

RETAIL FOR LEASE

GRANDVIEW SHOPPING CENTER

8077-8115 CALLAGHAN ROAD, SAN ANTONIO, TX 78230



FOR LEASE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

ADRIANA RODRIGUEZ
Senior Associate
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703275

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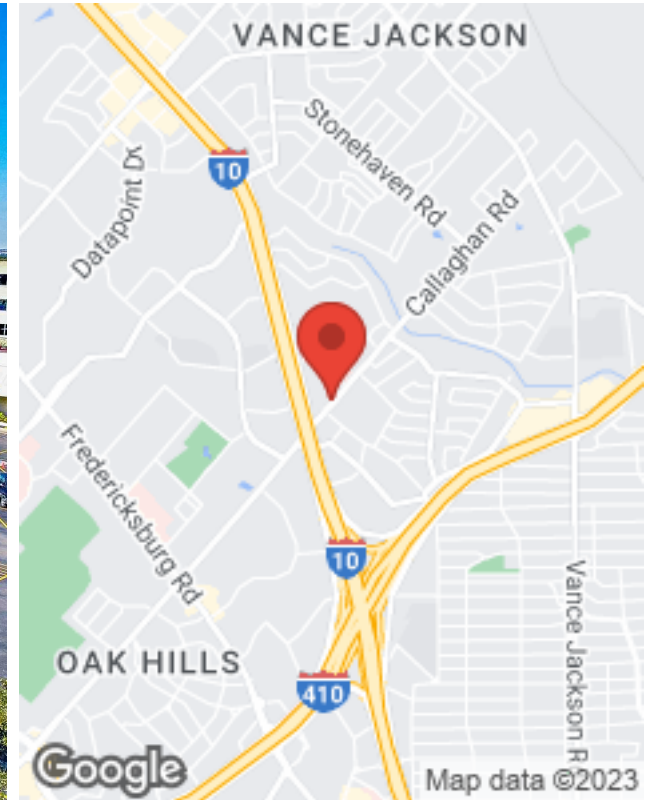
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

TOTAL GLA:	±103,540 SF
LEASE RATE:	Contact Listing Agent
COUNTY:	Bexar County
YEAR BUILT:	1978
PARKING:	4.09 spaces per 1,000 SF
LAND AREA:	8.69 acres
ZONING:	C3

PROPERTY HIGHLIGHTS

- Grocery Proximity: Sprouts grocery store location bringing high foot traffic to the shopping center
- Access & Location: Near the major intersection of I-10 and Loop 410
- Visibility: Five pylon signs showing business logos and over 200,000 vehicles per day on I-10
- Two miles from USAA Corporate headquarters and one mile from South Texas Medical Center

PROPERTY PHOTOS

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Rentable Areas

8005	Las Palapas	2,000 SF
8015	Jimmy John's	1,555 SF
8021	Rogers Technology	1,192 SF
8023	Sasha International Market	2,675 SF
8025	Pepi Corporation	1,776 SF
8039	VACANT	2,400 SF
8041	Van's Nails	1,200 SF
8043	My Beauty Concepts	1,200 SF
8045	VACANT	1,841 SF
8053	Freshest Specialty Ice Cream	600 SF
8057	Viva H2O Alkaline Water Store	1,200 SF
8059	Rhonda's Nature Way	960 SF
8063	SPa	845 SF
8065	VACANT	595 SF
8069	VACANT 11/23	3,350 SF
8123	VACANT 8/23	2,942 SF
8081	Fonz Salon	1,054 SF
8085	VACANT	3,994 SF
8085B	VACANT	1,887 SF
8089	Advanced Eye Care	4,260 SF
8097A	Grace Academy	867 SF
8097B	Unleasable	333 SF
8099	Petry Travel	615 SF



8101	Sprouts Farmers Market	30,000 SF
8109	Unleashed by PETCO	6,277 SF
8115	Dollar General	7,758 SF
8121	VACANT	2,592 SF
8123	Royal Liquor	1,472 SF
8125	Jaelynn Rae	1,152 SF
8127	VACANT	3,567 SF
8131	Laura Aguilar DDS	1,690 SF
8133	VACANT	1,455 SF
8135 - 102	Alfa Fit	3,254 SF
8135A	Smokerz Paradiz	4,892 SF
Vacant		17,736 SF
Total		103,540 SF



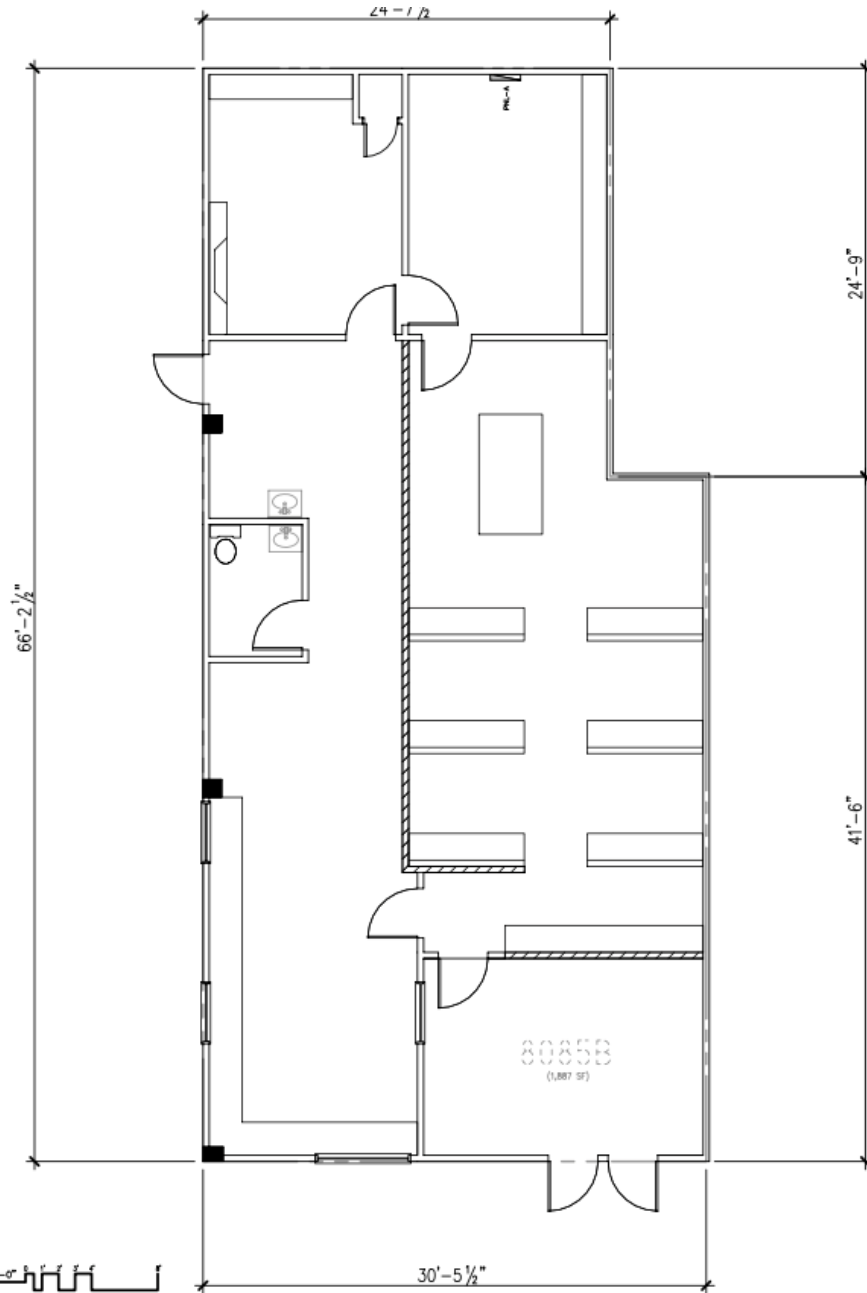
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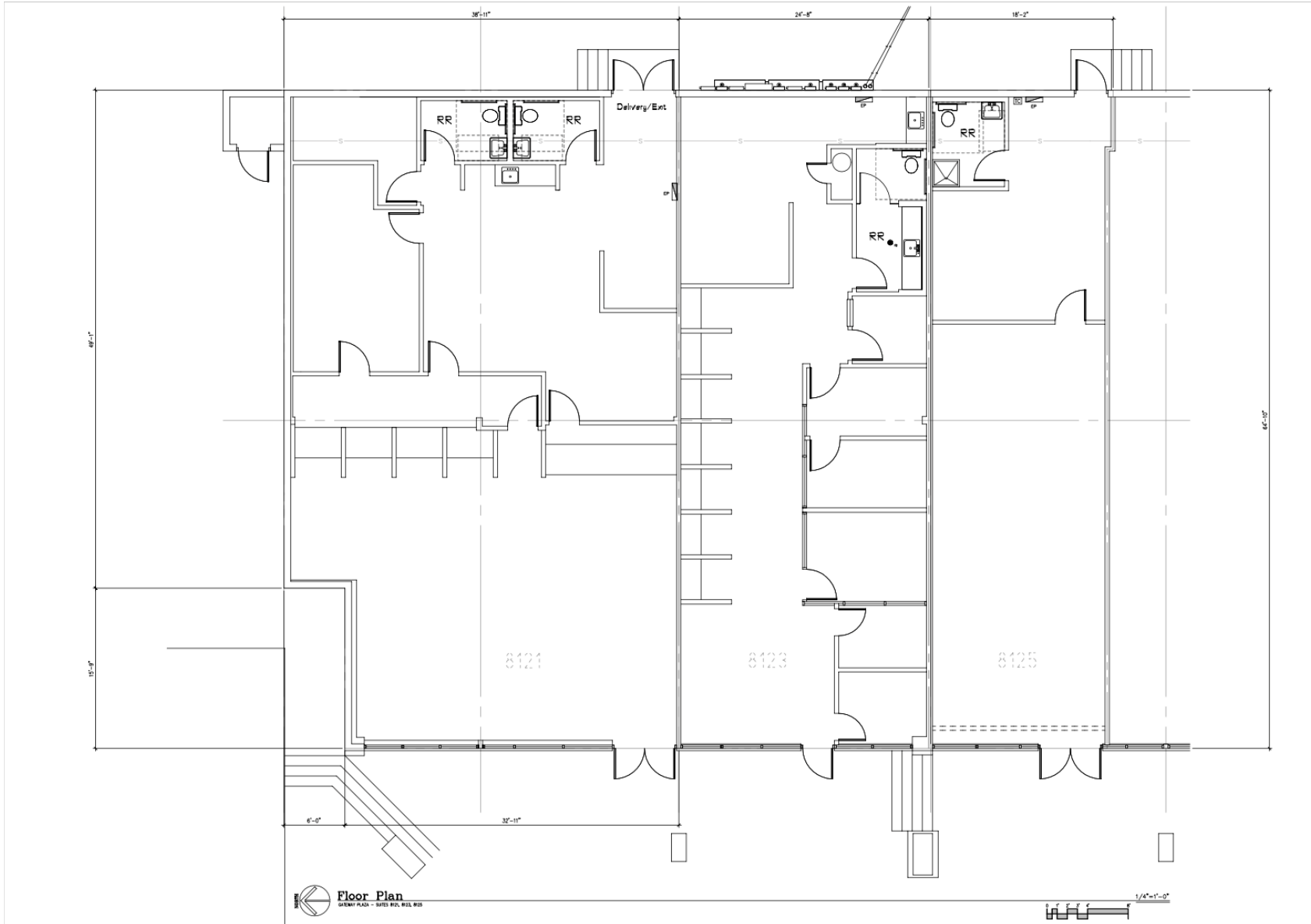


FLOOR PLAN - Space 8085B

8085B
(1,887 SF)

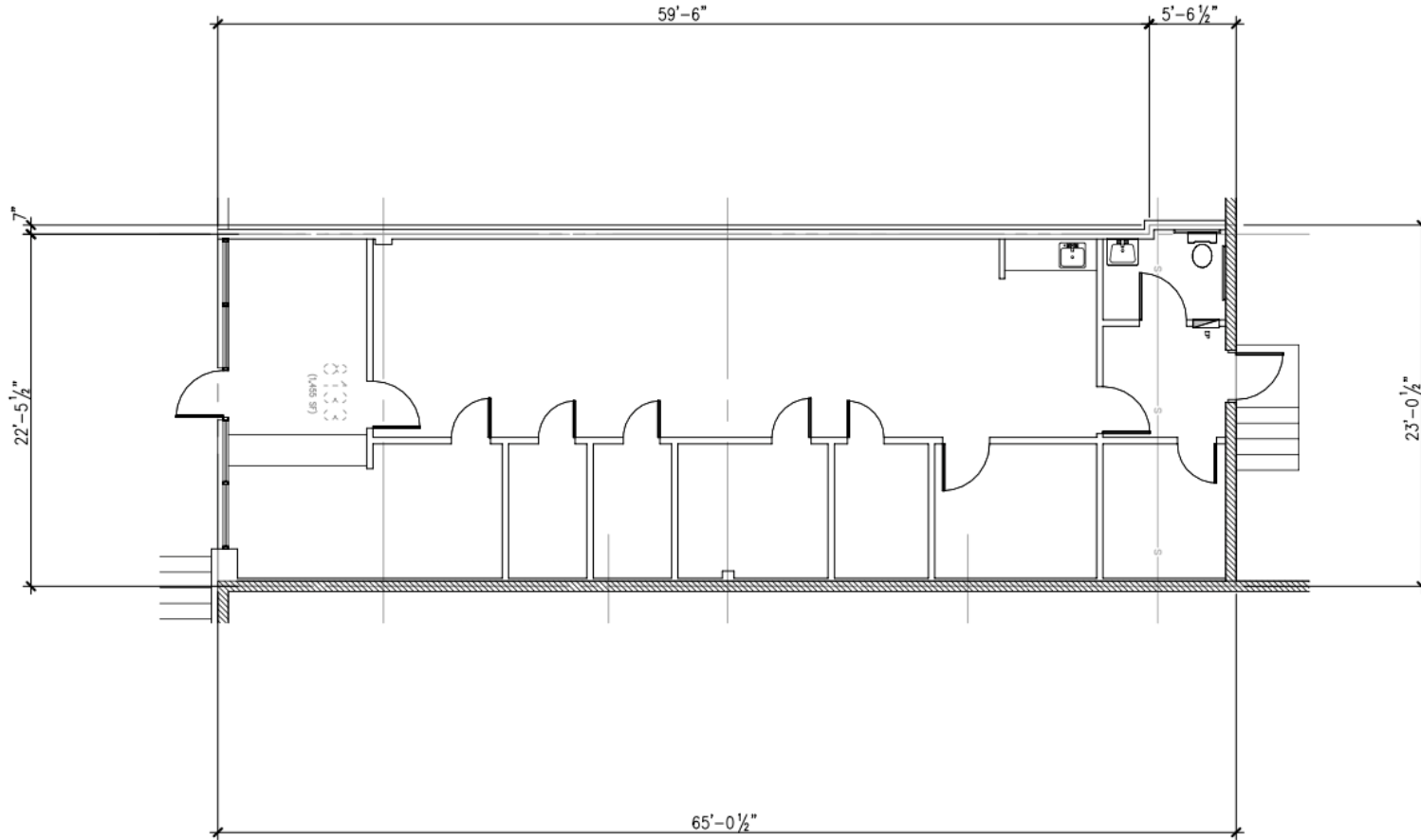
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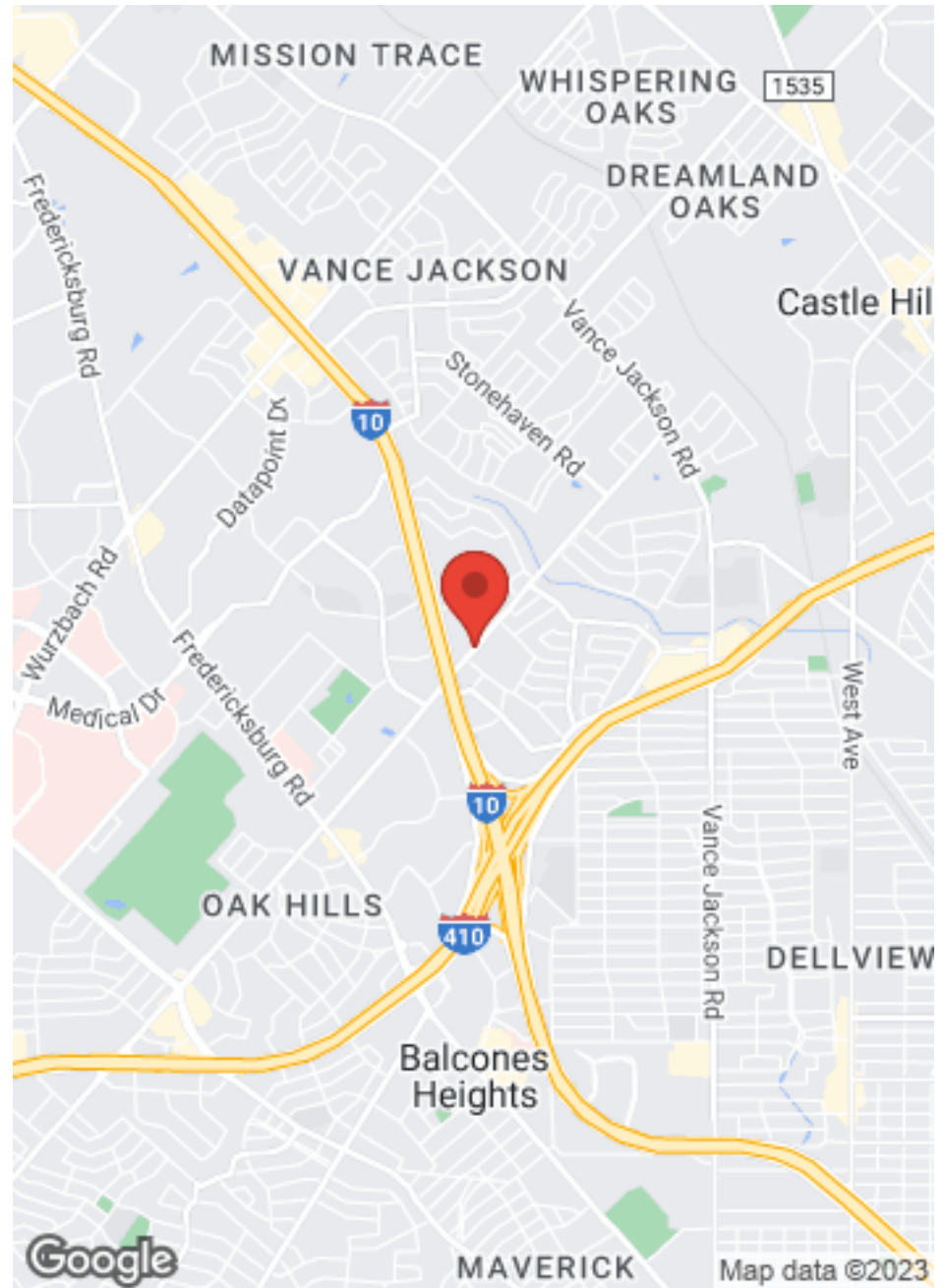
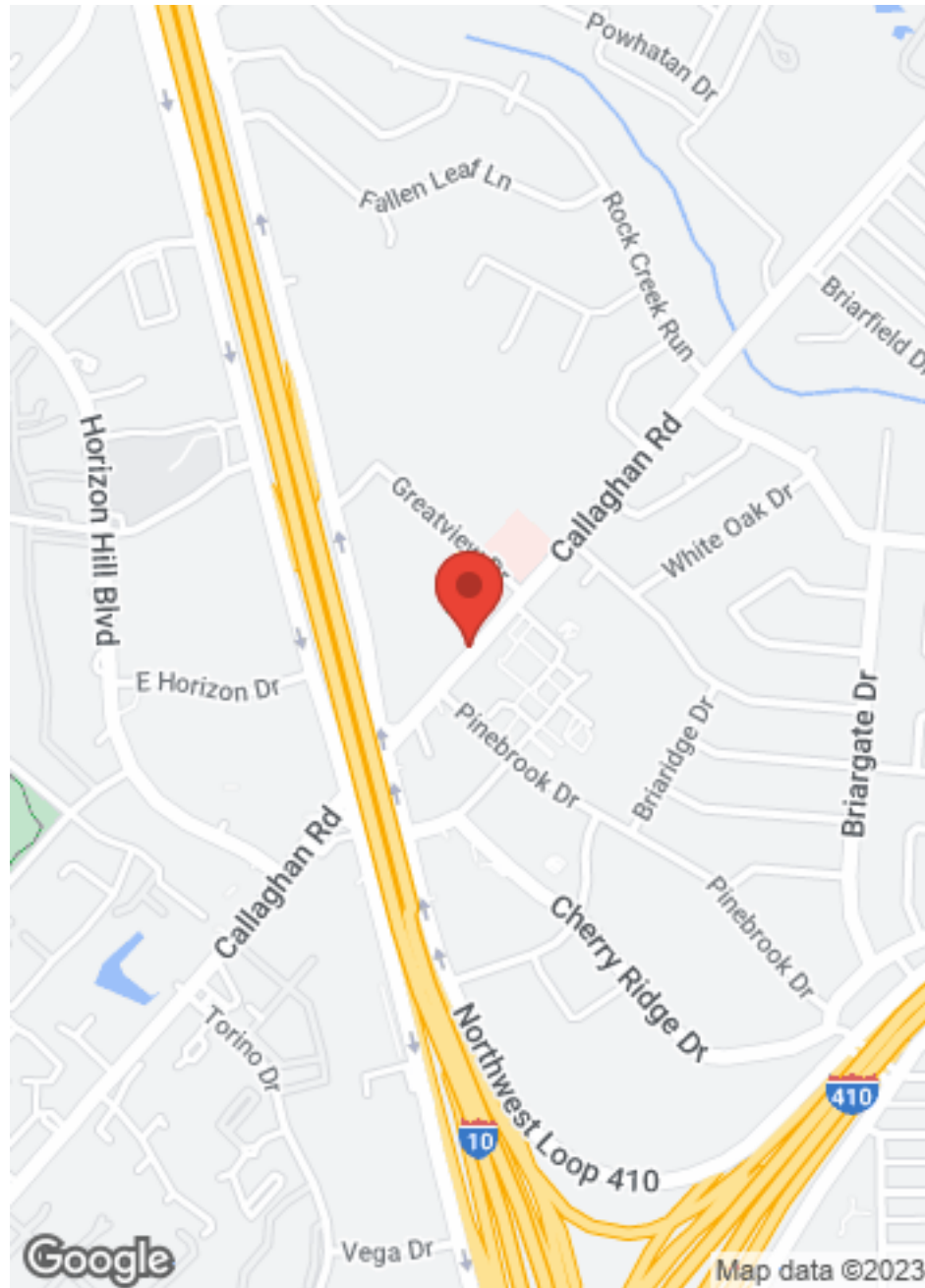


FLOOR PLAN - SPACE 8133

1/8"=1'-0"

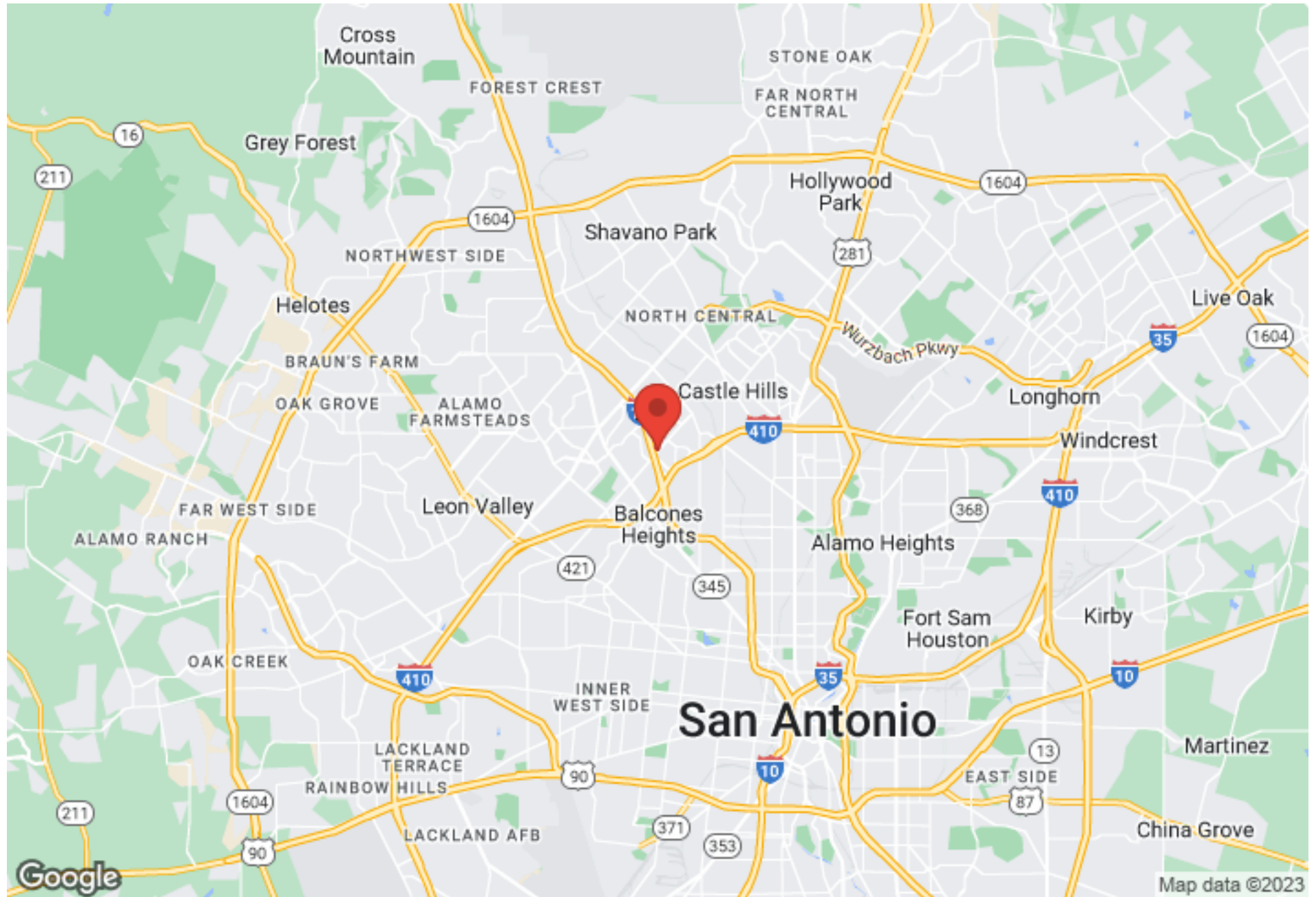
LOCATION MAPS

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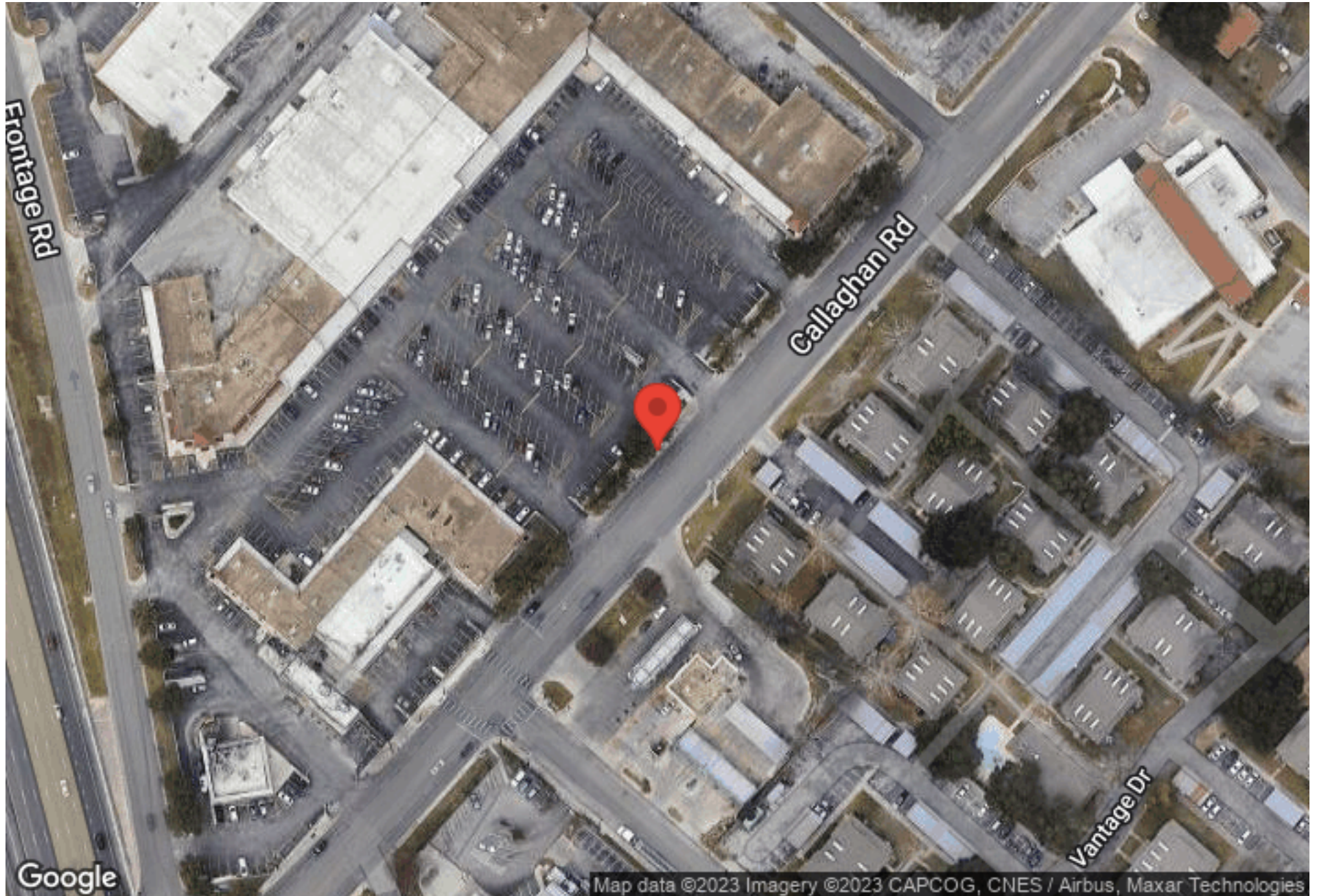
REGIONAL MAP

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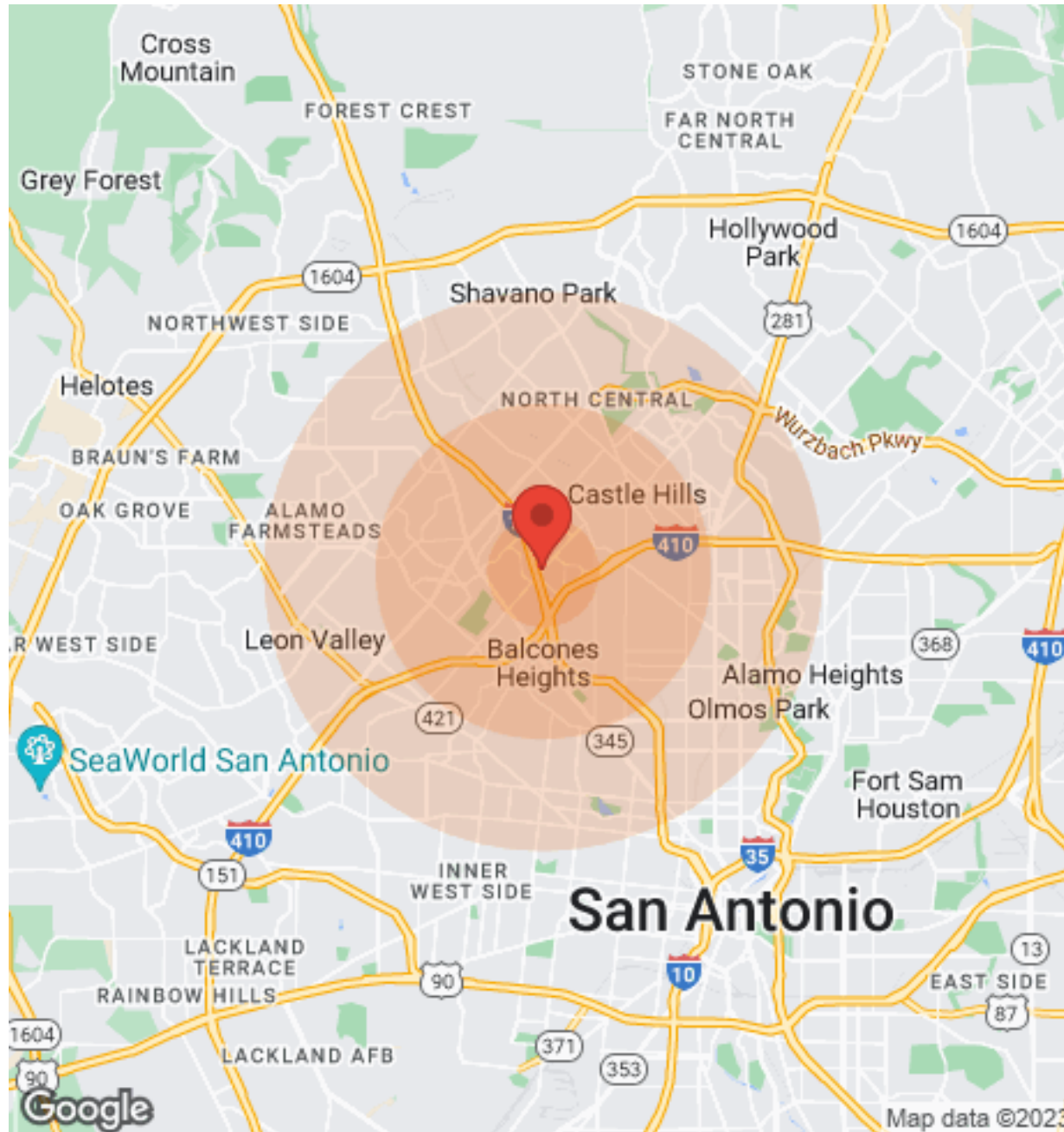
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,725	71,996	182,560
Female	11,480	75,869	191,634
Total Population	22,205	147,865	374,194

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,371	29,703	75,853
Ages 15-24	2,373	17,085	45,384
Ages 25-54	10,708	65,531	161,343
Ages 55-64	2,231	15,353	41,293
Ages 65+	2,522	20,193	50,321

Race	1 Mile	3 Miles	5 Miles
White	15,563	109,598	287,592
Black	1,711	7,561	14,726
Am In/AK Nat	139	599	1,176
Hawaiian	9	29	78
Hispanic	13,465	95,478	245,077
Multi-Racial	8,022	48,322	119,648

Income	1 Mile	3 Miles	5 Miles
Median	\$39,274	\$38,643	\$38,978
< \$15,000	1,842	12,684	27,598
\$15,000-\$24,999	1,400	9,006	20,391
\$25,000-\$34,999	1,549	9,036	21,119
\$35,000-\$49,999	1,690	10,591	23,601
\$50,000-\$74,999	1,909	10,953	27,117
\$75,000-\$99,999	738	5,557	14,680
\$100,000-\$149,999	803	4,325	12,625
\$150,000-\$199,999	250	1,352	4,122
> \$200,000	149	1,293	3,872

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,012	74,007	175,646
Occupied	10,488	66,273	159,242
Owner Occupied	2,895	24,908	72,770
Renter Occupied	7,593	41,365	86,472
Vacant	1,524	7,734	16,404

PROFESSIONAL BIO

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ADRIANA RODRIGUEZ Senior Associate



For more information please contact 210-388-2263

Adriana Rodriguez, is a Senior Commercial Agent at KW Commercial. Adriana's background as a restaurant owner, and operator, in Monterrey, Mexico and in San Antonio, TX, brings invaluable real-world experience to her work.

Her skills in negotiation, gained from managing numerous stakeholders in the restaurant business, ensure she'll secure the best deal for your property. Her extensive industry knowledge and strong network, coupled with a deep understanding of retail and restaurant markets, position your property to attract the right buyers.

Moreover, her cross-cultural experience and dedication assure a global approach and unwavering commitment to selling your property. Her financial acumen, honed through years of business management, ensures a clear, compelling presentation of your property's value.

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Adriana ranks in the Regional Top 50 at KW Commercial and on the Top 10% at Keller Williams City View.