

# CITY VIEW VILLAGE

11220 HUEBNER RD  
SAN ANTONIO, TX 78239

RETAIL PROPERTY FOR LEASE

## RICHARD JACKSON

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FREEBIRD ANCHORED RESTAURANT | 11220 HUEBNER RD, SAN ANTONIO, TX 78239



## PROPERTY DESCRIPTION

2nd Generation Restaurant available (1,757 SF) for immediate move in with outdoor patio seating. Existing kitchen infrastructure is in place (grease trap, walk in cooler & freezer). Former sandwich shop.

## PROPERTY HIGHLIGHTS

- Located in the high demand retail pocket of Huebner Rd/I-10 intersection.
- Multiple high performing local, regional, and national restaurant users in the immediate vicinity
- Short distance away from USAA headquarters, Cityview office building, medical center, and UTSA
- The center received 320K total visits last year (Placer.ai). There is constant traffic throughout all times of the day

## OFFERING SUMMARY

Building Size:	17,870 SF
Vehicles Per Day:	172,000 via Interstate 10 43,000 via Huebner Road
Major Tenants:	Panda Express, Freebirds World Burrito and Palm Beach Tan

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$53,249	\$65,194	\$64,783
Total Population	13,429	101,254	273,633
Total Households	6,851	47,536	119,057

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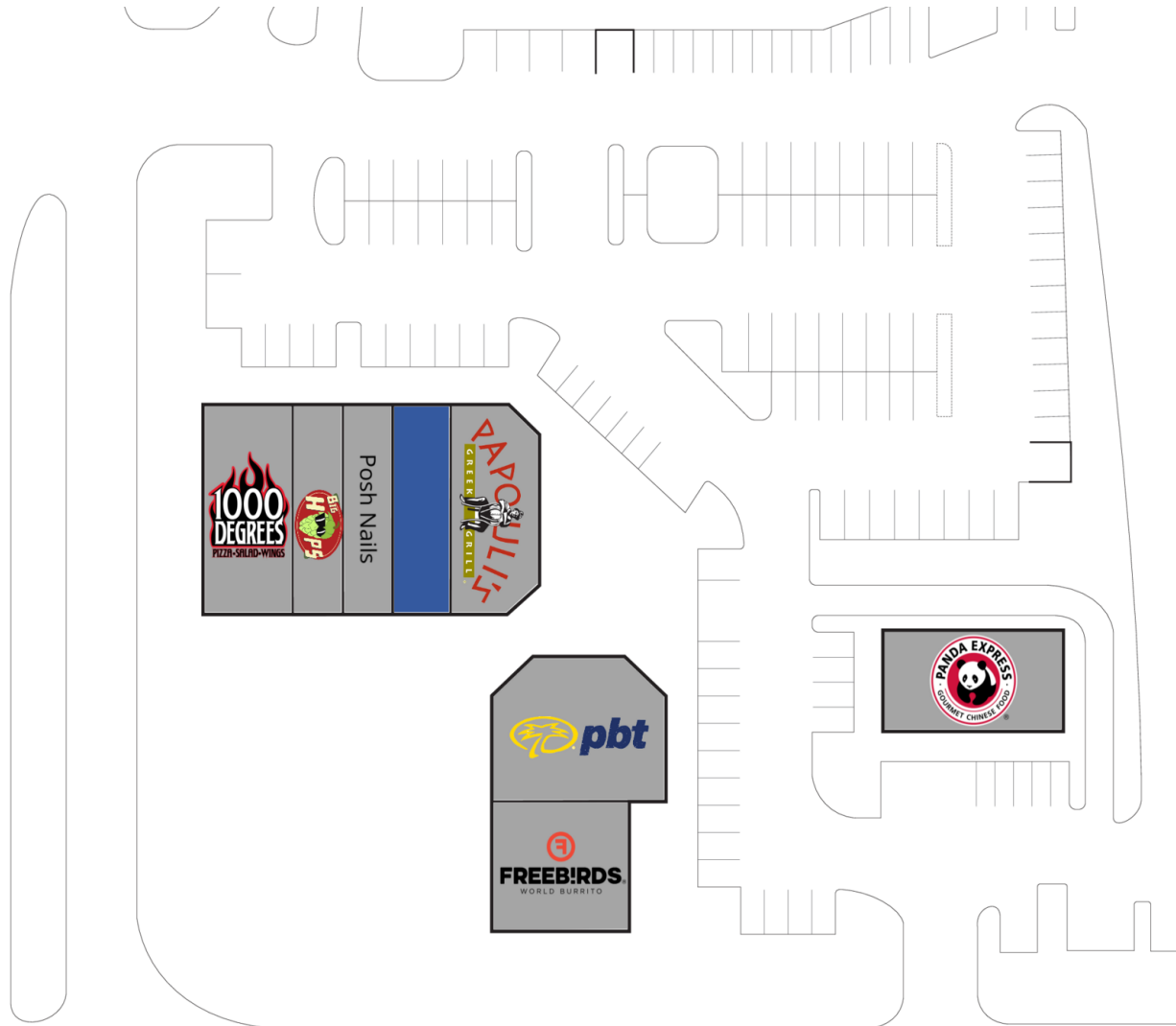
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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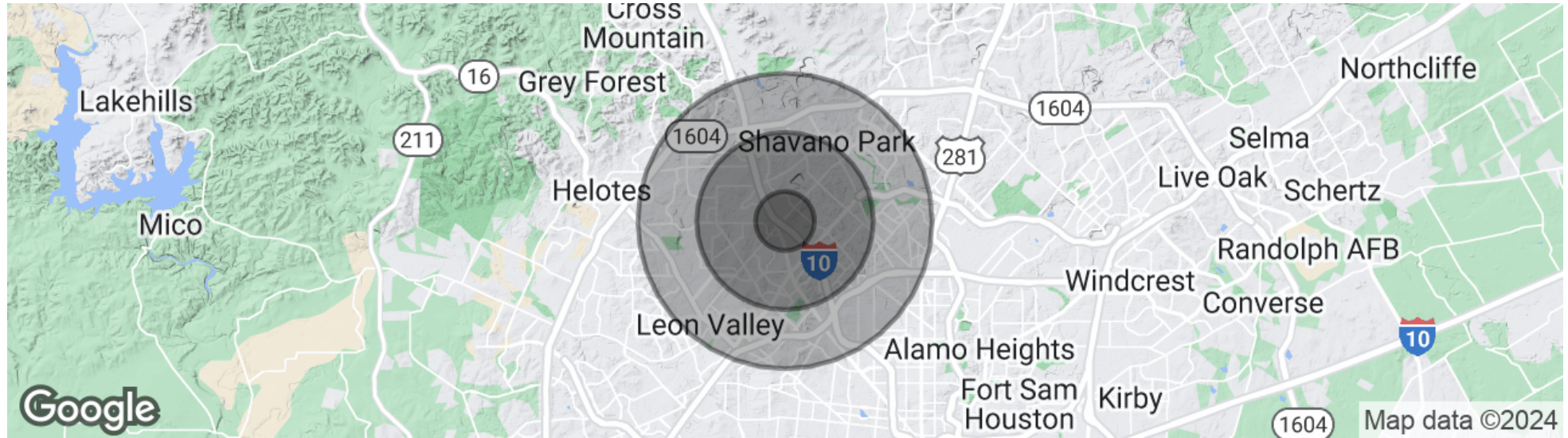
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,429	101,254	273,633
Median age	30.1	33.7	34.3
Median age (Male)	30.8	32.9	33.0
Median age (Female)	29.8	34.7	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,851	47,536	119,057
# of persons per HH	2.0	2.1	2.3
Average HH income	\$53,249	\$65,194	\$64,783
Average house value	\$184,159	\$244,226	\$214,749

\* Demographic data derived from 2020 ACS - US Census

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