



WAREHOUSE FOR LEASE

**11220 W LOOP 1604 N,
SAN ANTONIO,
TX, 78254**



SETH PRESCOTT

210.478.8999

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WAREHOUSE FOR LEASE | EXECUTIVE SUMMARY

11220 W LOOP 1604 N, SAN ANTONIO, TX, 78254 | BUILDING 3 - 6.164 SF



FOR LEASE: 6,075 SF WAREHOUSE | SECURE BUSINESS PARK OFF LOOP 1604 & BANDERA RD

PROPERTY DETAILS:

Size:	3,082 – 6,164 SF
Ceiling Height:	24 FT
Door:	2 Oversized Grade-Level Doors
Zoning:	C-3 & I-1
Location:	Bandera Rd & Loop 1604 (W San Antonio)
Lease Rate:	\$14.00/SF NNN
NNN Expenses:	\$6.50/SF

DESCRIPTION

Office and warehouse space available in a beautiful park-like setting

- Bldg. 1 - 2,500 SF (7 offices)
- Bldg. 2 - 5,940 SF office/storage
- Bldg. 3 - 6,164 SF warehouse **FOR LEASE**
- Bldg. 4 - 2,250 SF garage/storage
- Bldg. 5 - 10,500 SF warehouse
- Bldg. 6 - 2,000 SF warehouse

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WAREHOUSE FOR LEASE | PROPERTY PHOTOS

11220 W LOOP 1604 N, SAN ANTONIO, TX, 78254 | BUILDING 3 - 6.164 SF



BUILDING AREA:

- **6,164 SF**
- **CEILING: 24 FT**
- **DEPTH (MID): 76 FT**
- **WIDTH: 45 FT**

DOOR

- **HEIGHT: 14 FT**
- **WIDTH: 18 FT**

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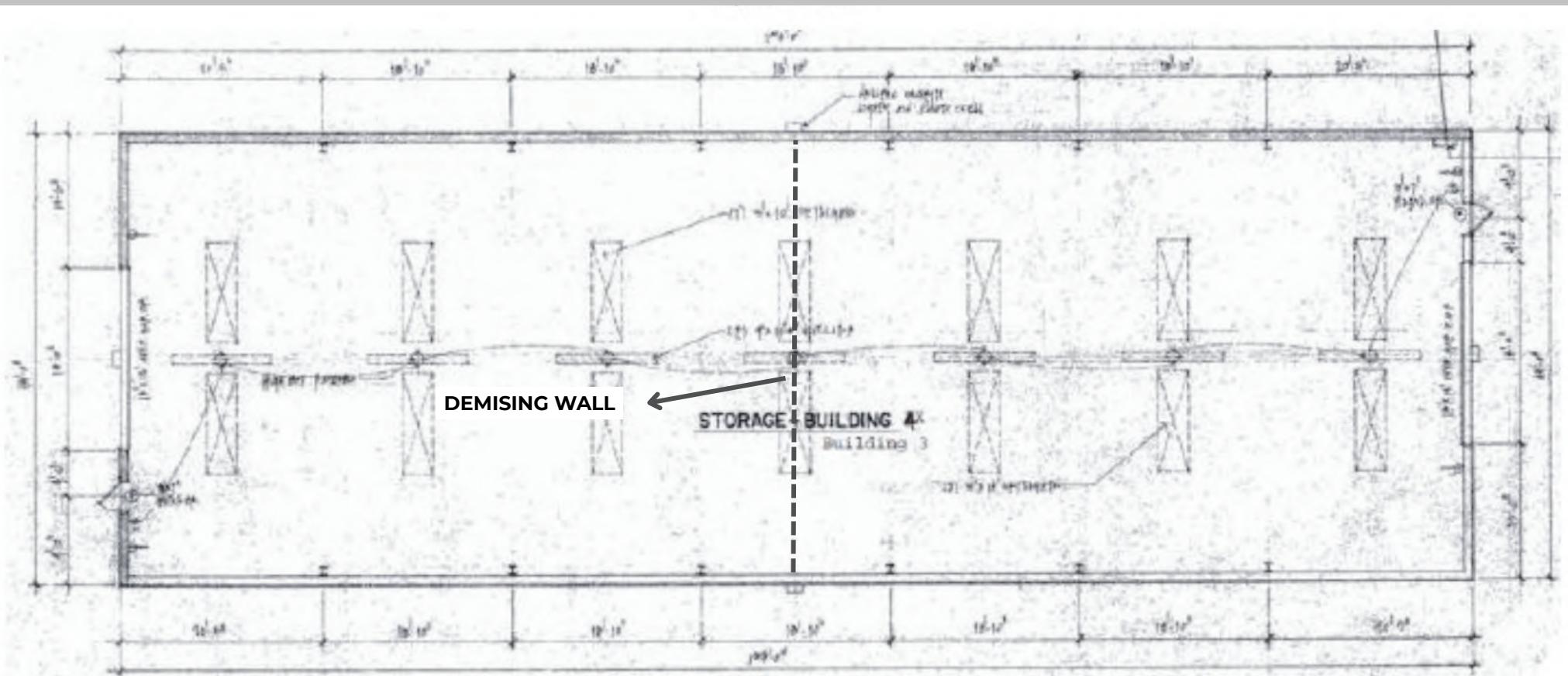
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WAREHOUSE FOR LEASE | FLOOR PLAN

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3,082 - 6,164SF

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WAREHOUSE FOR LEASE | REGIONAL MAP

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WAREHOUSE FOR LEASE | AERIAL VIEW

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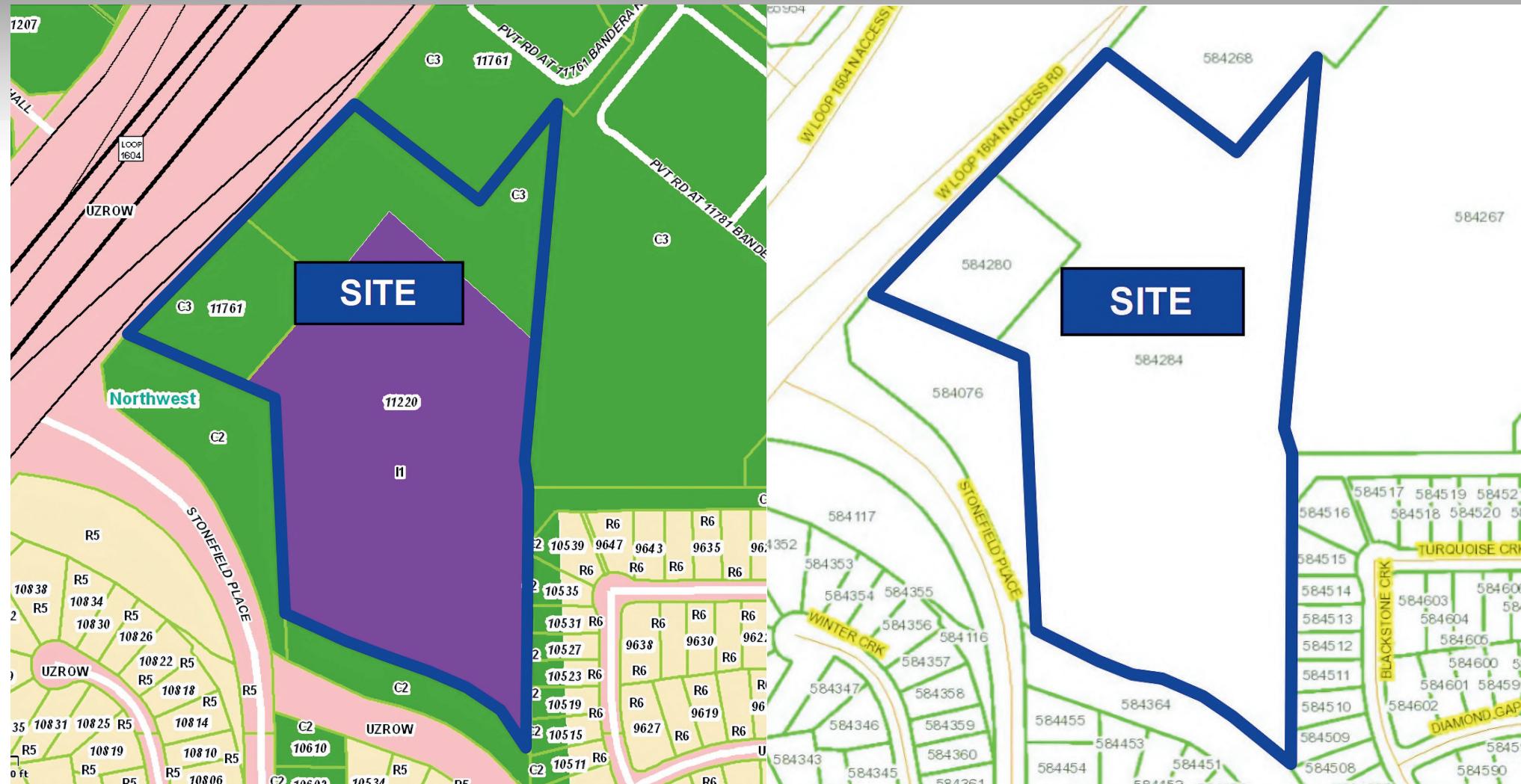
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WAREHOUSE FOR LEASE | ZONING AND PARCEL MAPS

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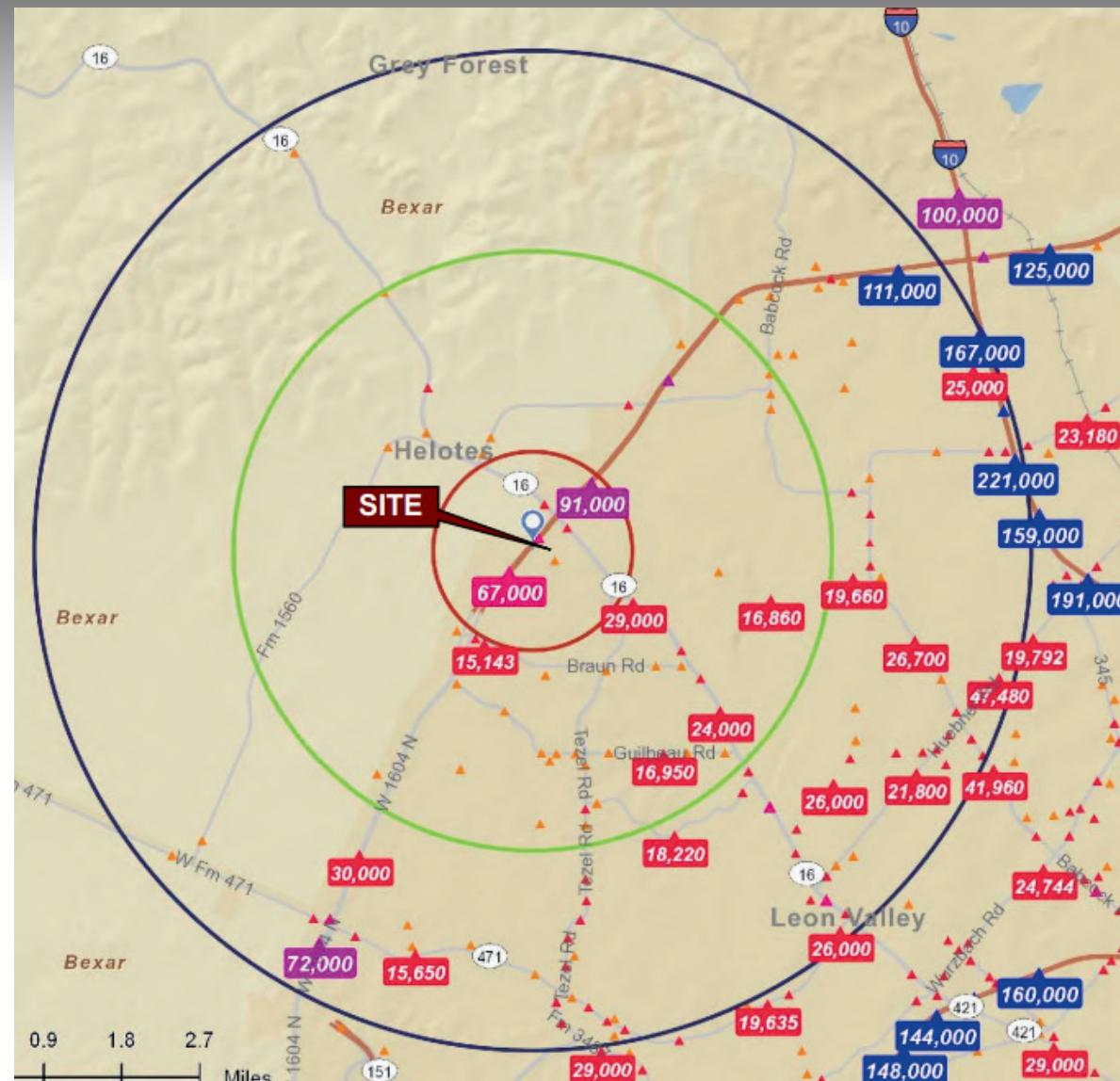
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WAREHOUSE FOR LEASE | TRAFFIC COUNTS - 1, 3, & 5 MILE

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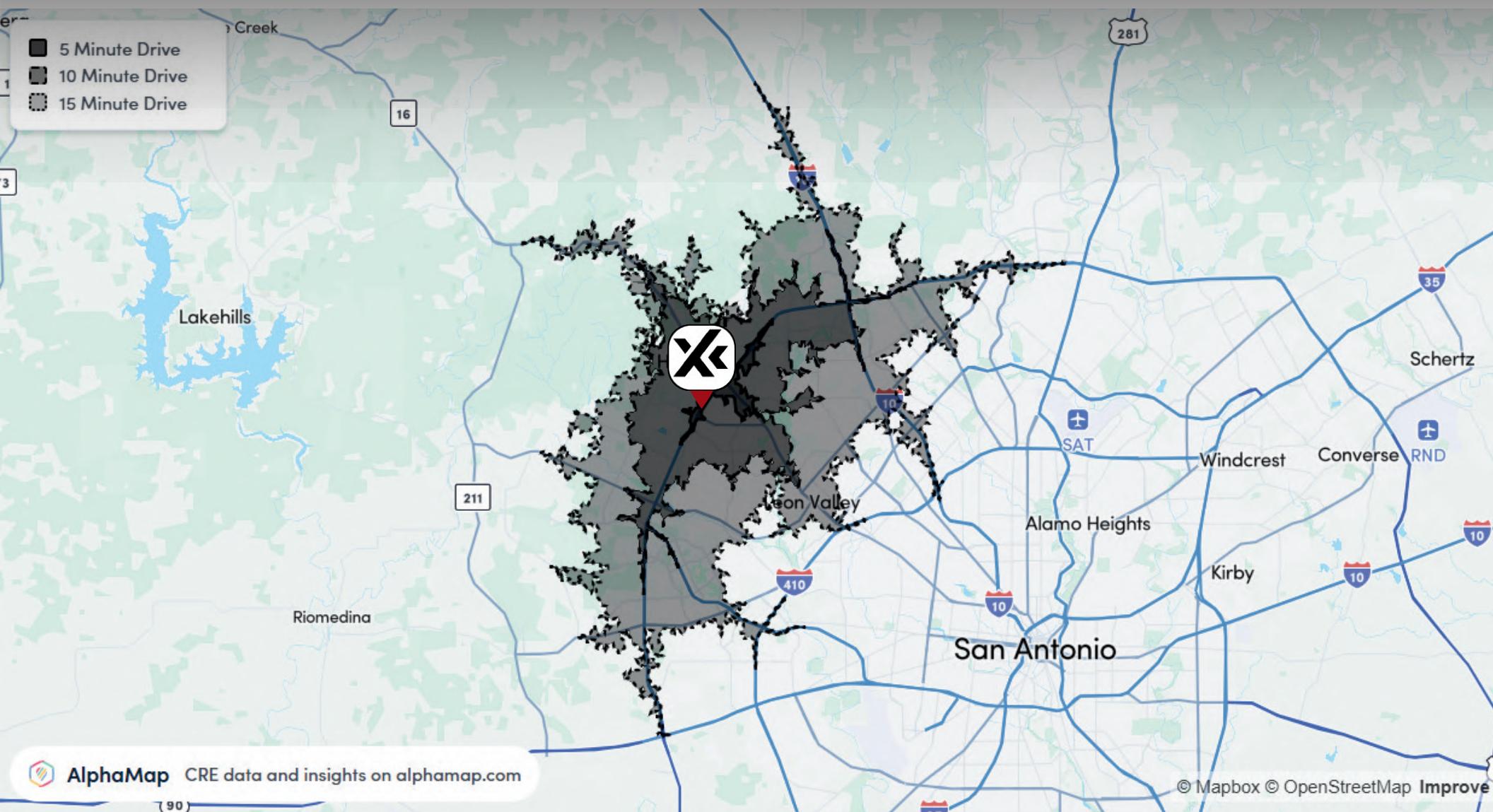
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WAREHOUSE FOR LEASE | DRIVE TIME

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WAREHOUSE FOR LEASE | DEMOGRAPHICS

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Population

2000 Population	6,136	60,251	136,235
2010 Population	9,974	97,286	208,812
2013 Population	10,584	102,141	220,402
2018 Population	11,790	112,106	241,922
2000-2010 Annual Rate	4.98%	4.91%	4.36%
2010-2013 Annual Rate	1.84%	1.51%	1.68%
2013-2018 Annual Rate	2.18%	1.88%	1.88%
2013 Male Population	48.8%	48.6%	48.6%
2013 Female Population	51.2%	51.4%	51.4%
2013 Median Age	33.0	33.5	32.0

In the identified area, the current year population is 220,402. In 2010, the Census count in the area was 208,812. The rate of change since 2010 was 1.68% annually. The five-year projection for the population in the area is 241,922 representing a change of 1.88% annually from 2013 to 2018. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	77.8%	76.9%	74.8%
2013 Black Alone	5.1%	4.9%	5.8%
2013 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2013 Asian Alone	3.7%	4.3%	4.5%
2013 Pacific Islander Alone	0.0%	0.1%	0.2%
2013 Other Race	9.3%	9.2%	10.1%
2013 Two or More Races	3.4%	4.0%	4.0%
2013 Hispanic Origin (Any Race)	50.2%	50.2%	52.2%

Persons of Hispanic origin represent 52.2% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.7 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	1,973	19,524	46,609
2010 Households	3,453	33,000	73,270
2013 Total Households	3,691	34,735	77,363
2018 Total Households	4,139	38,160	85,122
2000-2010 Annual Rate	5.75%	5.41%	4.63%
2010-2013 Annual Rate	2.07%	1.51%	1.69%
2013-2018 Annual Rate	2.32%	1.90%	1.93%
2013 Average Household Size	2.87	2.93	2.80

The household count in this area has changed from 73,270 in 2010 to 77,363 in the current year, a change of 1.69% annually. The five-year projection of households is 85,122, a change of 1.93% annually from the current year total. Average household size is currently 2.80, compared to 2.79 in the year 2010. The number of families in the current year is 54,929 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$78,274	\$72,636	\$62,224
2018 Median Household Income	\$85,230	\$83,044	\$76,891
2013-2018 Annual Rate	1.72%	2.71%	4.32%
Average Household Income			
2013 Average Household Income	\$85,183	\$85,347	\$76,210
2018 Average Household Income	\$95,773	\$97,564	\$87,503
2013-2018 Annual Rate	2.37%	2.71%	2.80%
Per Capita Income			
2013 Per Capita Income	\$28,791	\$29,255	\$27,172
2018 Per Capita Income	\$32,591	\$33,463	\$31,176
2013-2018 Annual Rate	2.51%	2.72%	2.79%
Households by Income			
Current median household income is \$62,224 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$76,891 in five years, compared to \$59,580 for all U.S. households			
Current average household income is \$76,210 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$87,503 in five years, compared to \$83,667 for all U.S. households			
Current per capita income is \$27,172 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$31,176 in five years, compared to \$32,073 for all U.S. households			
Housing			
2000 Total Housing Units	2,080	20,160	48,343
2000 Owner Occupied Housing Units	1,868	16,413	34,959
2000 Renter Occupied Housing Units	106	3,111	11,650
2000 Vacant Housing Units	106	636	1,734
2010 Total Housing Units	3,606	34,228	76,917
2010 Owner Occupied Housing Units	2,643	26,268	51,809
2010 Renter Occupied Housing Units	810	6,812	21,461
2010 Vacant Housing Units	153	1,148	3,647
2013 Total Housing Units	3,836	36,342	81,450
2013 Owner Occupied Housing Units	2,794	27,308	54,095
2013 Renter Occupied Housing Units	896	7,427	23,268
2013 Vacant Housing Units	145	1,607	4,087
2018 Total Housing Units	4,378	39,944	89,904
2018 Owner Occupied Housing Units	3,159	30,295	60,329
2018 Renter Occupied Housing Units	980	7,864	24,793
2018 Vacant Housing Units	239	1,784	4,782

Currently, 66.4% of the 81,450 housing units in the area are owner occupied; 28.6% are renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 76,917 housing units in the area - 67.4% owner occupied, 27.9% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 2.58%. Median home value in the area is \$186,261, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.13% annually to \$217,282.

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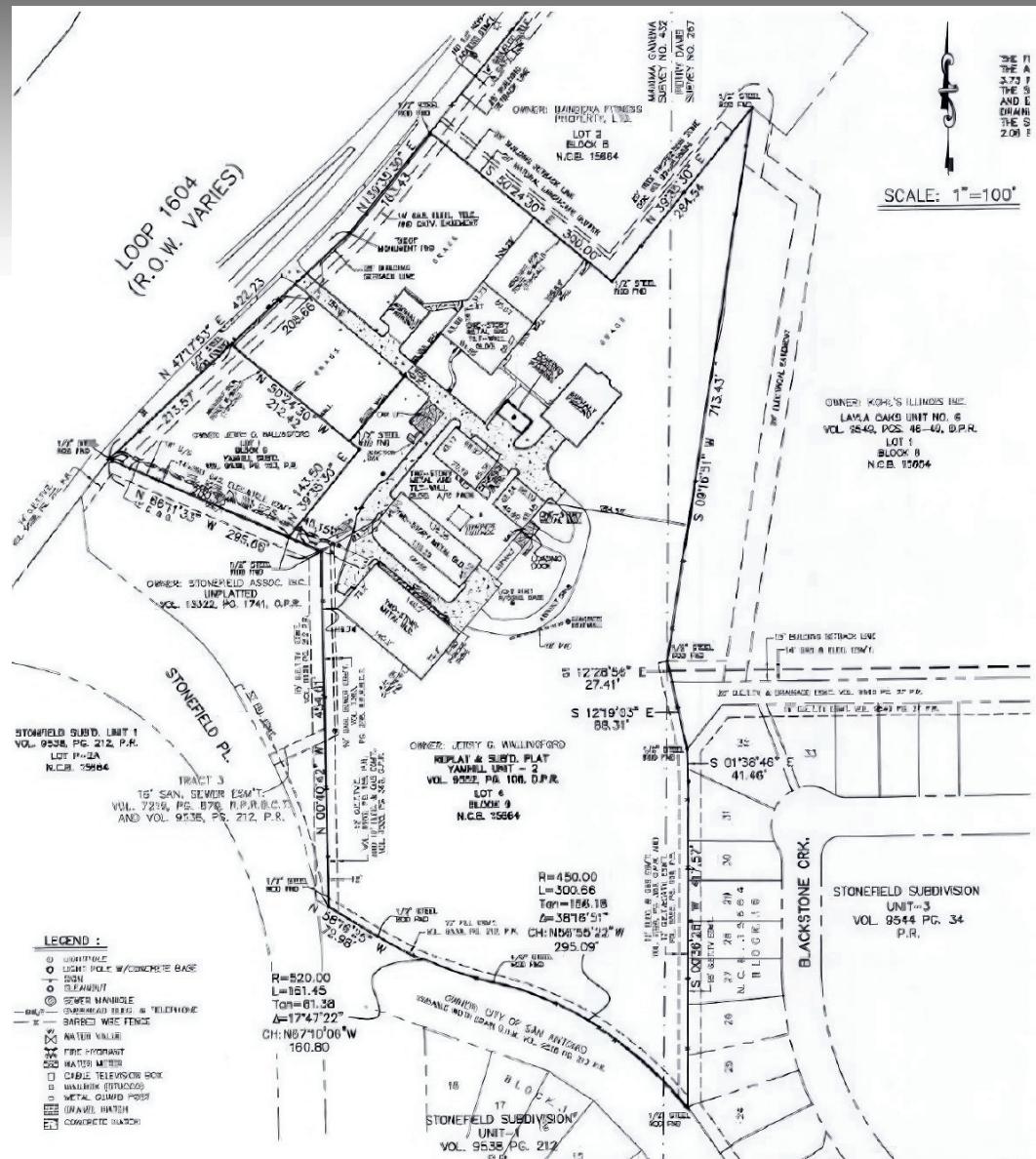
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WAREHOUSE FOR LEASE | SURVEY

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