

430 W LOOP 1604 N #111

POTRANCO VILLAGE SUITE

SAN ANTONIO, TX 78251



FOR LEASE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

PRESENTED BY: MARIO BETANCOURT

MARIO BETANCOURT
Agent
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

430 West Loop 1604 North



Property Summary

Lease Price:	\$30.50/sf NNN
Unit SF:	1,800
Occupancy:	Available Now
Frontage:	Loop 1604 N of Potranco Potranco E
Parking:	Surface Parking
Parking Ratio:	88 Spaces
Year Built:	2006

Property Overview

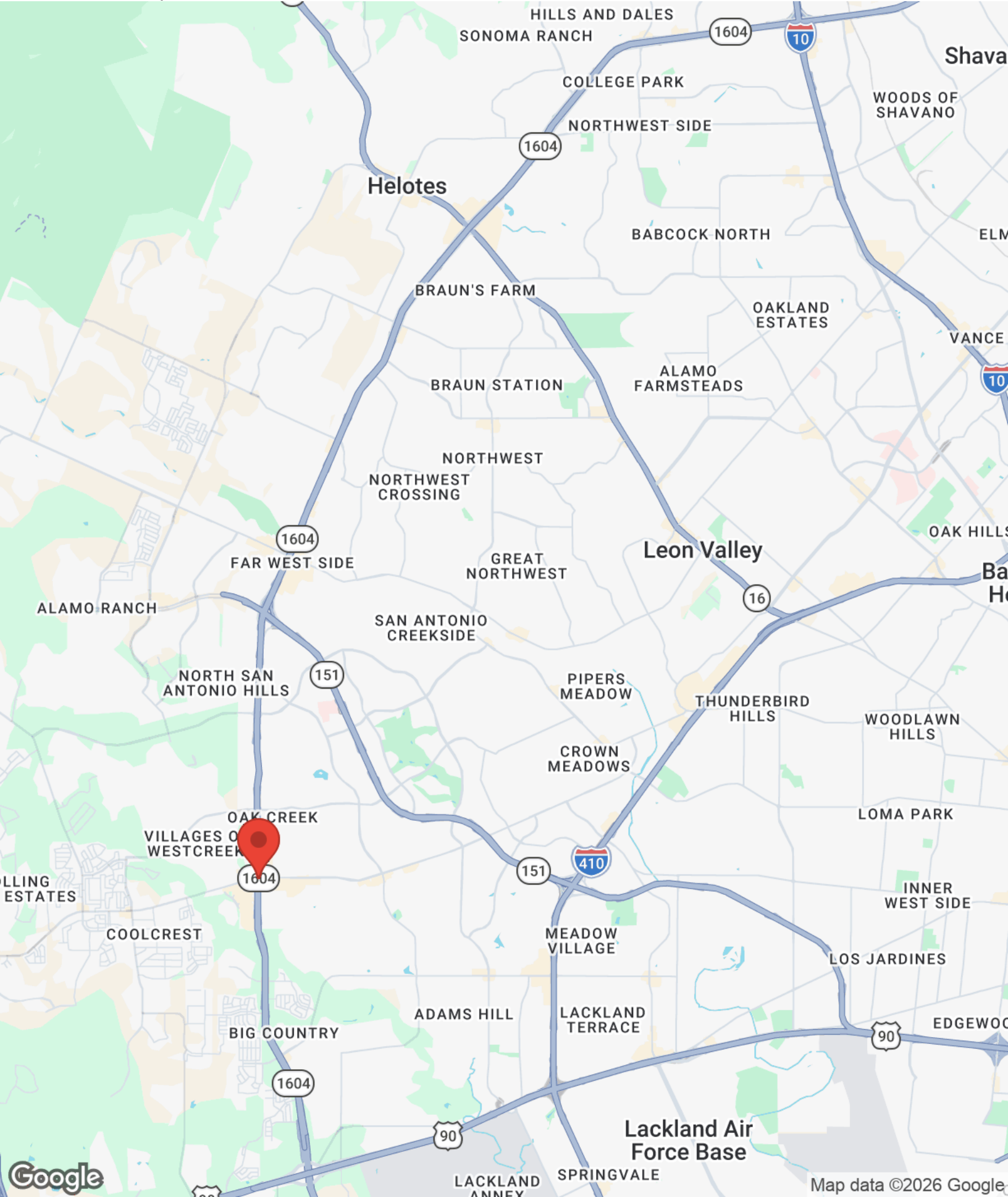
Retail suite available for immediate occupancy within a 10-tenant neighborhood shopping center. The suite, currently occupied by Massage Heights, offers 1,800 SF of move-in-ready space well suited for a variety of small business uses.

Location Overview

Located along the Loop 1604 North Frontage Road at the Potranco Road intersection. The center benefits from strong co-tenancy and visibility, positioned directly behind Bill Miller Bar-B-Q and Wells Fargo Bank — anchors that generate consistent daily traffic

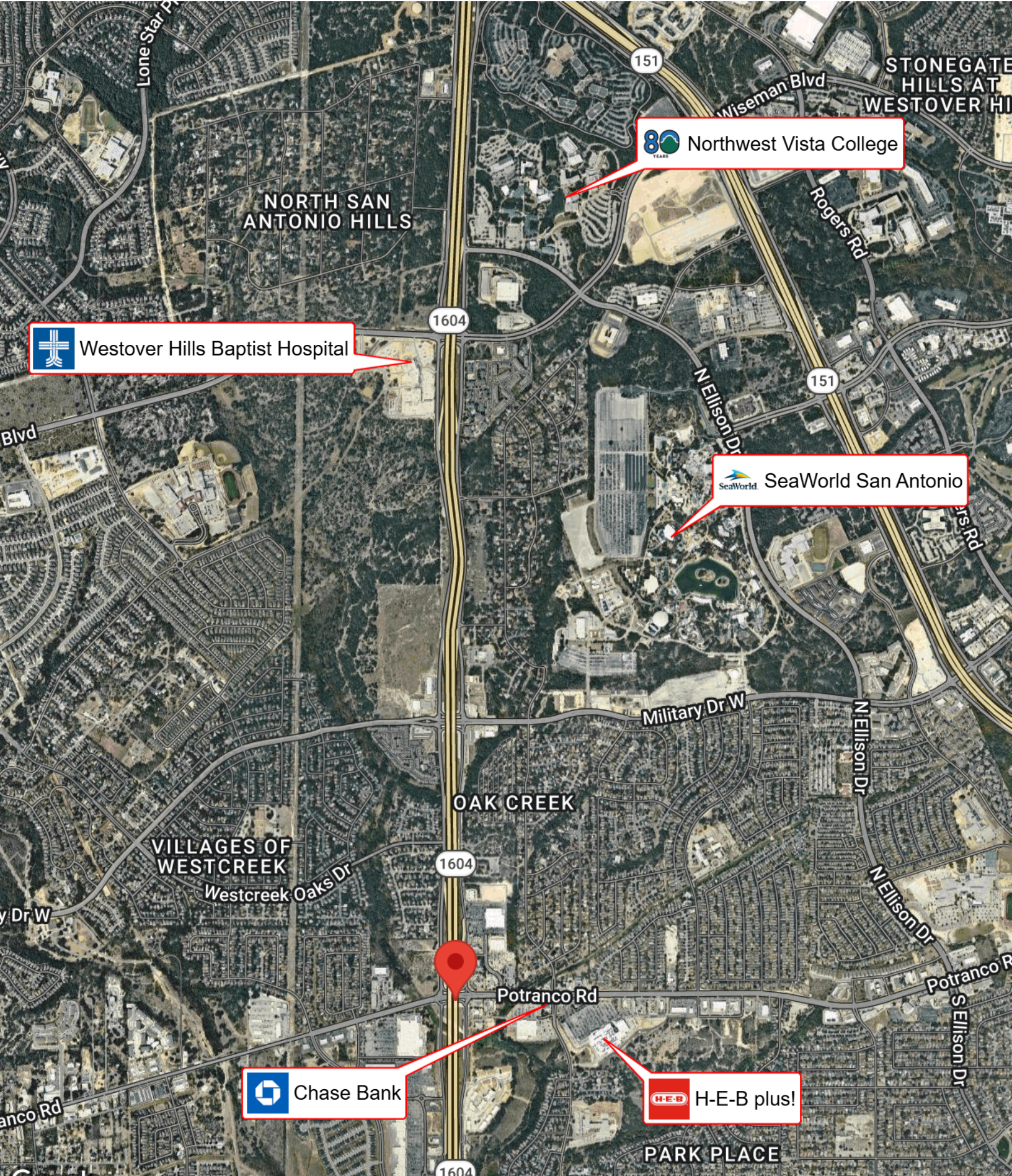
REGIONAL MAP

430 W Loop 1604



BUSINESS MAP

430 W Loop 1604



80 YEARS Northwest Vista College

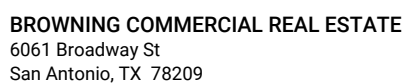
Westover Hills Baptist Hospital

SeaWorld San Antonio

Chase Bank

H-E-B plus!

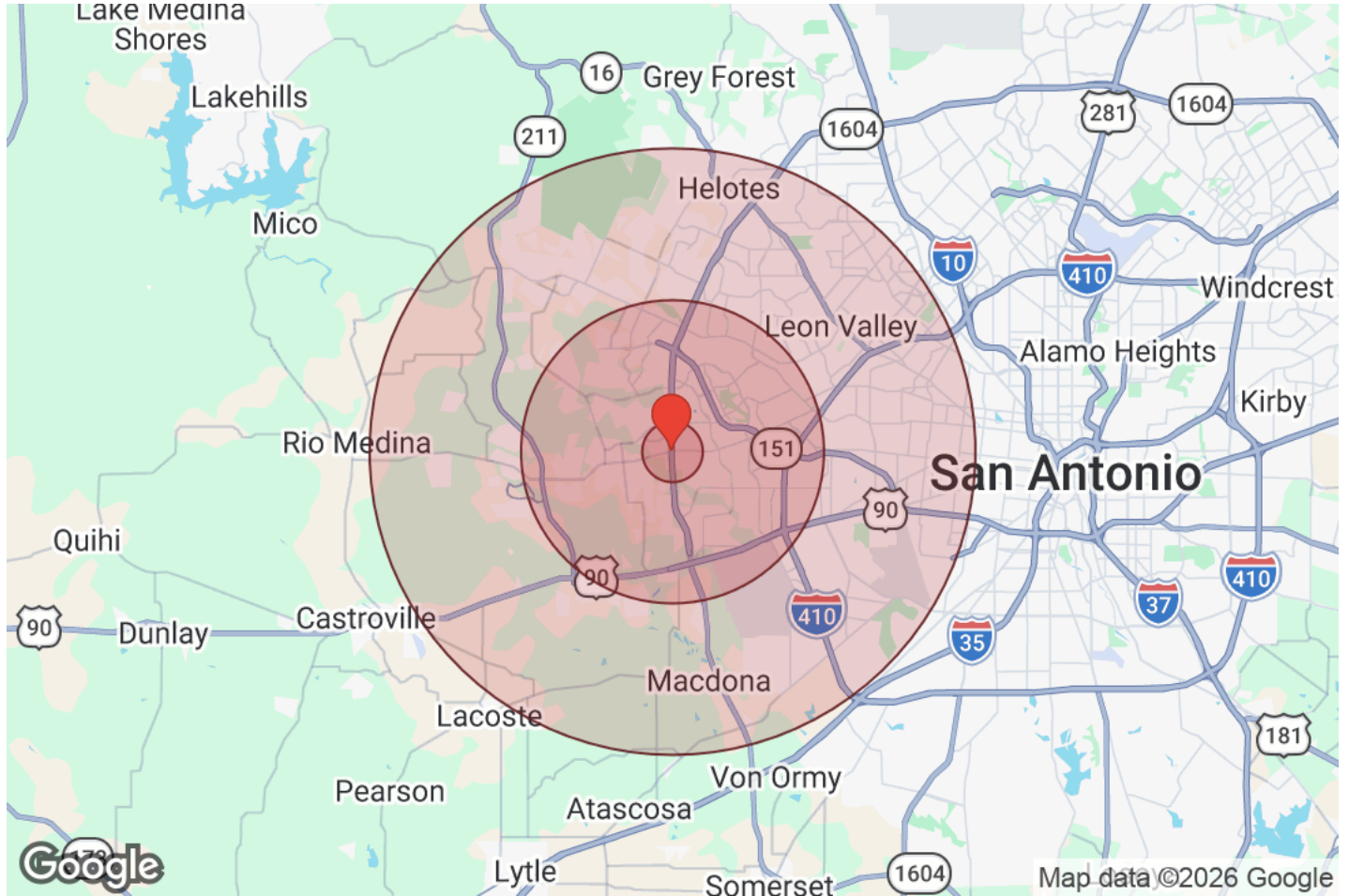
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DEMOGRAPHICS

430 WEST LOOP 1604 NORTH



Distance: 1 Mile 5 Miles 10 Miles

Population	1 Mile	5 Miles	10 Miles
Male	5,566	139,041	363,596
Female	5,864	144,277	367,321
Total Population	11,430	283,318	730,917
Race / Ethnicity	1 Mile	5 Miles	10 Miles
White	2,888	66,665	172,423
Black	1,121	28,672	59,277
Am In/AK Nat	15	425	1,096
Hawaiian	14	397	731
Hispanic	6,757	170,444	455,946
Asian	377	10,568	27,117
Multiracial	219	5,411	12,499
Other	37	737	1,827
Housing	1 Mile	5 Miles	10 Miles
Total Units	3,953	106,206	275,714
Occupied	3,731	98,980	256,015
Owner Occupied	2,908	62,152	157,875
Renter Occupied	823	36,828	98,140
Vacant	222	7,226	19,699

Age	1 Mile	5 Miles	10 Miles
Ages 0 - 14	2,453	61,577	152,488
Ages 15 - 24	1,667	40,169	108,939
Ages 25 - 54	5,038	126,758	319,119
Ages 55 - 64	1,172	24,562	67,031
Ages 65+	1,101	30,255	83,341
Income	1 Mile	5 Miles	10 Miles
Median	\$108,351	\$86,410	\$78,931
Under \$15k	222	5,618	19,437
\$15k - \$25k	118	4,415	13,263
\$25k - \$35k	143	6,110	17,385
\$35k - \$50k	192	10,614	27,868
\$50k - \$75k	634	15,789	44,281
\$75k - \$100k	339	15,214	36,710
\$100k - \$150k	1,149	20,931	48,314
\$150k - \$200k	518	10,202	24,713
Over \$200k	416	10,087	24,044

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AERIAL VIEWS

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INTERIOR

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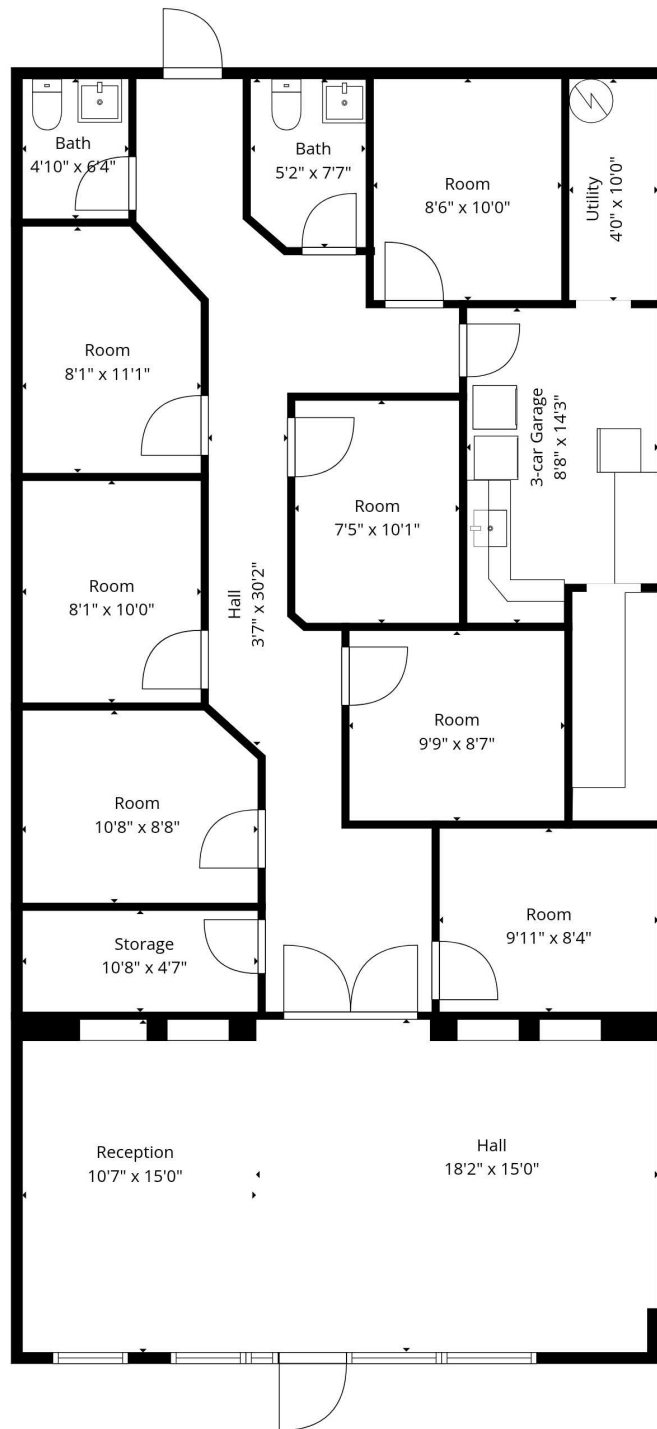


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FLOOR PLAN

430 West Loop 1604 North



Measurements Calculated By Technology. They Aren't Guaranteed But Are Mostly Reliable

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EXECUTIVE SUMMARY

430 West Loop 1604 North

Suite 111 at 430 W Loop 1604 N is a 1,800 SF retail space available for immediate occupancy within a 10-tenant neighborhood shopping center on San Antonio's northwest side. The suite is currently occupied by Massage Heights and will be available upon move-out. The property is offered at \$30.50/SF NNN (Triple Net) with a lease term running through March 2031.

Property & Space Details

The suite features a functional layout well suited for wellness, personal services, medical, or boutique retail uses. The space includes a spacious 28' x 14' (+/-) welcome/reception area, 7 private rooms, 2 bathrooms, 1 private office, and 1 storage/utility/break room – a proven configuration from its current use as a massage and wellness studio.

Location

The center is situated along the Loop 1604 North Frontage Road at the Potranco Road intersection, directly behind Bill Miller Bar-B-Q and Wells Fargo Bank. The property benefits from exceptional visibility and access along one of San Antonio's fastest-growing northwest corridors, surrounded by established and expanding master-planned residential communities.

Traffic

Surrounding roadways generate strong average daily traffic counts, with Potranco Road recording 34,957 ADT (2025), CW Anderson Loop at 35,770 ADT (2024), and Loop 1604 at 38,163 ADT (2023) – all within a half mile of the subject property.



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DISCLAIMER

430 WEST LOOP 1604 NORTH

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date