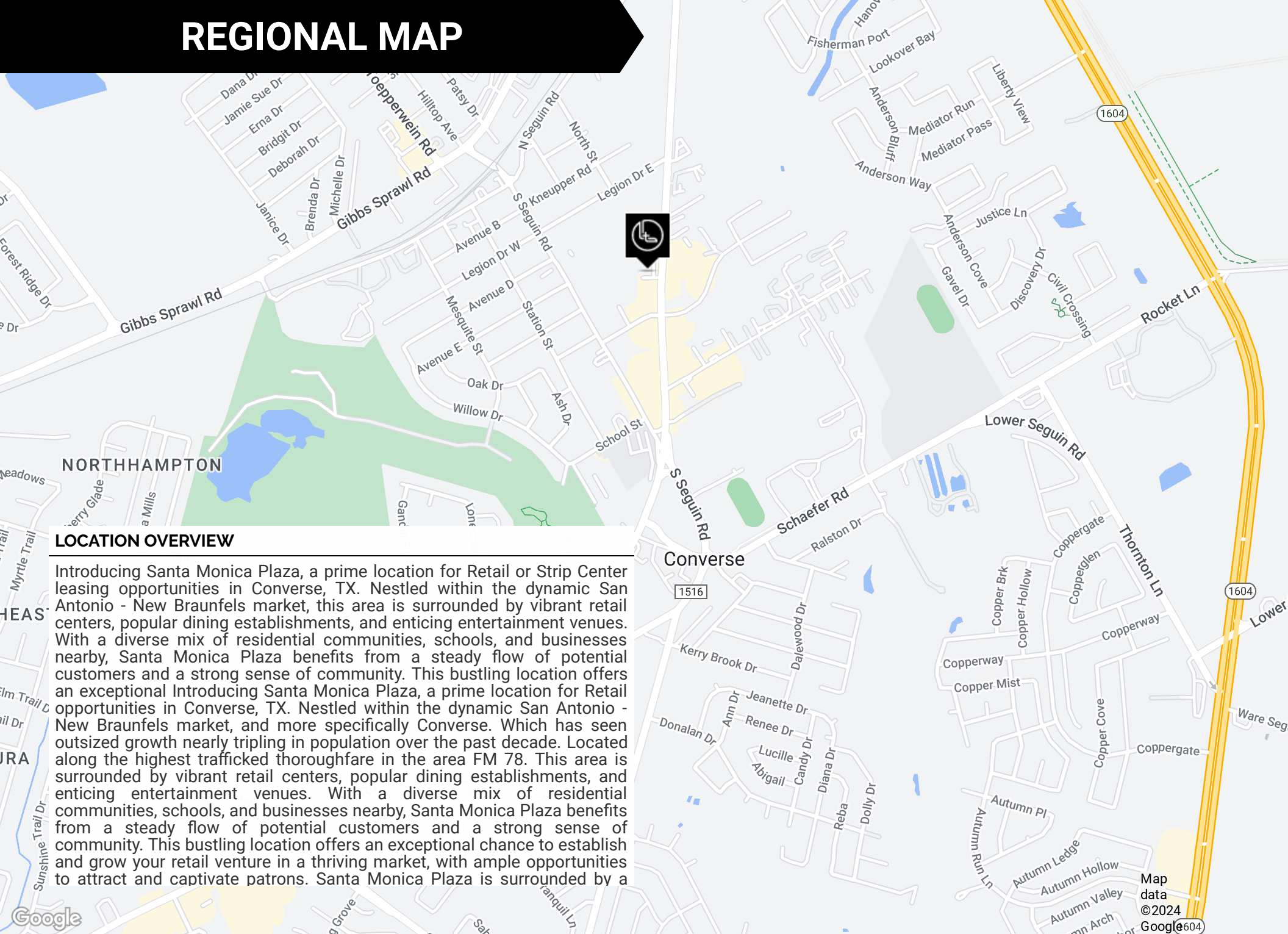
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st - A103	Available	3,600 SF	NNN	\$27.00 SF/yr	-
1st - A105	Available	3,600 SF	NNN	\$29.00 SF/yr	-

# LOCATION INFORMATION

Section 2

# REGIONAL MAP



## LOCATION OVERVIEW

Introducing Santa Monica Plaza, a prime location for Retail or Strip Center leasing opportunities in Converse, TX. Nestled within the dynamic San Antonio - New Braunfels market, this area is surrounded by vibrant retail centers, popular dining establishments, and enticing entertainment venues. With a diverse mix of residential communities, schools, and businesses nearby, Santa Monica Plaza benefits from a steady flow of potential customers and a strong sense of community. This bustling location offers an exceptional chance to establish and grow your retail venture in a thriving market, with ample opportunities to attract and captivate patrons. Santa Monica Plaza is surrounded by a

# LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

# DEMOGRAPHICS

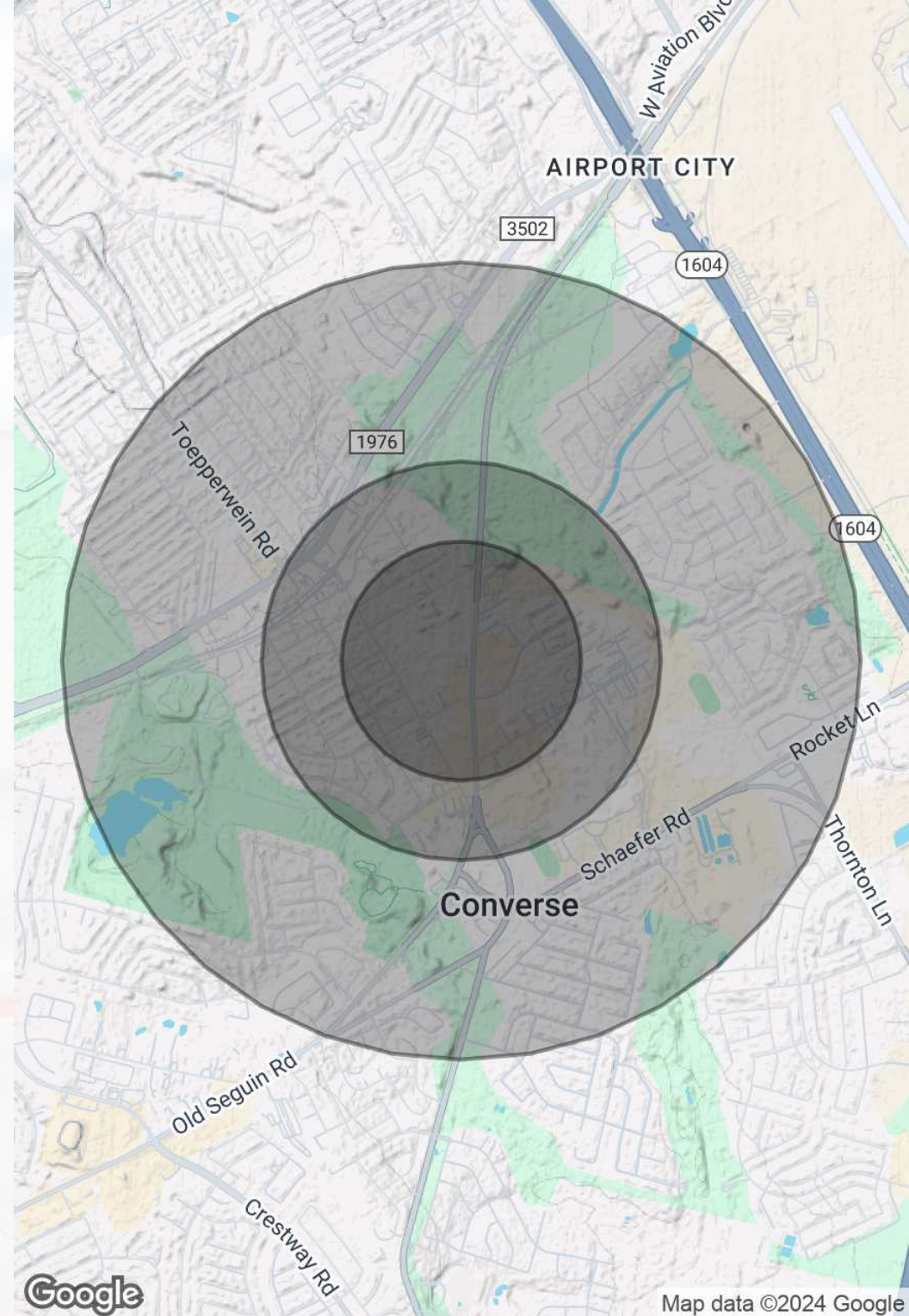
Section 3

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	949	2,793	12,132
Average Age	35	36	36
Average Age (Male)	34	34	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	362	1,048	4,155
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$71,240	\$75,959	\$96,548
Average House Value	\$211,185	\$217,227	\$240,718

Demographics data derived from AlphaMap





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