

FOR LEASE

SHOPS AT BANDERA | THREE SPACES AVAILABLE

1331 Bandera Road
San Antonio, TX 78228



SUMMARY

Property Specs

LEASE RATE	\$30 PSF
NNN EXPENSES	\$4.50 NNN
TOTAL GLA	±20,000 SF
SUITE SIZES	Option 1 ±10,000 SF Retail Building ±5,500 SF Metal Building ±4,500 SF
GROUND LEASE OPTIONS	Pad Site 1 ±0.55 AC Pad Site 2 ±0.6 AC

- Join Shops at Bandera, a recently renovated community shopping center with a proven tenant mix that creates a strong neighborhood draw, consistent foot traffic, and cross-shopping opportunities.
- Ideal location for retailers and service providers seeking immediate market presence in an established community
- Excellent visibility, pylon signage, and multiple points of ingress/egress.
- 26,000+ vehicles per day providing exceptional exposure to passing motorists.
- Serving a trade area of more than 144,000 residents within a 3-mile radius and over 366,000 residents within 5 miles.
- Local ownership and on-site management



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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BANDERA RD

Metal Building | $\pm 4,500$ SF

Option 1 | $\pm 10,000$ SF

Retail Building | $\pm 4,800$ SF



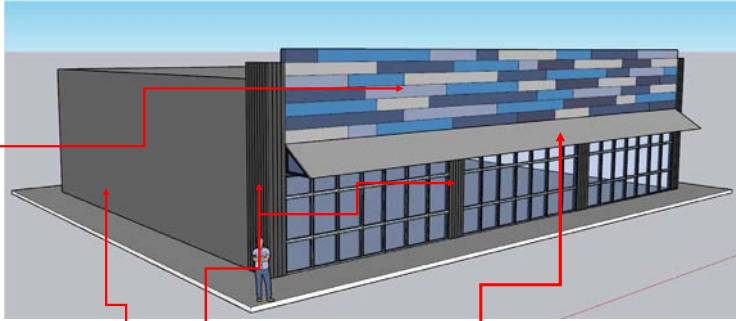
CONCEPTUAL ELEVATIONS

RETAIL AND/OR METAL

OPTION 1

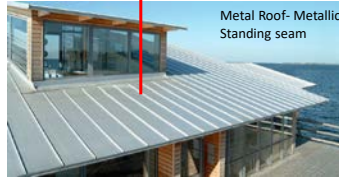


Nichiha Illumination custom panels



Nichiha- Ribbed Indigo Vertical Install.

Stucco color-



Metal Roof- Metallic Zinc Standing seam

OPTION 2



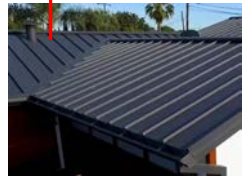
Nichiha - Empire Block

Stucco color-



Nichiha- Ribbed Indigo Vertical Install.

Metal Roof- Black- Standing seam



OPTION 3



Stucco color-



Nichiha- Ribbed Indigo Vertical Install.

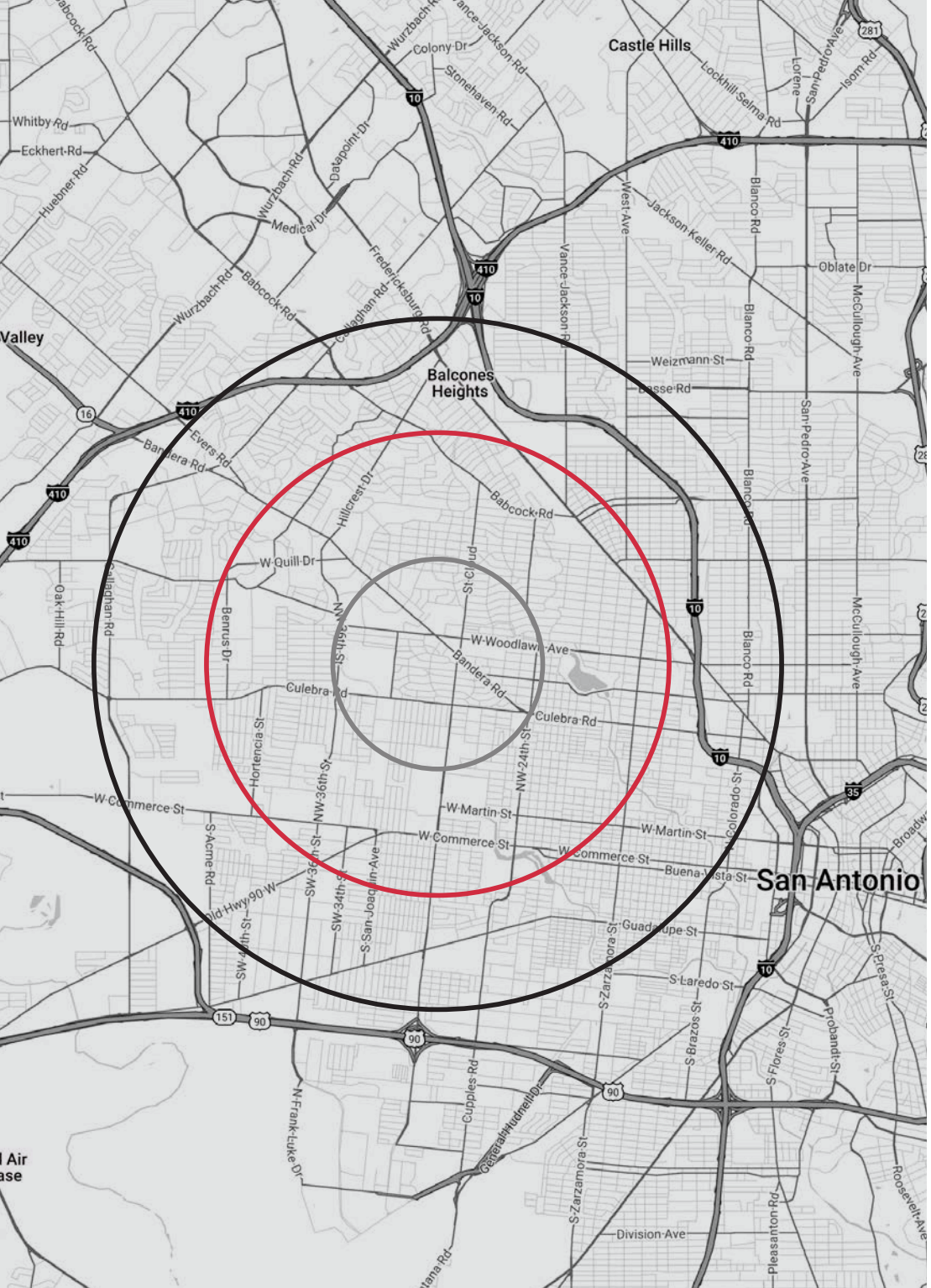
Metal Roof- Black- Standing seam



AREA MAP

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





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	14,759	143,738	366,421
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,556	56,301	146,644
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$63,874	\$64,993	\$71,302

Traffic Counts

STREET	AADT
Bandera Road	26,302
Hillcrest Drive	18,120

Distance to

USAA	6 miles
Downtown San Antonio	6.4 miles
San Antonio Airport	8.6 miles
Lackland AFB	11.9 miles

TERMS & CONDITIONS

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