

FOR LEASE

VARSITY VILLAGE SHOPPING CENTER

813-853 Bandera Road &
3100-3118 Woodlawn Avenue
San Antonio, TX 78228



NAExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$4.76 PSF/Year
TOTAL AVAILABLE	#853 ±1,500 SF #813A ±7,291 SF #3116 ±16,702 SF
TOTAL BUILDING SF	±59,493
ZONING	C-2
TYPE	Retail Neighborhood Center

- Well-established neighborhood retail center
- Located directly across from Walmart Supercenter
- Strong traffic-dense residential demand
- Excellent co-tenancy for service, retail, and medical users

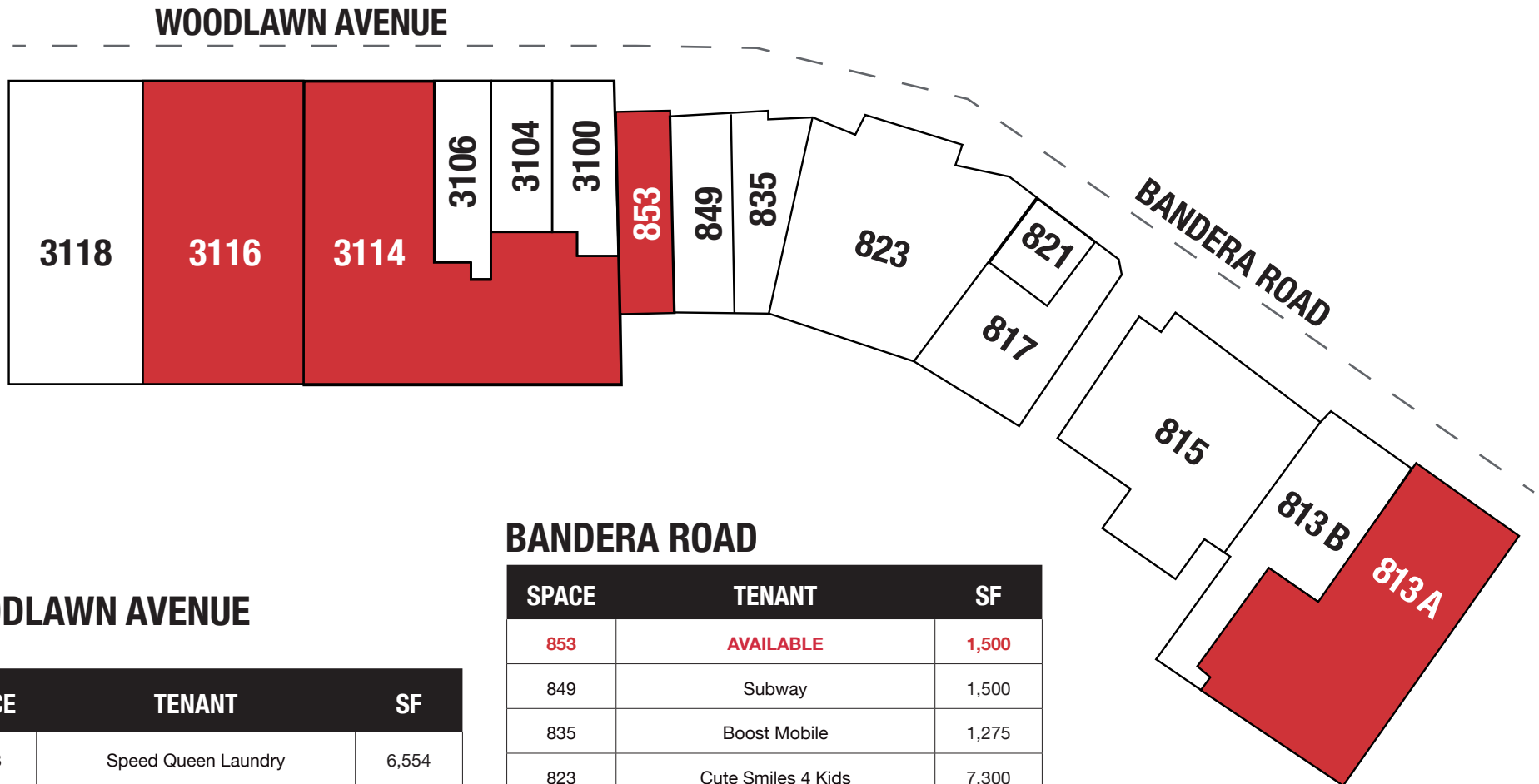


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SITE PLAN



WOODLAWN AVENUE

SPACE	TENANT	SF
3118	Speed Queen Laundry	6,554
3116-3114	AVAILABLE	16,702
3106	Nite Owl Liquors	1,329
3104	Alpha & Omega Hair Design	1,000
3100	Liz Nails	1,200

BANDERA ROAD

SPACE	TENANT	SF
853	AVAILABLE	1,500
849	Subway	1,500
835	Boost Mobile	1,275
823	Cute Smiles 4 Kids	7,300
821	Mystic Smoke Shop	1,242
817	Famsa Loans	2,100
815	Lisa's Mexican Restaurant	7,500
813B	Hopscotch Health	3,000
813A	AVAILABLE	7,291

UNIT 853



± 1,500 SF

TOTAL SF AVAILABLE

- Former Tax Office Well Suited For Other Small Shop User, Insurance Office or QSR



UNIT 813A



± 7,291 SF

TOTAL SF AVAILABLE

- Former Rent-A-Tire endcap with a dedicated pylon sign
- Providing prime visibility along Bandera Road



UNIT 3116-3114



± 8,341 - 16,702 SF

TOTAL SF AVAILABLE

- Ideal for light industrial, grocery concepts or medical operators catering to growing senior population

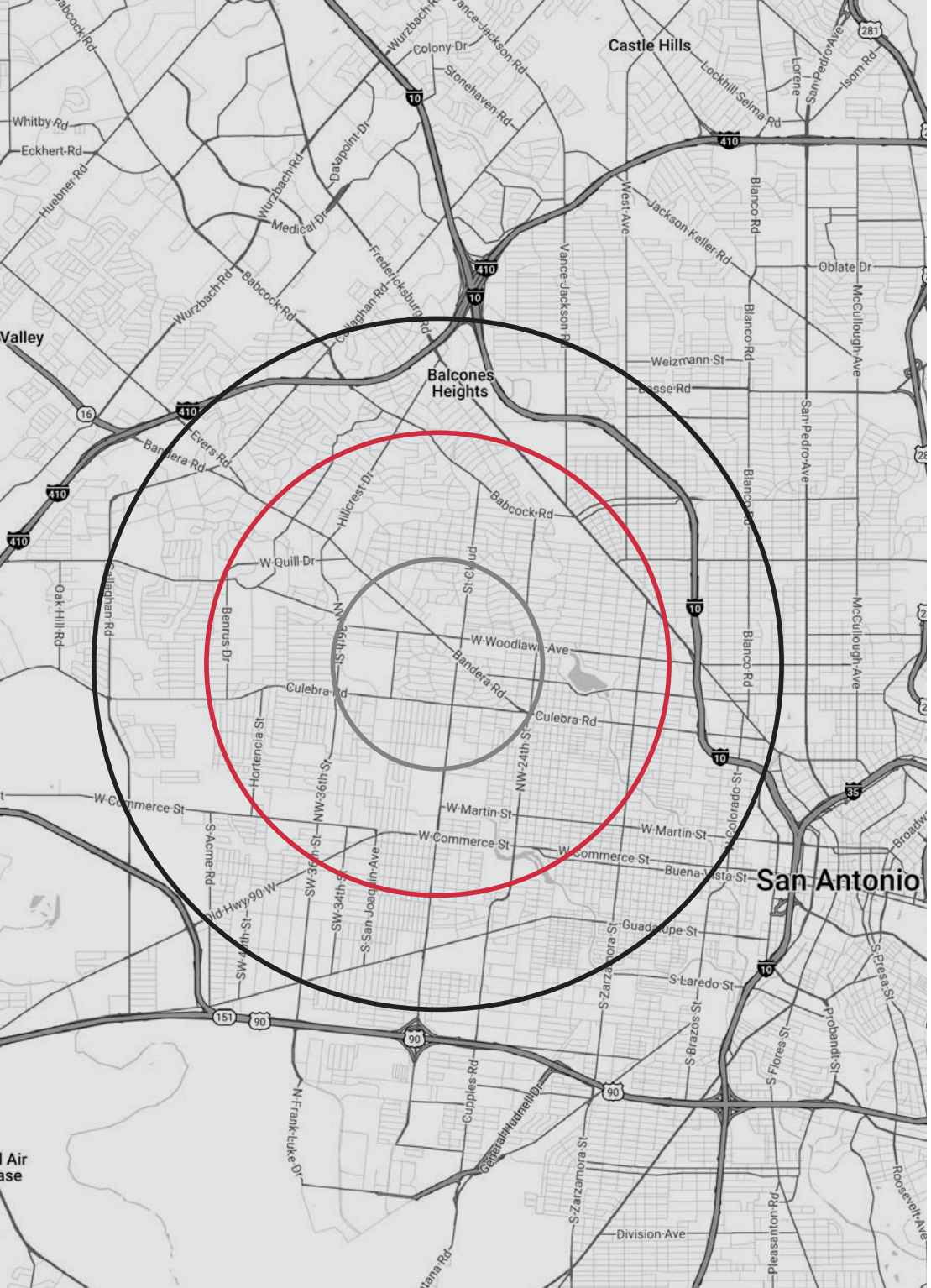
A tenant improvement allowance is available for qualified prospects



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	15,338	147,979	356,964
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,578	54,711	142,815
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$62,093	\$62,933	\$70,064

Traffic Counts

STREET	AADT
Bandera Road	26,658
Woodlawn Avenue	4,786

Cities Nearby

Waco, Texas	187 miles
Austin, Texas	86 miles
Houston, Texas	207 miles
Dallas, Texas	280 miles
Fort Worth, Texas	275 miles

TERMS & CONDITIONS

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