

Demographic Summary Report

IHOP

4818 Walzem Rd, San Antonio, TX 78218

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **4,739 SF**
 Year Built: **1998**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	11,281		110,652		289,325	
2021 Estimate	10,746		105,300		276,560	
2010 Census	9,283		90,314		245,001	
Growth 2021 - 2026	4.98%		5.08%		4.62%	
Growth 2010 - 2021	15.76%		16.59%		12.88%	
2021 Population by Hispanic Origin	5,290		51,641		125,740	
2021 Population	10,746		105,300		276,560	
White	7,716	71.80%	76,729	72.87%	208,939	75.55%
Black	2,160	20.10%	19,682	18.69%	45,809	16.56%
Am. Indian & Alaskan	123	1.14%	1,501	1.43%	3,401	1.23%
Asian	452	4.21%	3,866	3.67%	9,120	3.30%
Hawaiian & Pacific Island	29	0.27%	363	0.34%	959	0.35%
Other	266	2.48%	3,159	3.00%	8,331	3.01%
U.S. Armed Forces	62		1,434		3,652	
Households						
2026 Projection	4,246		42,321		106,519	
2021 Estimate	4,061		40,468		102,193	
2010 Census	3,582		35,608		92,073	
Growth 2021 - 2026	4.56%		4.58%		4.23%	
Growth 2010 - 2021	13.37%		13.65%		10.99%	
Owner Occupied	2,117	52.13%	20,553	50.79%	61,941	60.61%
Renter Occupied	1,944	47.87%	19,915	49.21%	40,253	39.39%
2021 Households by HH Income	4,061		40,469		102,192	
Income: <\$25,000	1,041	25.63%	9,131	22.56%	17,208	16.84%
Income: \$25,000 - \$50,000	1,263	31.10%	11,183	27.63%	24,162	23.64%
Income: \$50,000 - \$75,000	749	18.44%	8,339	20.61%	22,038	21.57%
Income: \$75,000 - \$100,000	380	9.36%	5,068	12.52%	14,226	13.92%
Income: \$100,000 - \$125,000	321	7.90%	2,569	6.35%	9,105	8.91%
Income: \$125,000 - \$150,000	156	3.84%	1,642	4.06%	4,885	4.78%
Income: \$150,000 - \$200,000	128	3.15%	1,243	3.07%	4,980	4.87%
Income: \$200,000+	23	0.57%	1,294	3.20%	5,588	5.47%
2021 Avg Household Income	\$55,438		\$64,950		\$78,757	
2021 Med Household Income	\$42,147		\$49,791		\$59,885	