



For Lease

New 10,000 SF Retail Center

- Located in the high growth Alamo Ranch trade area
- Population in 5 mile area exceeds 265,000
- Major traffic generators include HEB, Super Target, Home Depot, Lowe's, Best Buy, JC Penney and more
- Great location for service retail

Demographics	1 mile	3 mile	5 mile
Estimate Population	10,601	92,461	265,643
Estimate Households	4,047	30,581	88,247
Avg. Household Income	\$96,808	\$90,089	\$90,835
Daytime Population	6,946	18,881	42,296

Year: 2019 | Esri

Traffic Counts	CPD
Loop 1604	109,787
Culebra Road	42,311

Year: 2018 | TxDOT

Westwood Loop Retail Center
Westwood Loop and Alamo Ranch
Parkway
San Antonio, Texas 78256

Available

2,061 SF

Base Rent

\$26.00 PSF

NNN

\$8.00 PSF

TI

Quoting \$35.00 PSF

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DISCLAIMER

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Site Plan





JLL Demographic Summary

11100 Westwood Loop, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.49052
Longitude: -98.71236

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,205	38,642	116,033
2010 Total Population	4,023	63,855	196,940
2019 Total Population	10,601	92,461	265,643
2024 Total Population	12,603	103,492	297,761
2018-2023 Annual Rate	3.52%	2.28%	2.31%
Total Households	4,047	30,581	88,247
Data for all businesses in area			
Total Businesses:	428	1,077	3,298
Total Employees:	6,946	18,881	42,296
Total Residential Population:	10,601	92,461	265,643
Employee/Residential Population Ratio:	0.66:1	0.2:1	0.16:1
Labor Force By Occupation - White Collar	69.4%	67.9%	68.7%
Labor Force By Occupation - Blue Collar	13.8%	15.4%	14.7%
Median Age			
2019 Median Age	32.2	33.1	33.7
Median Household Income			
2019 Median Household Income	\$75,517	\$75,779	\$77,134
2024 Median Household Income	\$88,919	\$83,865	\$84,300
2018-2023 Annual Rate	3.32%	2.05%	1.79%
Average Household Income			
2019 Average Household Income	\$96,808	\$90,089	\$90,835
2024 Average Household Income	\$110,756	\$102,196	\$102,394
2018-2023 Annual Rate	2.73%	2.55%	2.42%
Per Capita Income			
2019 Per Capita Income	\$34,643	\$29,820	\$30,184
2024 Per Capita Income	\$39,750	\$33,800	\$33,925
2018-2023 Annual Rate	2.79%	2.54%	2.36%
2019 Population 25+ by Educational Attainment			
Total	6,635	58,484	170,723
Less than 9th Grade	1.6%	2.8%	3.1%
9th - 12th Grade, No Diploma	2.7%	3.9%	4.1%
High School Graduate	16.0%	19.0%	18.8%
GED/Alternative Credential	3.0%	3.3%	3.3%
Some College, No Degree	24.1%	25.3%	25.4%
Associate Degree	9.5%	11.6%	11.3%
Bachelor's Degree	29.6%	22.4%	22.1%
Graduate/Professional Degree	13.4%	11.6%	11.9%
2019 Population by Sex			
Males	5,163	44,893	129,329
Females	5,438	47,568	136,315
2019 Population by Race/Ethnicity			
Total	10,602	92,460	265,644
White Alone	68.3%	69.9%	71.0%
Black Alone	9.9%	8.5%	8.2%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	5.2%	3.5%	3.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	10.0%	12.2%	11.6%
Two or More Races	5.8%	5.0%	4.8%
Hispanic Origin	53.1%	59.4%	58.5%
Diversity Index	75.9	74.3	73.7

Source:



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.



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Jones Lang LaSalle Brokerage, Inc.	59175	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Palmer Folkes	714945	land.folkes@am.jll.com	210-839-2002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Tyler West	500410	ty.west@am.jll.com	210-839-2015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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