

# FOR LEASE

## VARSITY VILLAGE SHOPPING CENTER

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



# SUMMARY

## Property Specs

LEASE RATE	<b>Please Contact Agent</b>
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

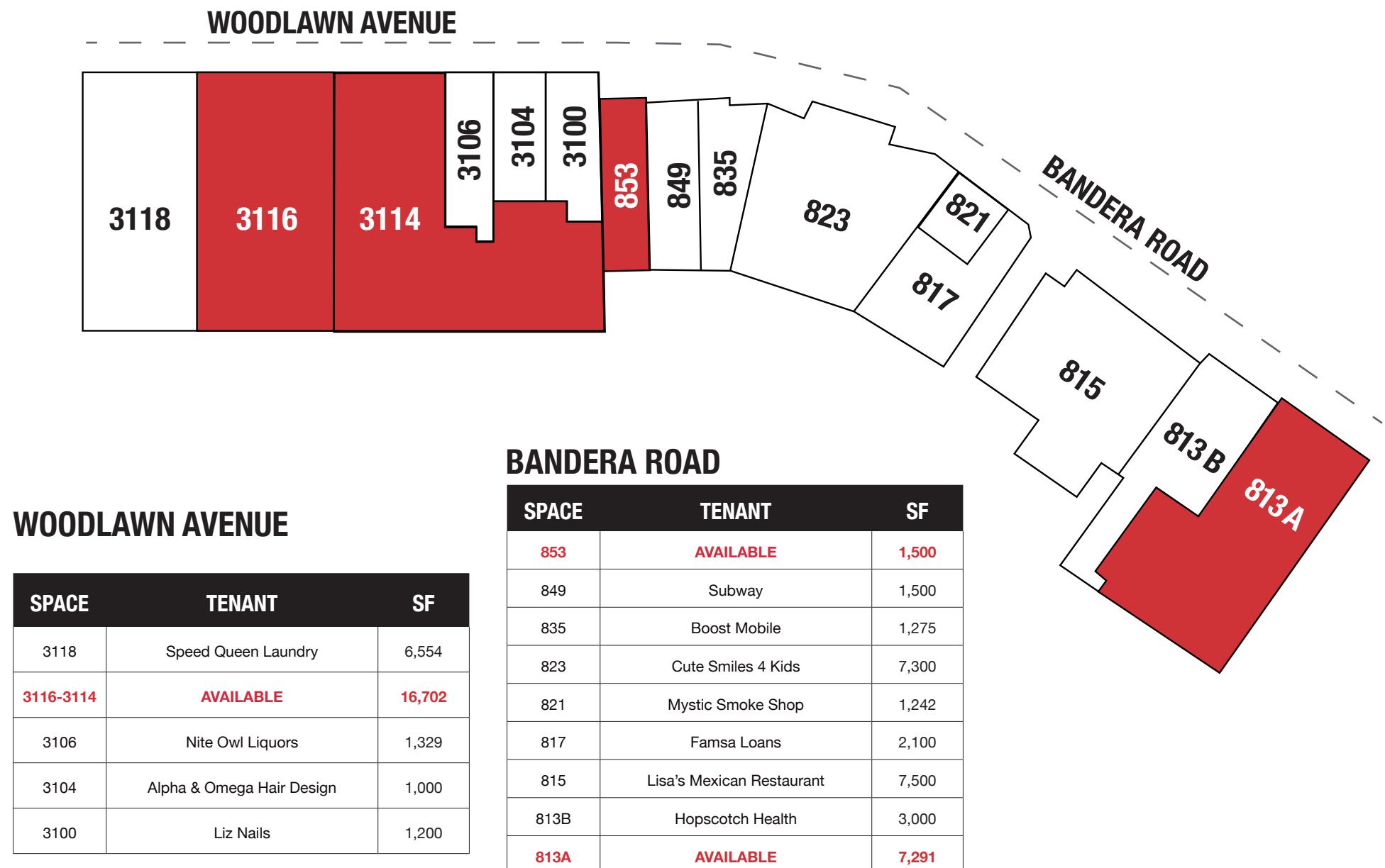


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# SITE PLAN



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



	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

Bandera Road

Woodlawn Avenue

### AADT

26,658

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

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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