

1739 SW LOOP 410, STE 200  
SAN ANTONIO, TX



**FOR SALE**

**VACANT BIG BOX RETAIL BUILDING  
ALONG LOOP 410 IN SAN ANTONIO**

**CBRE**



# EXECUTIVE SUMMARY

# Investment Highlights



## RARE VACANT BIG BOX SPACE IN ESTABLISHED SHOPPING CENTER

The Property provides an opportunity for an owner-user or investor to acquire a vacant big-box space within an established shopping center with credit tenants such as Planet Fitness, Goodwill, Aaron's, Wingstop, Aaron's, and Discount Tire within an established shopping center anchored by DD's Discounts, Planet Fitness, and Melrose Fashions.



## STRONG REAL ESTATE FUNDAMENTALS

The Property is situated along a bustling highway with over 137,000 VPD. The Property has excellent access, prominent visibility, and over 114,000 residents within a three-mile radius.



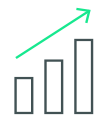
## ATTRACTIVE DEMOGRAPHIC PROFILE

Within three miles of the Property, the average population is 116,000 with an average household income of \$81,133. Within five miles of the Property, the average population is 278,922 and the average household income is in excess of \$83,000.



## STRONG INTRINSIC VALUE

Priced below replacement cost, providing strong long-term residual value.



## VALUE-ADD POTENTIAL

With large lots and ample parking, the site allows for potential pad site development.





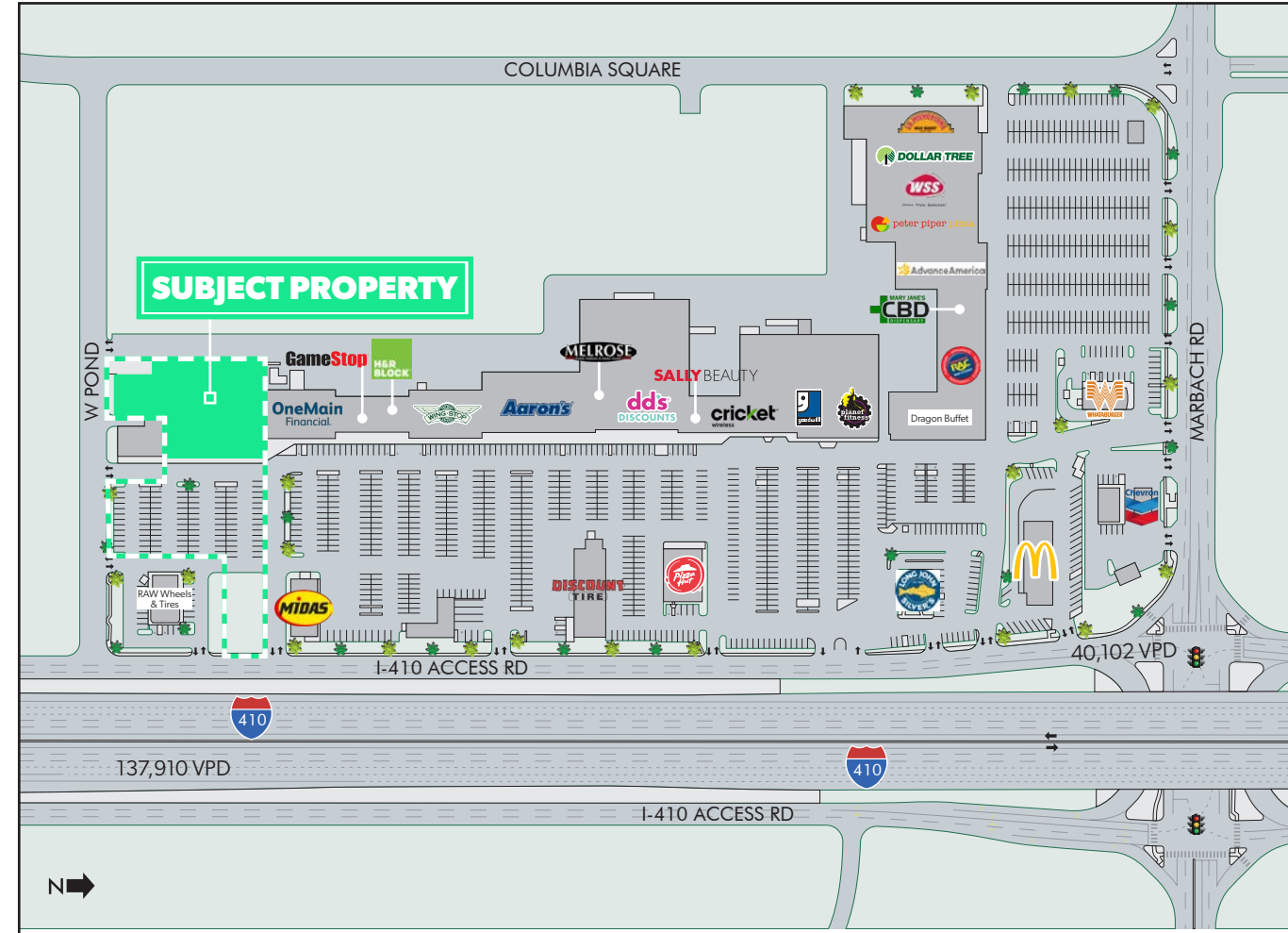
# ASSET OVERVIEW

# AREA DEMOGRAPHICS



## PROPERTY OVERVIEW

<b>Address</b>	1739 SW Loop 410 STE 200 San Antonio, TX 78227
<b>Purchase Price</b>	\$3,150,000
<b>Purchase Price/SF</b>	\$87 PSF
<b>Lease Rate/SF</b>	\$11.00 PSF
<b>Total GLA (SF)</b>	36,295 SF
<b>Total Land Area (SF)</b>	99,982 SF
<b>Year Built</b>	1985
<b>Approx. Parking Spaces</b>	98
<b>APN</b>	17302-037-0066 (649778)
<b>Traffic Counts (VPD)</b>	Loop 410: 137,910 VPD Marbach & Loop 410 Intersection: 40,102 VPD



## DEMOGRAPHICS

	3-Mile	5-Mile
<b>Population</b>	116,001	278,922
<b>Average HH Income</b>	\$81,133	\$83,583

# MAJOR AREA RETAILERS



**SUBJECT PROPERTY**  
36,295 SF AVAILABLE

FOR SALE SEPARATELY

PAD SITE AVAILABLE

Advance Auto Parts

CRUNCH FITNESS

WELLS FARGO

SUBWAY T Mobile

PIZZA PATRÓN Great Clips

AutoZone

H-E-B plus!

DUNKIN' DONUTS BURGER KING jiffylube

OUTBACK STEAKHOUSE

SONIC

TACO BELL

KFC

Chick-fil-A

TACO CABANA

Jim's Restaurants

Shell

COLUMBIA SQUARE

MARBACH RD

SALLY BEAUTY cricket wireless MELROSE dds DISCOUNTS

planet fitness

WHAMMINGER

McDonald's

OneMain Financial GameStop H&R BLOCK

Aaron's

WING STOP

Pizza Hut DISCOUNT TIRE

W POND

410 ACCESS RD

LOOP 410: 137,910 VPD

410



# CUSTOMER PROFILE

## 1739 SW Loop 410 - Shopping Suites

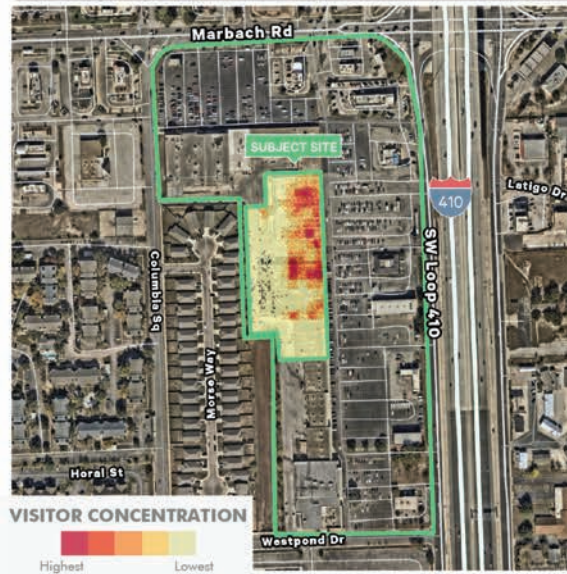
1739 SW Loop 410  
San Antonio, TX 78227

Study Period: April 2024 - April 2025

### Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

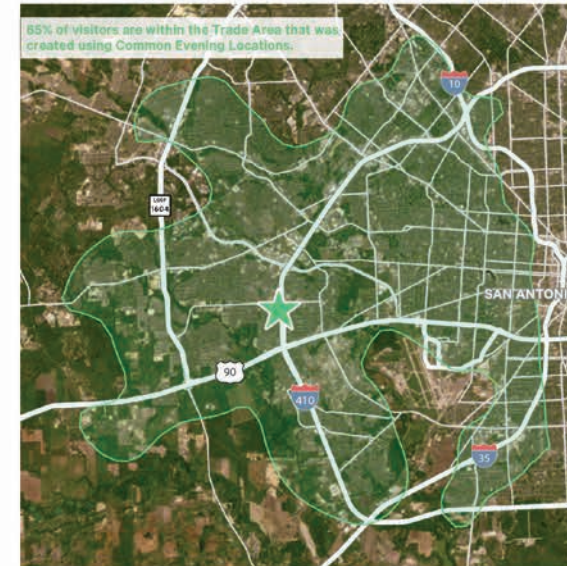
### Foot Traffic



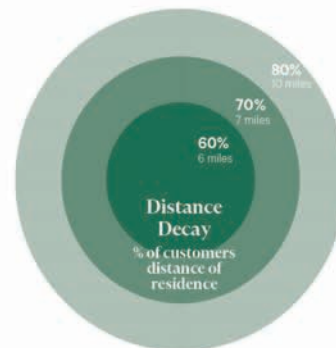
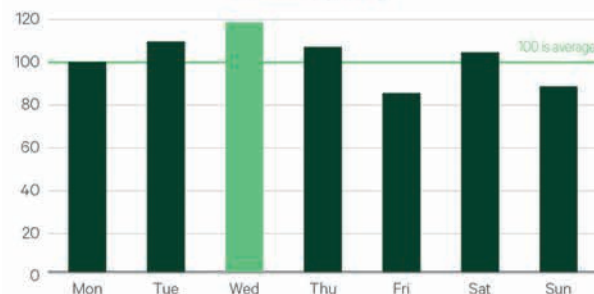
### Trade Area Demographics



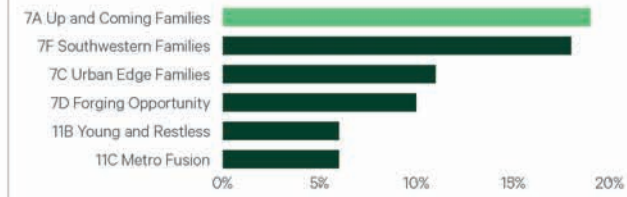
### Trade Area



### Traffic by Day



### Top Tapestry Segments



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# AREA DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	17,721	116,001	278,922
2030 Population - Five Year Projection	17,795	117,775	286,072
2020 Population - Census	18,306	115,540	271,350
2010 Population - Census	16,402	99,525	227,957

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 Households - Current Year Estimate	6,438	39,125	93,435
2030 Households - Five Year Projection	6,616	40,755	98,055
2020 Households - Census	6,388	37,574	87,939
2010 Households - Census	5,704	30,573	70,825
2025 Average Household Size	2.74	2.85	2.88

## HOUSEHOLD INCOME

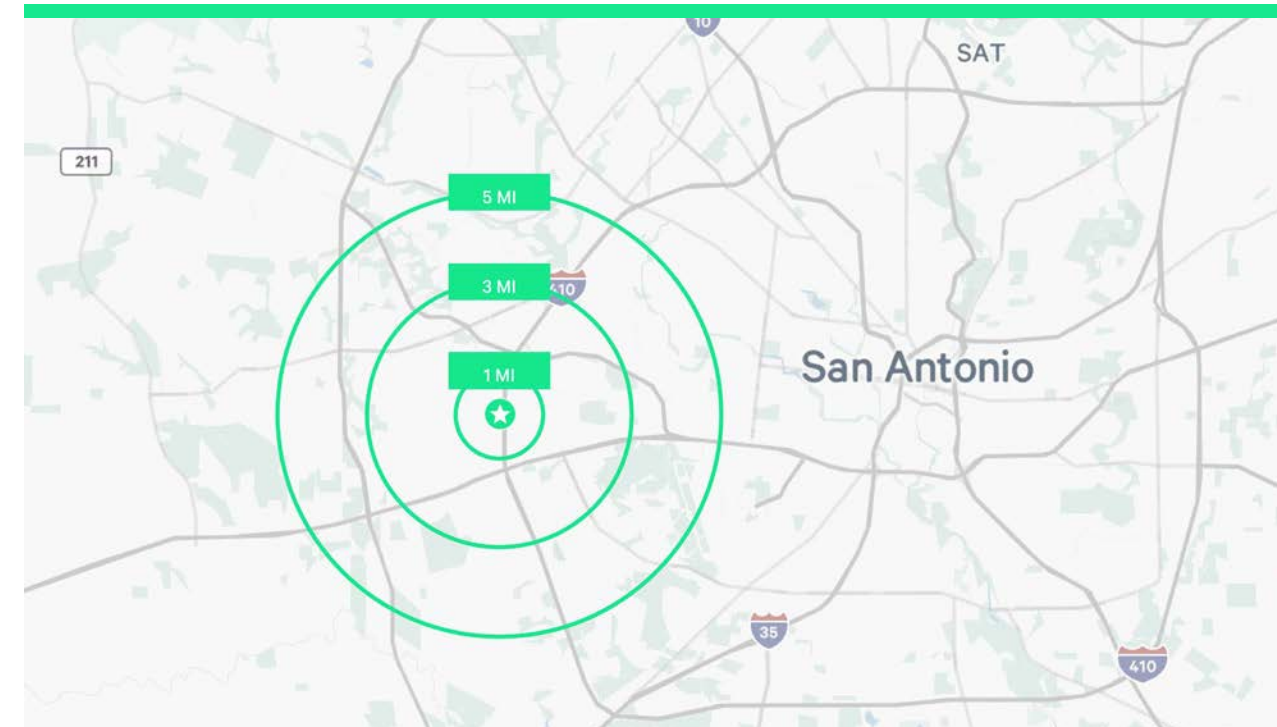
	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$73,030	\$81,133	\$83,583
2030 Average Household Income	\$79,403	\$88,315	\$90,844
2025 Median Household Income	\$57,466	\$66,170	\$68,143
2030 Median Household Income	\$63,635	\$72,673	\$75,620
2025 Per Capita Income	\$26,204	\$28,106	\$28,668
2030 Per Capita Income	\$29,120	\$31,311	\$31,843

## PLACE OF WORK

	1 Mile	3 Miles	5 Miles
2025 Businesses	441	1,782	4,409
2025 Employees	4,477	21,055	58,693

## DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
2025 Daytime Population	14,400	89,174	243,370
Daytime Workers	5,462	33,023	106,897
Daytime Residents	8,938	56,151	136,473



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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