

# OAK PARK VILLAGE

1955 NACOGDOCHES ROAD | SAN ANTONIO, TX 78209

Perform Properties

## Property Details

**Owned GLA**  
64,659 SF

**Availability**  
0 Suites | 0 SF

## Overview

- Successful HEB grocery-anchored center located in the affluent Alamo Heights/ Terrell Hills neighborhoods
- 3 mile populations exceed 83,000 with 25% above the average household incomes in the entire San Antonio MSA
- Maximum visibility and accessibility with 3 traffic lights and 5 access points

## Tenant Mix



FANTASTIC SAM'S  
CUT & COLOR



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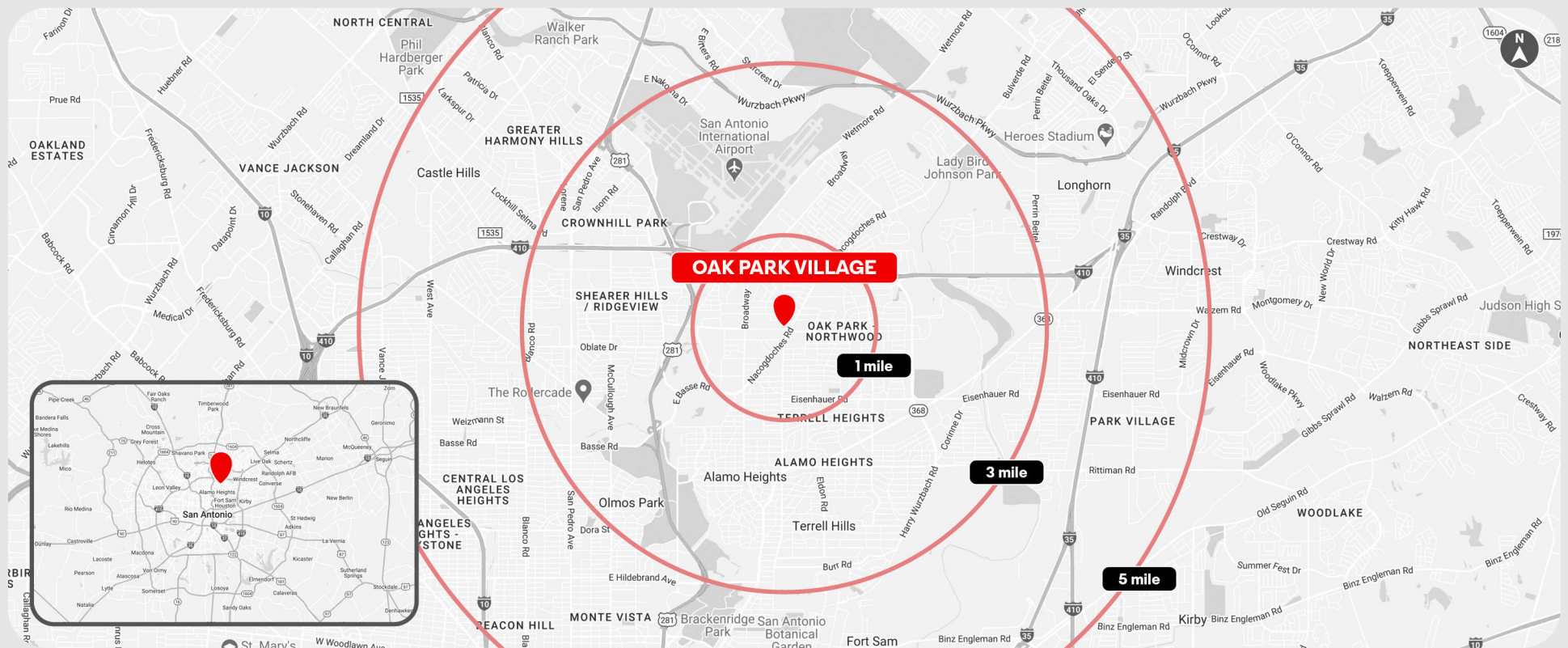
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	11,629	17,440	5,158	\$126,175	\$99,861
3 MILES	84,174	132,545	37,079	\$119,006	\$83,284
5 MILES	275,679	418,059	111,788	\$93,150	\$68,978



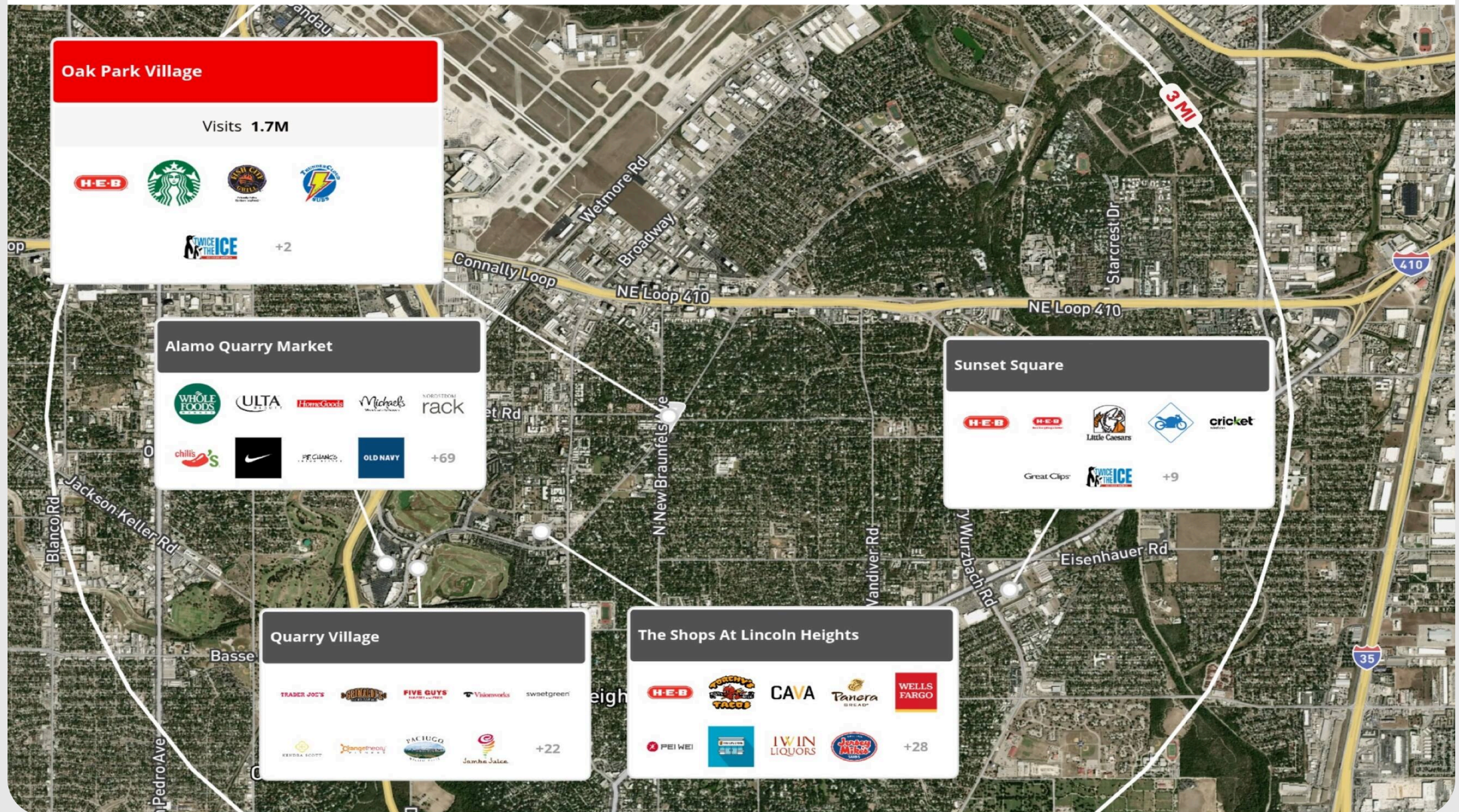


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
A0A	H-E-B	54,844
D0D	FISH CITY GRILL	3,197
D0A	Oak Park Cleaners	2,158
E0A	STARBUCKS	1,600
E0C	THUNDER CLOUD	1,430
E0B	FANTASTIC SAMS	1,430



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## Get in Touch with Us

### Leasing

Catie Whorton  
**210-942-8551**  
**cwhorton@performproperties.com**

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**210-812-2902**  
**specialtyleasing@performproperties.com**

### Property Management

Tony Lucero Jr.  
**818-568-4295**  
**tlucerojr@performproperties.com**



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