

# 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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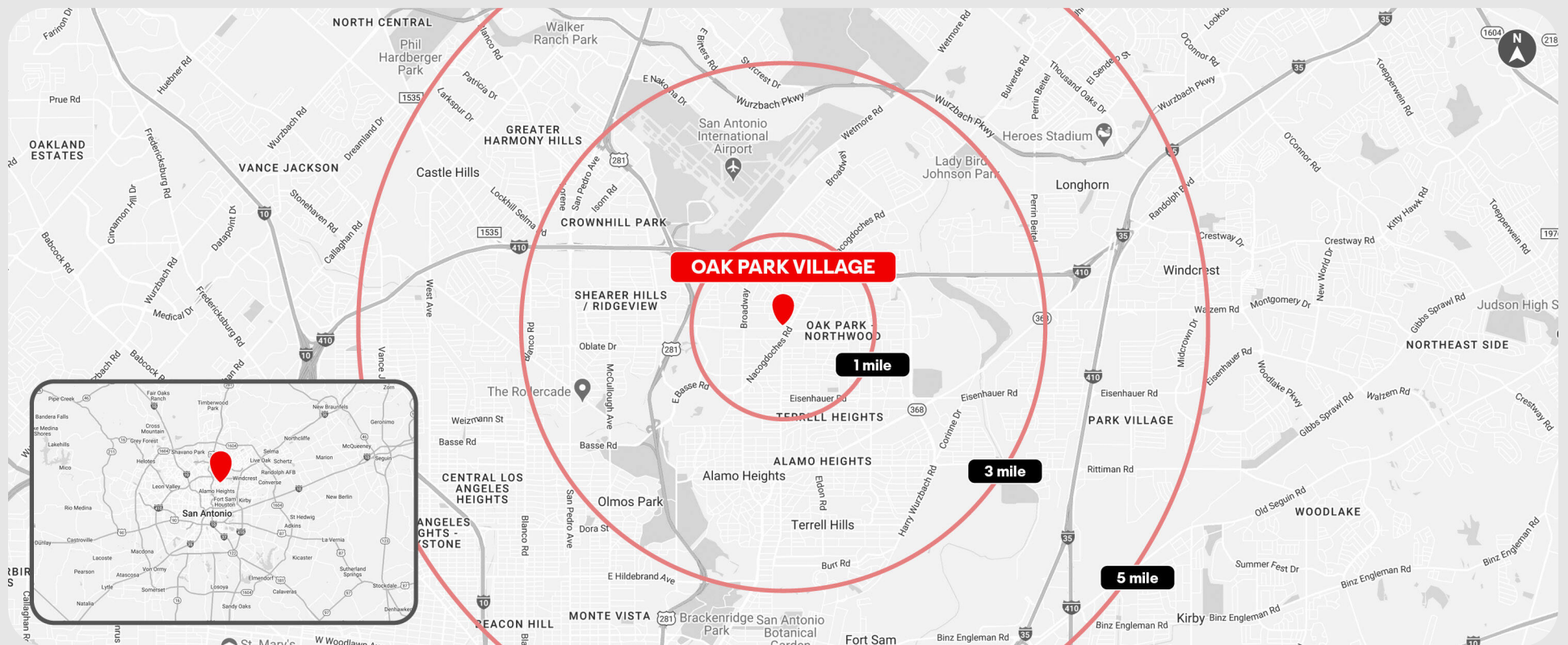
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## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	13,090	15,298	5,956	\$144,949	\$119,389
3-MILE RADIUS	84,264	124,407	36,953	\$138,801	\$96,927
5-MILE RADIUS	268,647	417,656	110,403	\$110,630	\$82,233

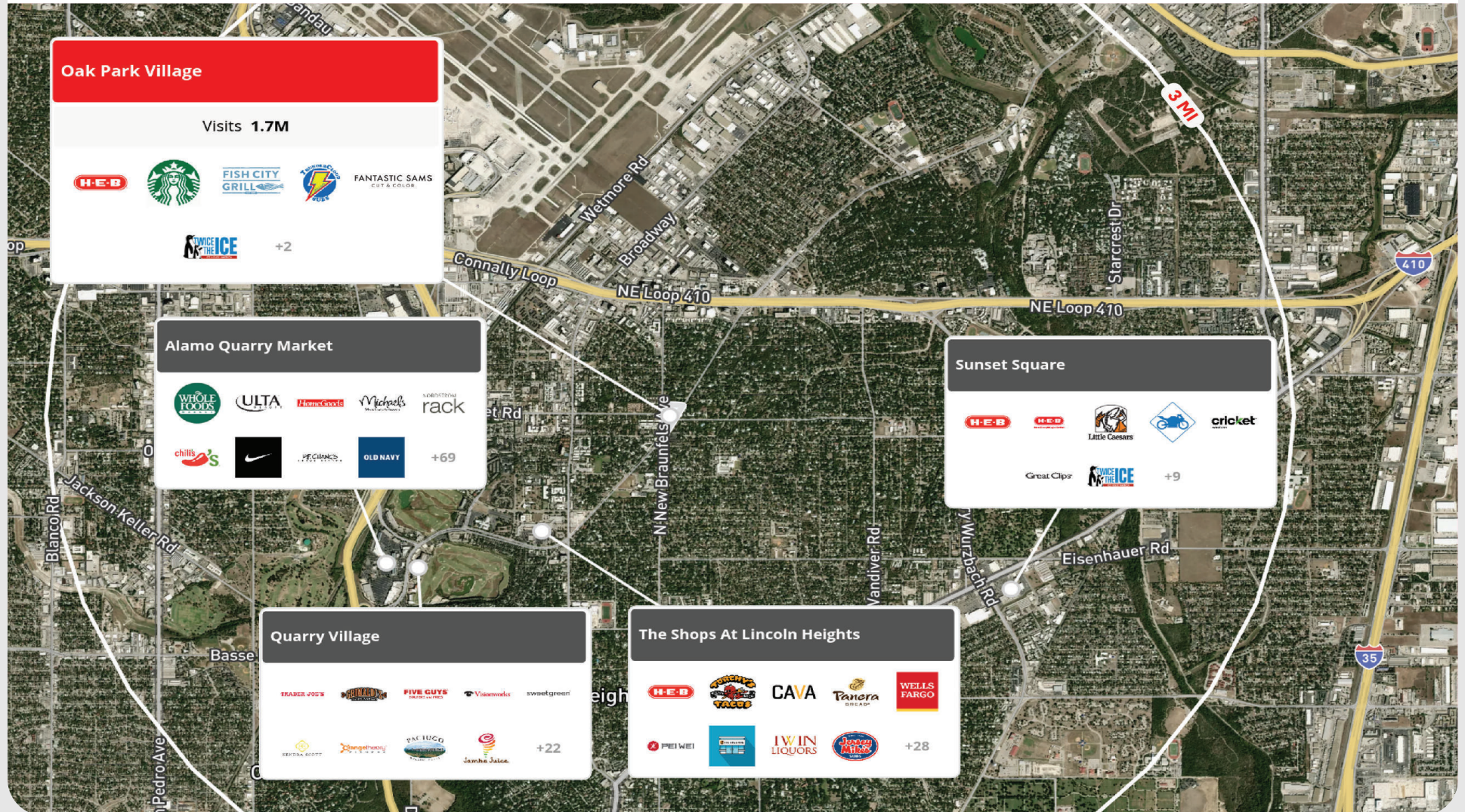


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## Market Aerial



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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

Chris Castillo

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