

Now Pre-Leasing
Space Available!

The Portico at Shaenfield

7807 W Loop 1604 N, San Antonio, TX 78254

NOW UNDER CONSTRUCTION!

TENANT TURNOVER Q3 2025!

Total Building SF: 54,112 SF

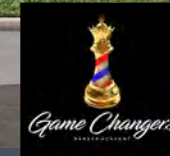
Type: Retail/Office/Service

Availability: 1st and 2nd floor space varies! 2nd Floor Patio Space
Available!

Rents: Contact Broker | Lease Type: NNN



JOIN US!



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LISTING HIGHLIGHTS

The Portico at Shaenfield Ranch is located in the rapidly growing far Northwest side of San Antonio, which is currently the city's fastest-growing sub-market. The area between Bandera Road and Culebra is experiencing significant growth, leading to a major expansion of Loop 1604 by the Texas Department of Transportation. The intersection of Shaenfield Road and Loop 1604 features a highway overpass with entry/exit ramps on both sides of the freeway to handle high vehicle throughput. This strategic location presents an exceptional opportunity for businesses to expand their customer base and grow their operations. The Portico at Shaenfield occupies a prime position at the hard corner of Loop 1604 and Shaenfield Road, next to the fully leased retail center, Shaenfield Ranch Center. With its advantageous location and growing surroundings, The Portico at Shaenfield Ranch is an ideal choice for businesses seeking to establish their presence in this thriving area.

ADDRESS: 7807 W Loop 1604 N, San Antonio, TX 78254

TOTAL AREA: 54,112 SF | RENTS: Contact Broker | LEASE TYPE: NNN

AVAILABILITY:

1,200 SF Minimum In-line Space | 1,840 SF Minimum Courtyard Space

1,988 SF Minimum End-Cap Space - Expansive Patio Space Available (End-Caps and Courtyard)



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

The Portico at Shaenfield



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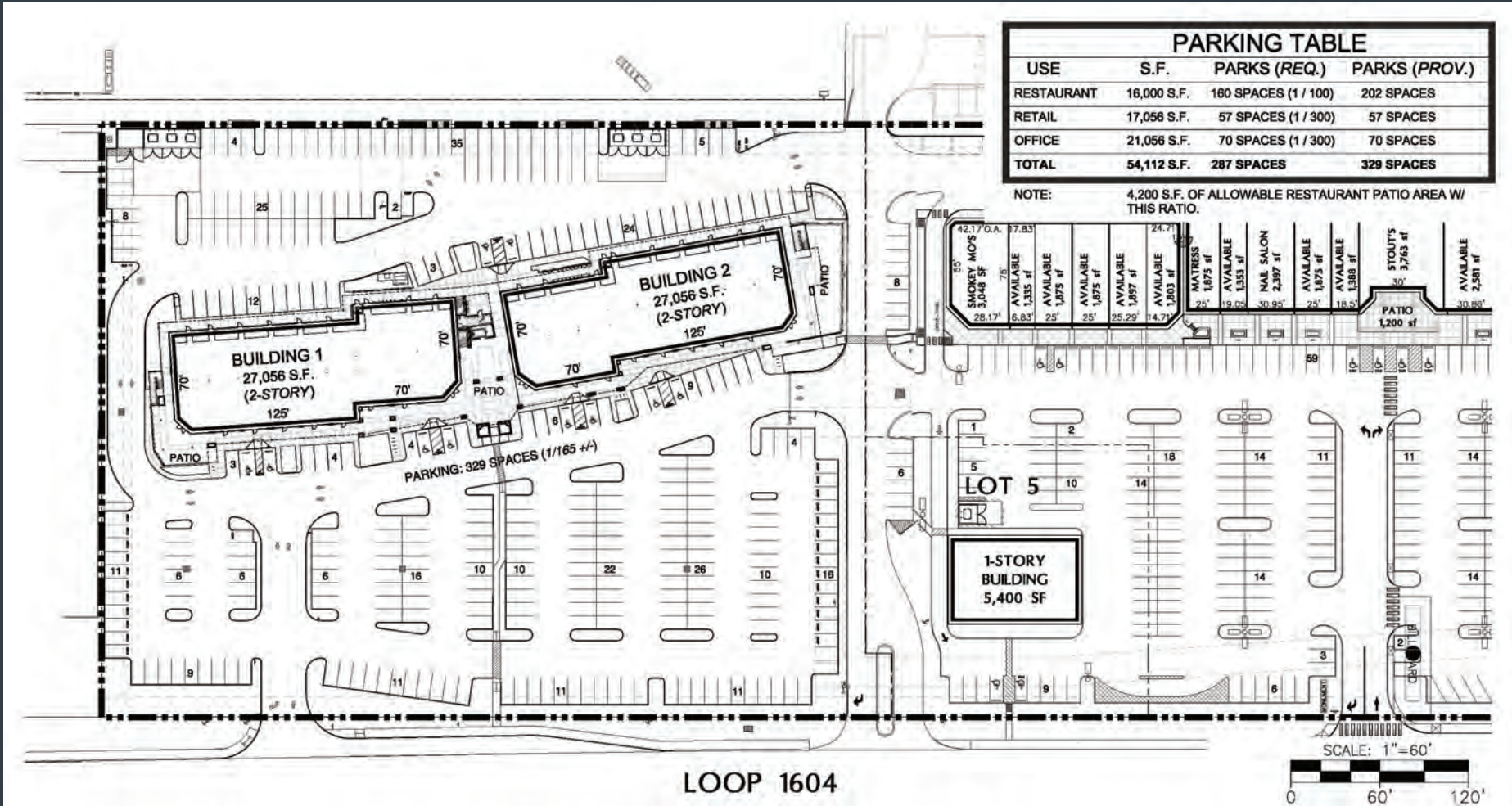


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The Portico at Shaenfield



NORTH



2 SITE PLAN

SCALE: 1" = 100'

2018\18047
SP18 - 011222.dwg
3/31/2022

THE PORTICO AT SHAENFIELD MIXED USE DEVELOPMENT

SHAENFIELD @ LOOP 1604 SAN ANTONIO, TEXAS

REPRODUCTION IN WHOLE OR IN PART
IS STRICTLY PROHIBITED

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, SPACES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND INSPECTION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.
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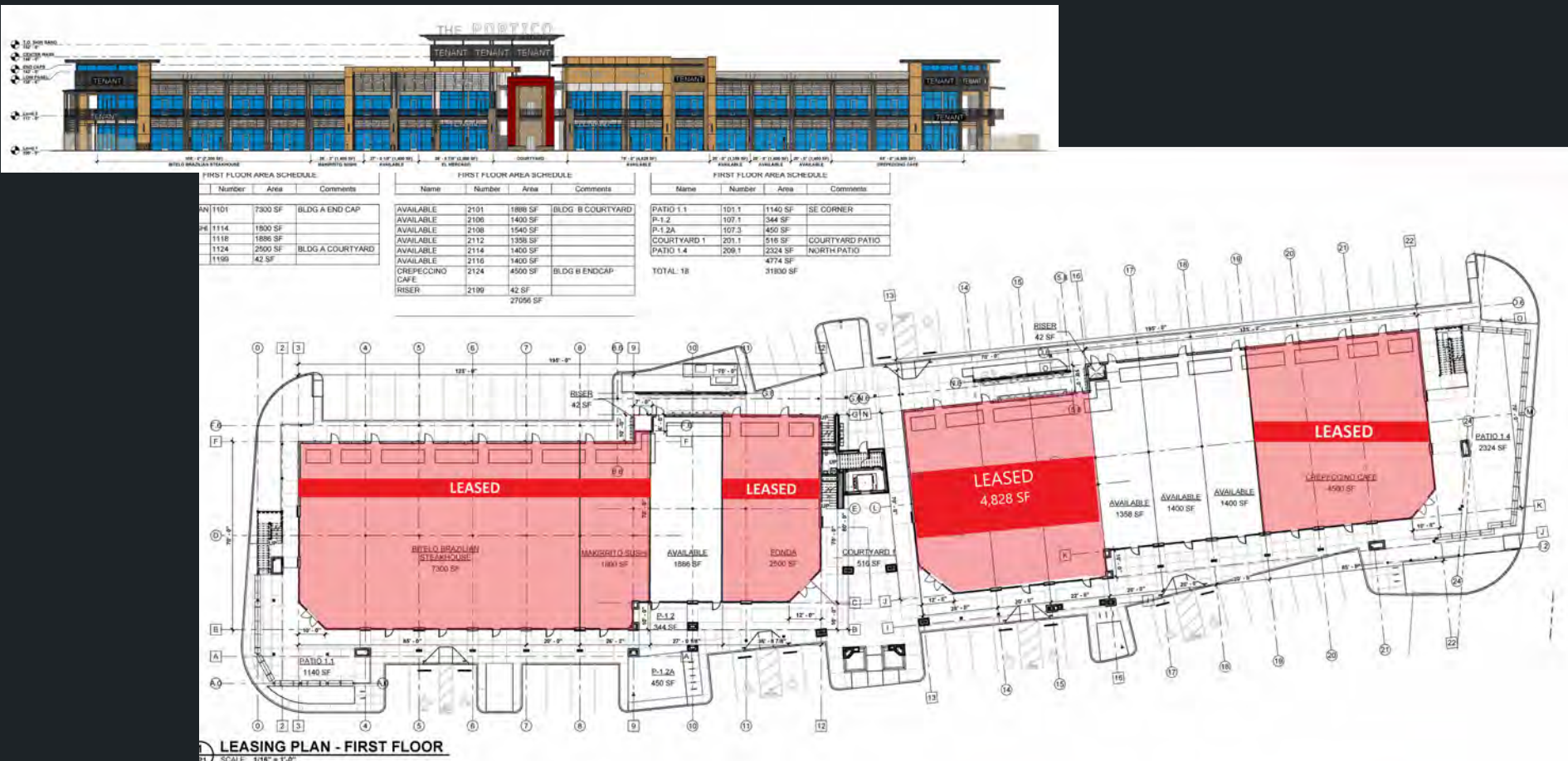


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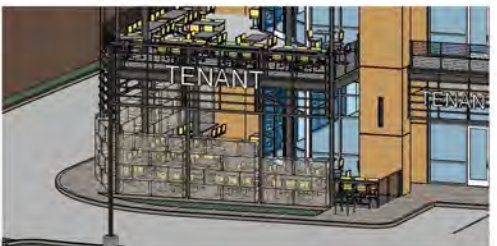
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The Portico at Shaenfield First Floor



1 PATIO 1.1 LAYOUT SCALE: 3/32" = 1'-0"



4 PATIO 1.1 LAYOUT SCALE: 3/32" = 1'-0"

2 COURTYARD 1 LAYOUT SCALE: 3/32" = 1'-0"



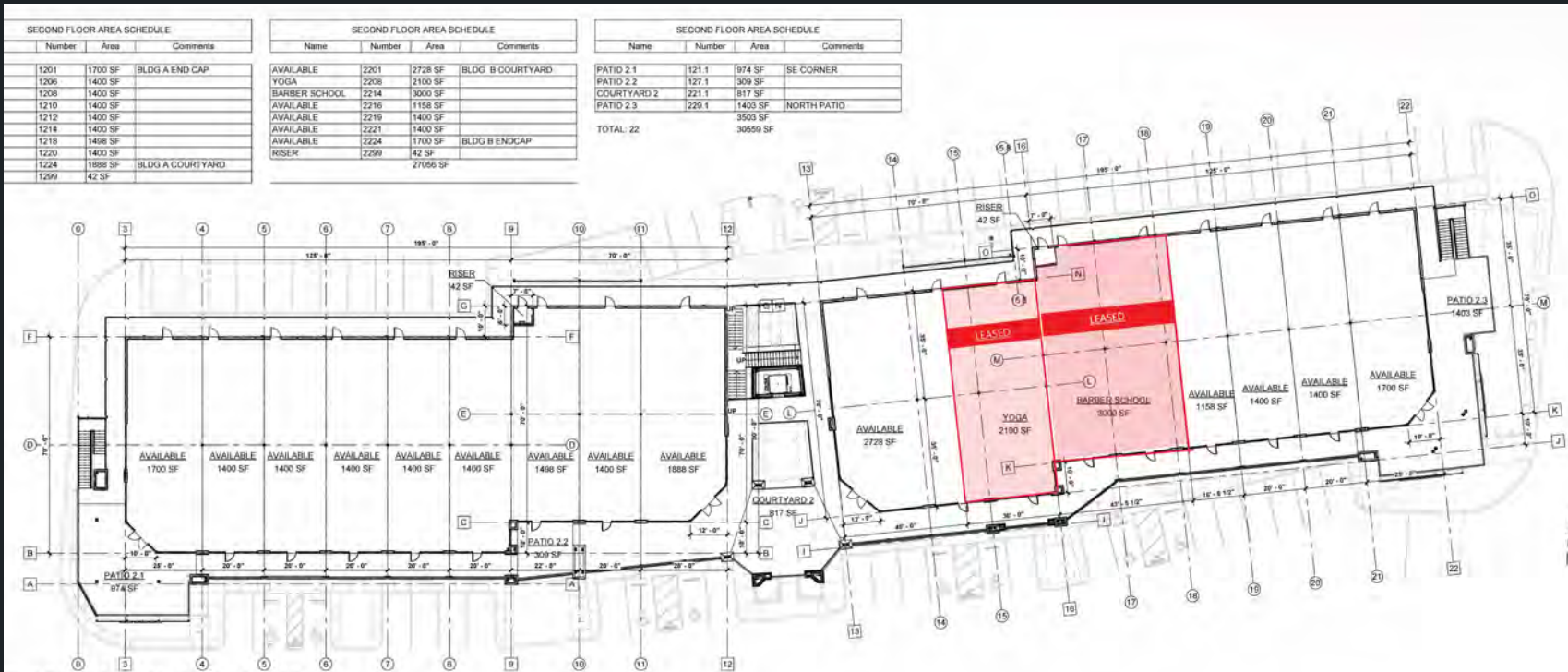
5 COURTYARD 1 LAYOUT SCALE: 3/32" = 1'-0"

3 PATIO 1.4 LAYOUT SCALE: 3/32" = 1'-0"



6 PATIO 1.4 LAYOUT SCALE: 3/32" = 1'-0"

The Portico at Shaenfield Second Floor



The Portico at Shaenfield



- Projected growth to 20,000 medical employees and staff
- 280 acres of medical use under development.
- Quick commute for visitors to Sea World and Six Flags.
- Estimated 100,000 visitors per month at Shaenfield Ranch Center.
- Over 110,000 vehicles per day.

The Portico at Shaenfield: Proximity to All New Hospitals

The Portico at Shaenfield

There is simply no other area of San Antonio which can claim the #1 status of such phenomenal growth like the Shaenfield-to-Alamo Ranch Area.

The Shaenfield-Culebra-Alamo Ranch Corridor, along West Loop 1604 at Highway 151, is the most dynamic commercial development area of the San Antonio MSA. This major area is also anchored by the largest growing new housing sector of the entire metro area accompanied by eleven high schools, scores of elementary and middle schools, and San Antonio's emerging West-Side Medical Center.

The new West-Side Medical Center currently includes a (1) Santa Rosa Acute Care Hospital, and a (2) recently completed 300,000 sf Veteran Affairs Hospital. Under construction are two more hospitals involving (3) The Baptist Hospital System, and (4) The Methodist Hospital System. Additionally, (5) The University Hospital System has acquired over 100 acres for a new campus that was recently announced as one of their next major projects. The University Hospital System campus is located directly across the street from the Shaenfield Corner Pad Site. In total, it is estimated that the emerging West-Side Medical Center Area will employ 20,000 people not including hundreds of ancillary vendors and commercial-related activities.

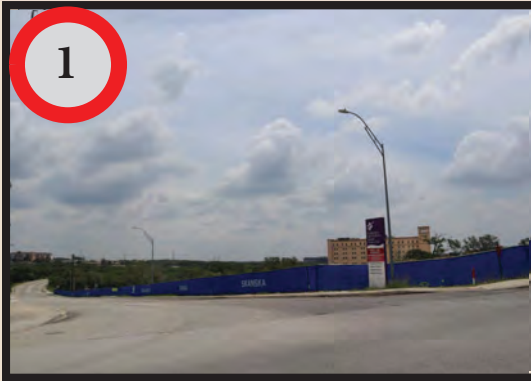


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New & Upcoming Hospitals



1

Christus Santa Rosa Hospital
Highway 151 and Westover Hills
Estimated Completion is 2025
Estimated Employee Count 2,000
23,741 Daily Traffic Counts



2

VA Hospital
9939 State Highway 151
Construction completed
Estimated Employee Count 2,000
23,502 Daily Traffic Counts



5

University Hospital
Loop 1604 near Shaenfield Road
Estimated Completion is 2026
Estimated Employee Count 2,000
101,000 Daily Traffic Counts



3

Baptist Hospital System
3011 W Loop 1604 N
Estimated Completion is late 2024
Estimated Employee Count 2,000
23,741 Daily Traffic Counts



4

Methodist Hospital System
Loop 1604 and Highway 151
Estimated Completion 2026
Estimated Employee Count 2,000
51,291 Daily Traffic Counts



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Baptist Health System Expansion to Area

Baptist Health System has announced plans to build a new medical campus in Westover Hills on 72 acres of land located at Wiseman and Highway 1604. The multi-phased project will begin later this year and will include medical office buildings, an ambulatory surgical center, and an acute care hospital, with the potential for additional medical and retail entities in future development phases.

“Growth in the Westover Hills area has exceeded the supply of medical care available to people who live and work there. This campus represents our ongoing commitment to expanding high-quality healthcare access to greater San Antonio,” said Matt Stone, Baptist Health System Group CEO. “We see this as a generational development and one that can serve as a healthcare anchor for the Westover community and surrounding areas.”

“The decision to secure additional land in the Westover area was made after a detailed assessment of how the community has developed over the past decade,” said Brady Phillips, Baptist Health System chief strategy officer. “The new location will afford us the space to invest in critical services including cardiovascular, maternity, and surgical care at a scale that is commensurate with the needs of the area.”

The first phase of development will be a Medical Office Building, which will include ambulatory facilities for elective care, physician offices, and other ancillary medical service providers. Campus development is expected to begin later this year, with the intention to bring the first facilities online in advance of the hospital. Plans for a large scale, full-service acute care hospital is expected to follow with a projected opening date in late 2023.

“We see this as a foundational expansion of our network and a critical investment in the community we serve,” Matt Stone said. “Building upon this investment in our network at this location as well as others is a key priority for Baptist as our greater region continues to grow.”

Currently, one of eight Baptist Neighborhood Hospitals serves the Westover Hills area. Located on Town Center Drive just off of Highway 151, the hospital offers emergency services as well as inpatient care for patients who may require an overnight stay for observation or ongoing critical care.

Source: <https://www.baptisthealthsystem.com/home/newsroom/baptist-health-system-announces-new-medical-campus-in-westover-hills>



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3 Miles Radius

KEY FACTS

130,208

Population

35.0

Median Age

\$97,059

Median Household Income

2.9

Average Household Size

EDUCATION

5%

No High School Diploma



20%

High School Graduate



33%

Some College



42%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,993

Total Businesses



24,300

Total Employees

EMPLOYMENT



White Collar

74%



Blue Collar

14%



Services

12%

3.4%

Unemployment Rate

INCOME



\$97,059

Median Household Income



\$40,140

Per Capita Income



\$316,883

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (22.3%)

The smallest group: <\$15,000 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.2%	-5.8%	
\$15,000 - \$24,999	3.3%	-3.7%	
\$25,000 - \$34,999	4.0%	-3.2%	
\$35,000 - \$49,999	7.2%	-3.7%	
\$50,000 - \$74,999	17.1%	-1.3%	
\$75,000 - \$99,999	16.7%	+2.6%	
\$100,000 - \$149,999	22.3%	+6.4%	
\$150,000 - \$199,999	16.6%	+7.5%	
\$200,000+			

Bars show deviation from Bexar County

TOP EMPLOYERS WITHIN 3 MILES



