

# GRANDVIEW RETAIL CENTER

LOOP 1604 & W MILITARY DR

11034 W Military Dr, San Antonio, Texas 78251 | Bexar County

**COMMERCIAL-MEDICAL  
SPACE AVAILABLE**



|                            |                                                                     |
|----------------------------|---------------------------------------------------------------------|
| <b>AVAILABILITY:</b>       | 1,500 - 5,000 SF<br>Drive-Thru End Cap<br>Available                 |
| <b>USE:</b>                | Medical - Retail                                                    |
| <b>PARKING:</b>            | 5.2/1,000                                                           |
| <b>ACCESS:</b>             | Full Access to 1604<br>& W Military Dr<br>Signalized<br>Interchange |
| <b>TRAFFIC<br/>COUNTS:</b> | 1604 – 38K<br>Military Dr – 13K                                     |



## DEMOGRAPHIC SNAPSHOT

| Radius        | 1 Mile    | 3 Mile    | 5 Mile   |
|---------------|-----------|-----------|----------|
| Population    | 11,466    | 97,212    | 268,427  |
| Avg HH Income | \$123,737 | \$103,265 | \$87,715 |
| Median Age    | 31.7      | 30.9      | 30.9     |

| Drivetime     | 5 Minute  | 10 Minute |
|---------------|-----------|-----------|
| Population    | 89,231    | 352,192   |
| Avg HH Income | \$103,275 | \$87,928  |
| Median Age    | 30.3      | 30.1      |

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## **GRANDVIEW MEDICAL & RETAIL CENTER**

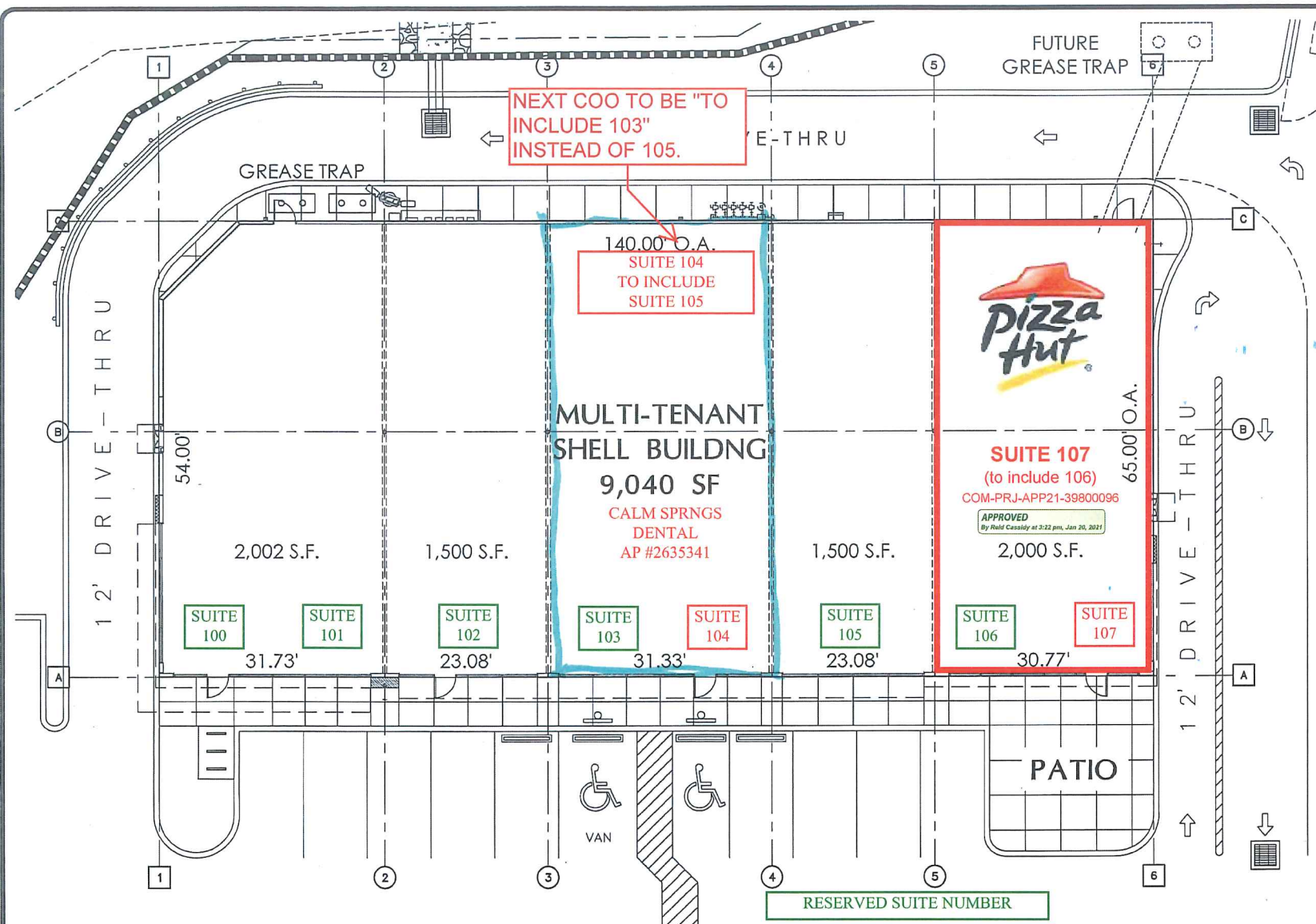
|                               |                                                                                         |
|-------------------------------|-----------------------------------------------------------------------------------------|
| <b>Address:</b>               | <b>11034 W. Military Dr. at Loop 1604<br/>SE corner Loop 1604 &amp; W. Military Dr.</b> |
| <b>Available:</b>             | <b>5,000 sf - Suites 100 (End Cap), 102 &amp; 105</b>                                   |
| <b>Total Sq. Ft.:</b>         | <b>9,000 sq. ft.</b>                                                                    |
| <b>Date Available:</b>        | <b>Now Ready for Tenant finish</b>                                                      |
| <b>Space condition:</b>       | <b>Shell</b>                                                                            |
| <b>Rental rate/SF:</b>        | <b>\$ 28.00 &amp; \$30.00 psf NNN</b>                                                   |
| <b>Expenses/SF:</b>           | <b>\$ 9.00 psf +/-</b>                                                                  |
| <b>Improvement allowance:</b> | <b>\$ 25.00 psf over cold shell</b>                                                     |
| <b>Leasing Agent:</b>         | <b>Todd Beebe - 210-410-9904<br/>Hogan Commercial Partners</b>                          |

LEASE PLAN

11034 W. MILITARY  
SAN ANTONIO, TEXAS

DRAWN  
DCL  
CHECKED  
M.N.  
DATE  
01/21/19  
PROJECT  
11034 W. MILITARY  
JOB NO.  
18-114  
SHEET

LP1



NEXT COO TO BE "TO INCLUDE 103" INSTEAD OF 105.

140.00' O.A.  
SUITE 104  
TO INCLUDE  
SUITE 105

**MULTI-TENANT  
SHELL BUILDING**  
**9,040 SF**  
CALM SPRNGS  
DENTAL  
AP #2635341



**SUITE 107**  
(to include 106)  
COM-PRJ-APP21-39800096  
APPROVED  
By Field Casality at 3:22 pm, Jan 20, 2021  
2,000 S.F.

SUITE 100

SUITE 101

SUITE 102

SUITE 103

SUITE 104

SUITE 105

SUITE 106

SUITE 107

PATIO



VAN



FUTURE  
GREASE TRAP

GREASE TRAP

E-THRU

12' DRIVE - THRU

12' DRIVE - THRU

54.00'

2,002 S.F.

1,500 S.F.

1,500 S.F.

65.00' O.A.

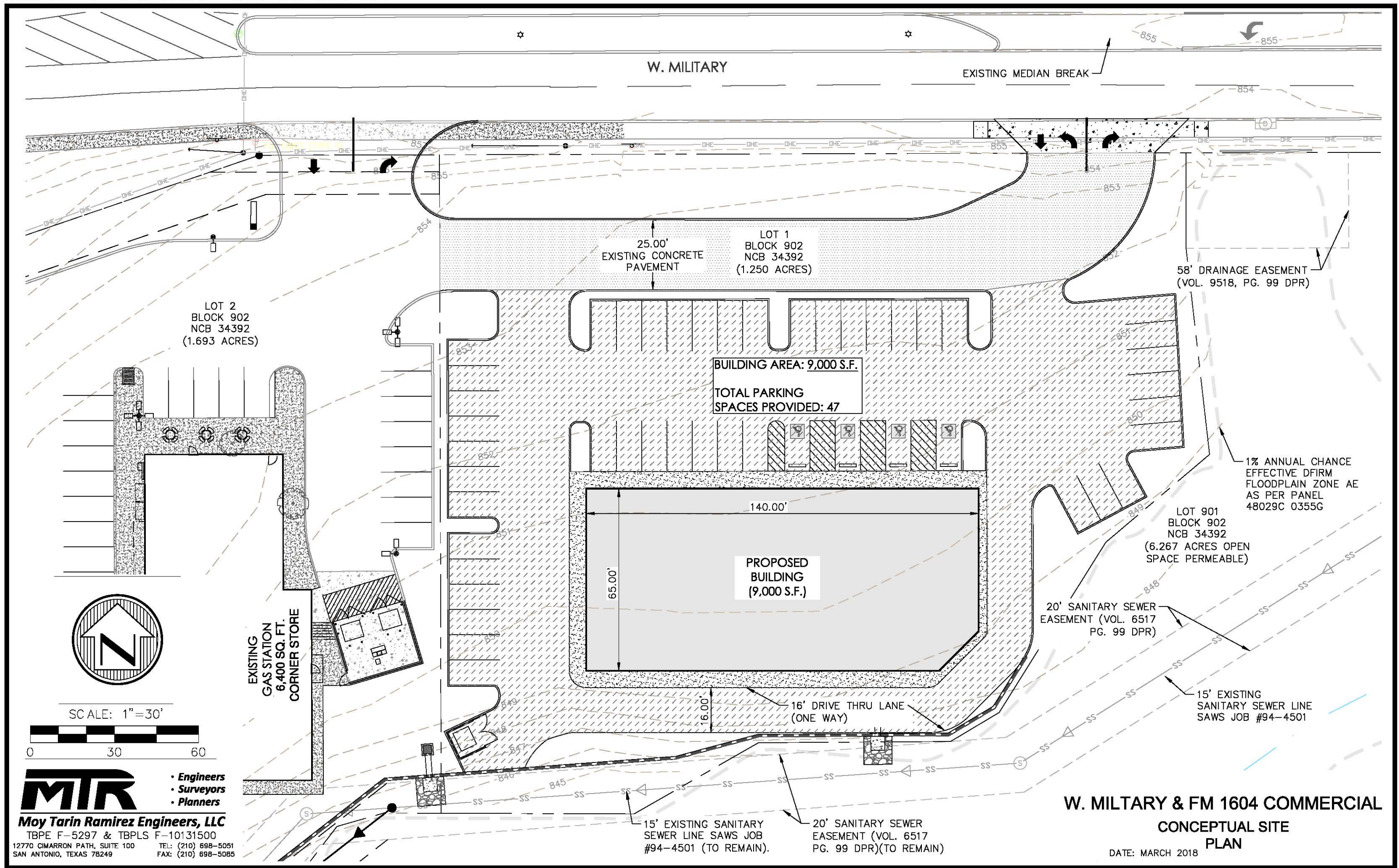
31.73'

23.08'

31.33'

23.08'

30.77'





All pads provide cross access allowing ingress and egress from both 1604 and W. Military Rd.



RIGHT IN  
DRIVEWAY

RIGHT IN/ RIGHT  
OUT DRIVEWAY

6' PEDESTRIAN  
EASEMENT

LOOP 1604

MILITARY DR

FULL ACCESS  
DRIVEWAY

LEFT TURN LANE

**SITE**  
PAD 1  
1.25 AC

PAD 3  
1.35 AC

RIGHT IN/RIGHT OUT  
DRIVEWAY

LOT 803  
BLOCK 85  
103.18 AC  
AGRICULTURAL  
(8.267 ACRES OPEN  
PERMEABLE SPACE)

TREE  
PRESERVATION  
AREA