

# VILLAGE AT BLANCO

1150 N LOOP 1604 W | SAN ANTONIO, TX 78248

Perform Properties

## Property Details

**Owned GLA**  
194,033 SF

**Availability**  
0 Suites | 0 SF

## Overview

- Anchored by high-performing HEB with 100% occupancy rate (98.8% for last 10 years).
- Thriving grocery-anchored retail center strategically located at the intersection of Blanco Road (26,243 VPD) and Highway Loop 1604 (88,343 VPD).
- Lowe's (shadow) provides excellent additional customer draw.
- Surrounded by an affluent customer base with an average HHI of \$128,921 within a 5-mile radius.

## Tenant Mix



Great Clips



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## Demographics

|         | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE  | 8,597      | 10,815             | 3,758      | \$190,590      | \$145,531      |
| 3 MILES | 74,747     | 81,156             | 29,893     | \$180,732      | \$139,233      |
| 5 MILES | 209,216    | 212,025            | 86,921     | \$149,557      | \$117,789      |

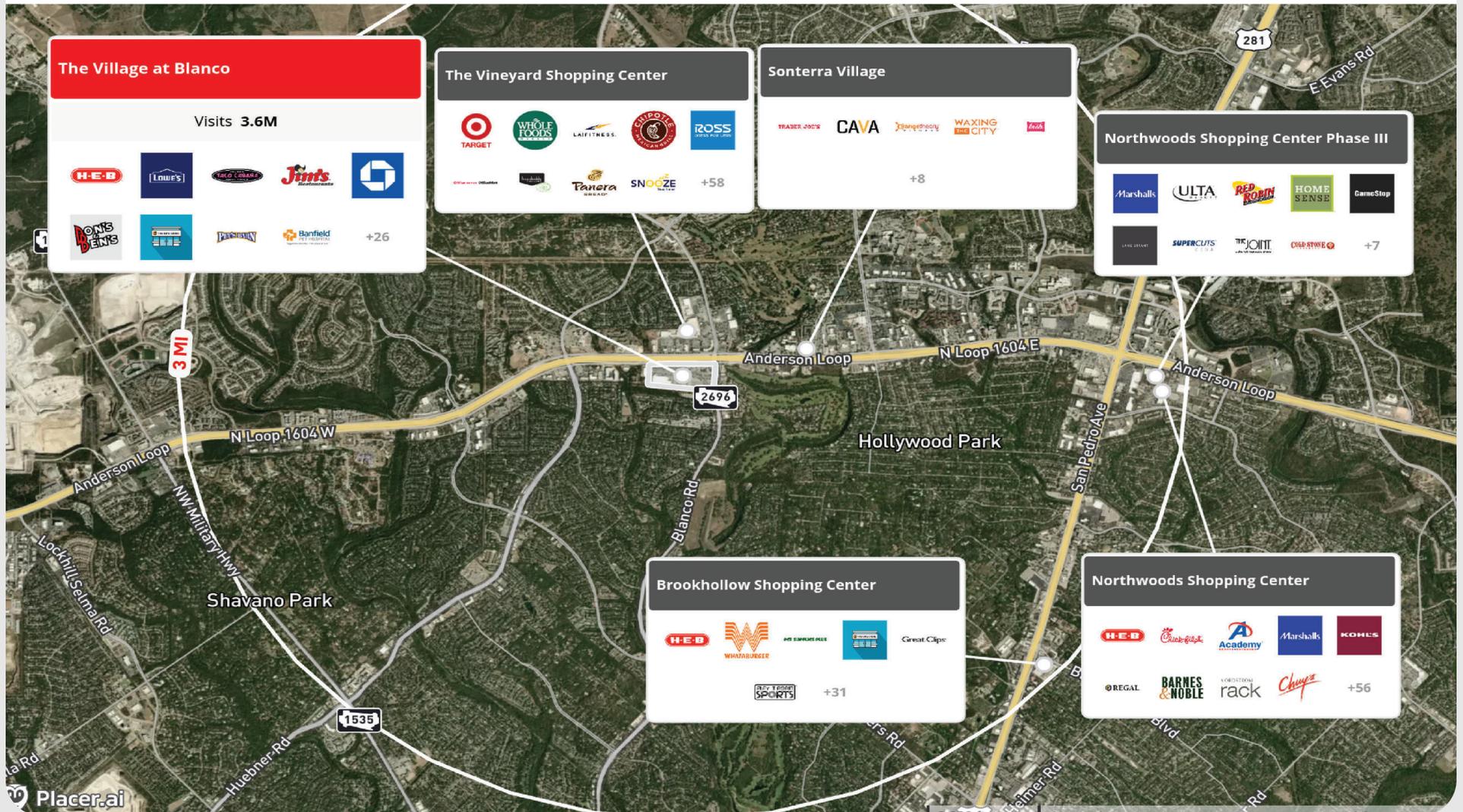


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## Market Aerial



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## Site Plan



| Suite | Tenant                          | GLA (SF) |
|-------|---------------------------------|----------|
| HEB   | H-E-B                           | 147,434  |
| 142   | PETSBARN                        | 3,701    |
| 150   | NEXT LEVEL URGENT CARE          | 3,585    |
| 112   | CLOTHES MENTOR                  | 3,120    |
| 102   | D&B LIQUOR                      | 3,000    |
| 122   | UNITED REALTY GROUP             | 2,624    |
| 6101  | BANFIELD PET HOSPITAL           | 2,600    |
| 105   | TACO'S COMIDA CASERA            | 2,480    |
| 6110  | THAI BURI RESTAURANT            | 2,200    |
| 6106  | WORLD CLASS TIGERS<br>TAEKWONDO | 2,015    |
| 6104  | NAILS PALACE                    | 1,999    |
| 118   | PATRICK MCCABE DDS              | 1,884    |
| 101   | KAFFEINATED CREPES &<br>COFFEE  | 1,829    |
| 140   | CLUB PILATES                    | 1,800    |
| 6107  | PHO DELIGHT                     | 1,586    |
| 108   | THE UPS STORE                   | 1,500    |
| 114   | SUBWAY                          | 1,498    |
| 6108  | TEALICIOUS CAFE                 | 1,300    |
| 6103  | GREAT CLIPS                     | 1,300    |
| 138   | THE JOINT CHIROPRACTIC          | 1,220    |
| 130   | SOBLO DRY BAR                   | 1,200    |
| 126   | NAIL SALON                      | 1,200    |
| 134   | Q-STERLING                      | 1,067    |

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## Get in Touch with Us

### Leasing

Catie Whorton

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