VILLAGE AT BLANCO

1150 N LOOP 1604 W | SAN ANTONIO, TX 78248

Perform Properties

Property Details

Owned GLA
194,033 SF

Availability
2 Suites | 4,371 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 $148,559 within a 5-mile radius

Tenant Mix

CHASE · H-E-B · Banfield PET HOSPITAL · CLUB PILATES · ups · SUBWAY









For more information, contact: Catie Whorton | 210-796-9541 | cwhorton@performproperties.com

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	8,378	10,719	3,651	$191,602	$129,878
3-MILE RADIUS	72,705	77,174	28,824	$181,889	$137,809
5-MILE RADIUS	203,741	204,630	84,215	$148,559	$115,705



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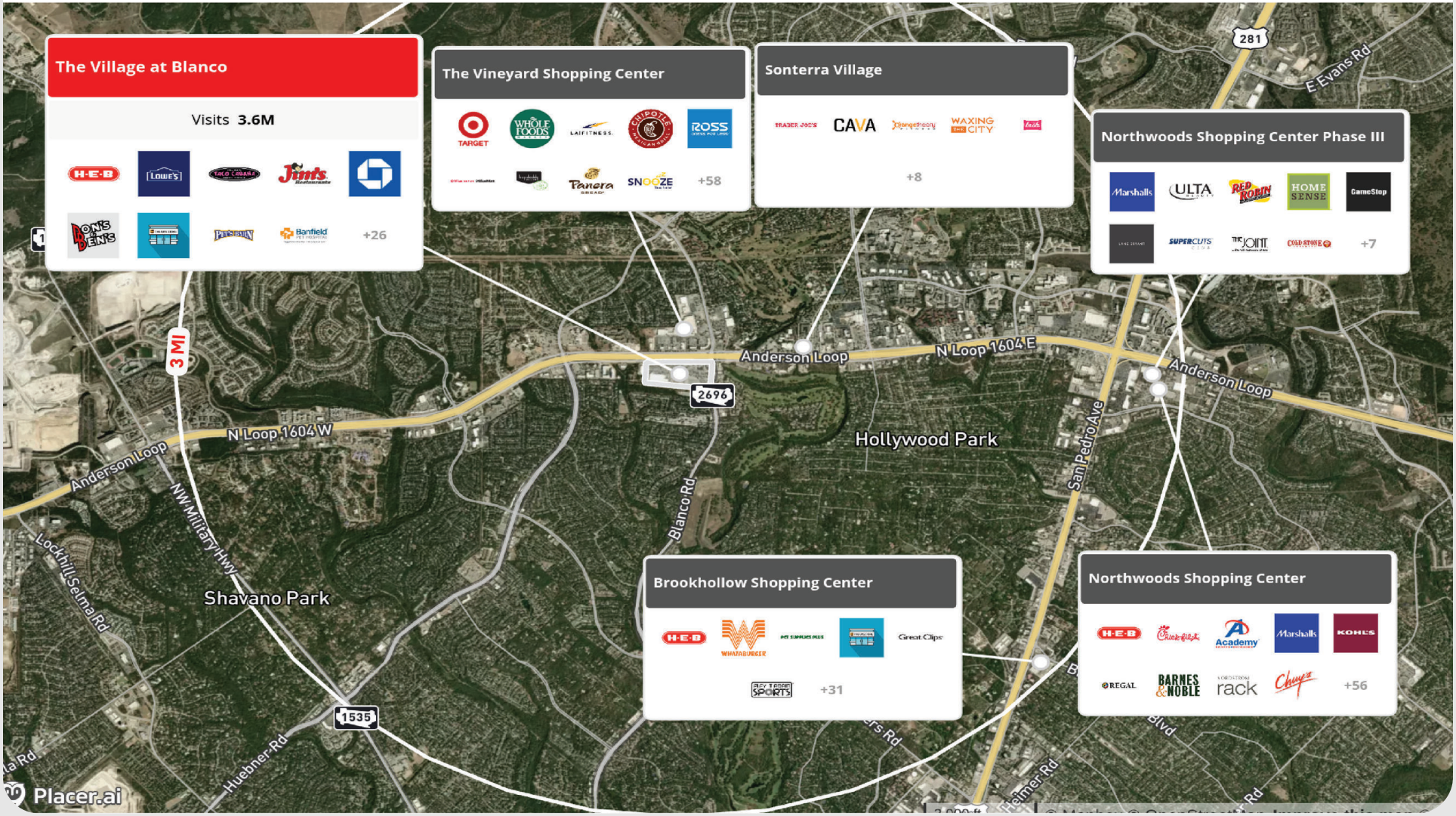
Market Aerial



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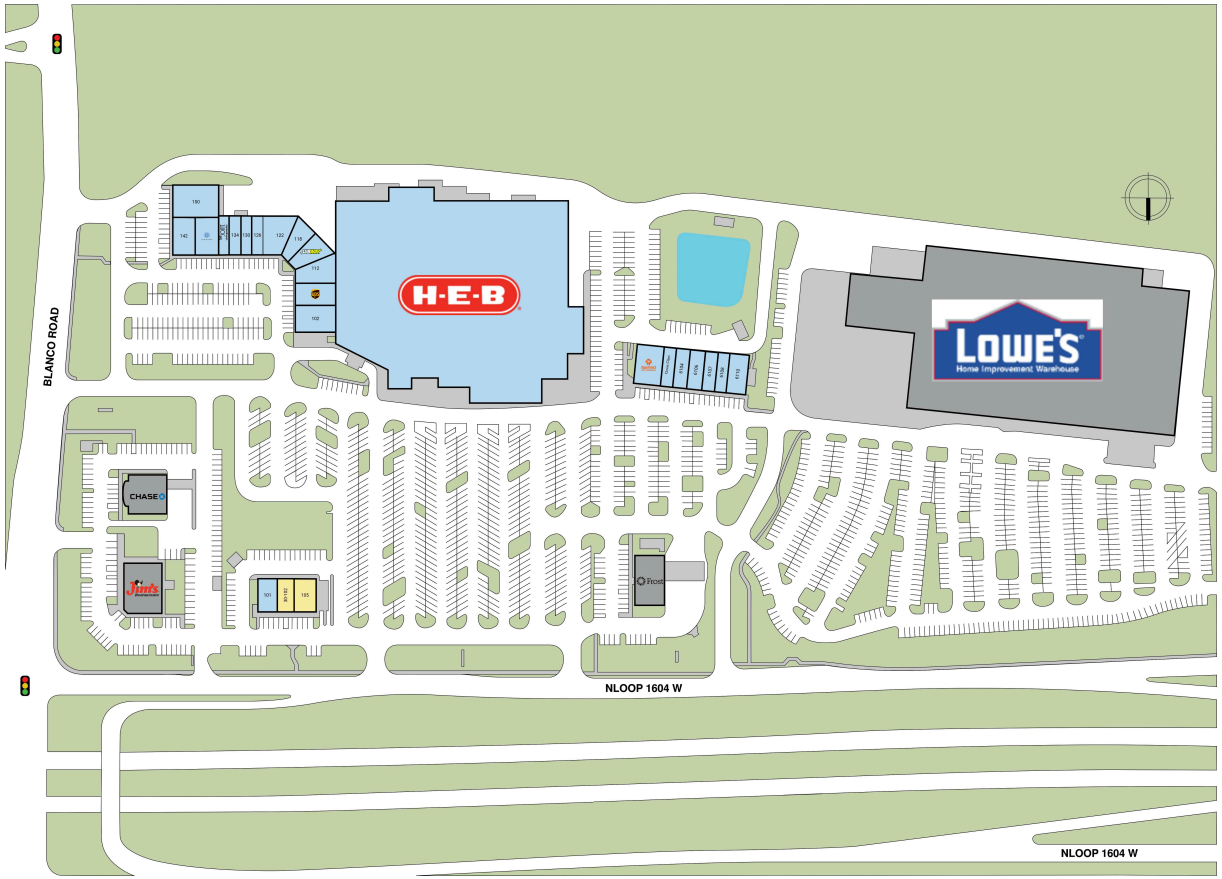
Site Plan



Suite	Tenant	GLA (SF)
105	AVAILABLE	2,480
30-102	AVAILABLE	1,891
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
6110	THAI BURI RESTAURANT	2,200
6106	WORLD CLASS TIGERS TAEKWONDO	2,015
6104	NAILS PALACE	1,999
118	PATRICK MCCABE DDS	1,884
101	KAFFEINATED CREPES & 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

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