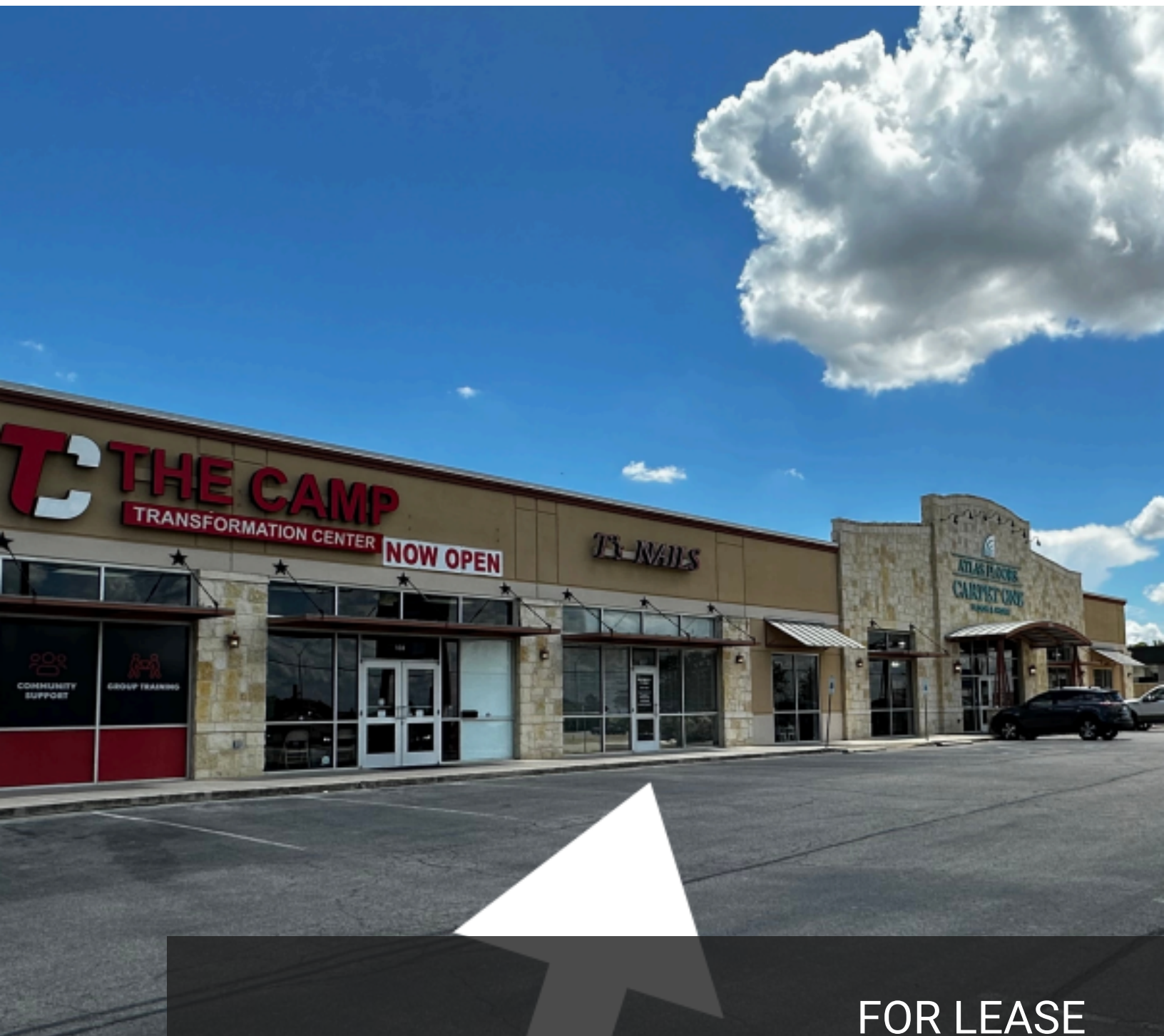


Retail FOR LEASE

10242 W. LOOP 1604 N SUITE 106, TX 78254



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

O: (210) 493-3030

C: (830) 660-0999

todd-hess@att.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

10242 W. LOOP 1604 N



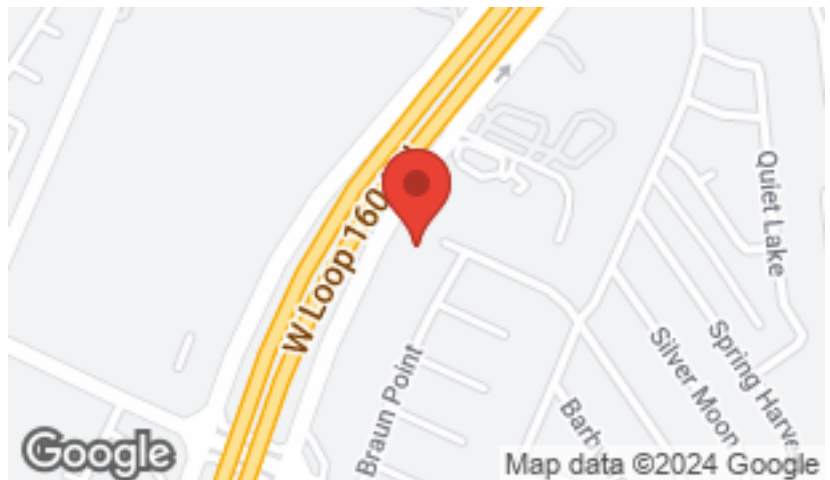
OFFERING SUMMARY

AVAILABLE SF: 1,470

LEASE TERM: 5+ year lease priced at \$3,480
NNN

PROPERTY OVERVIEW

- Modern design and architecture
- Flexible floor plans
- Abundant natural light
- State-of-the-art technology infrastructure
- Ample parking
- Convenient highway access
- Professional management team
- Premier amenities
- Strategic and accessible location
- Dedicated tenant services
- Well-maintained and secure premises



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LOCATION & HIGHLIGHTS

10242 W. LOOP 1604 N



LOCATION INFORMATION

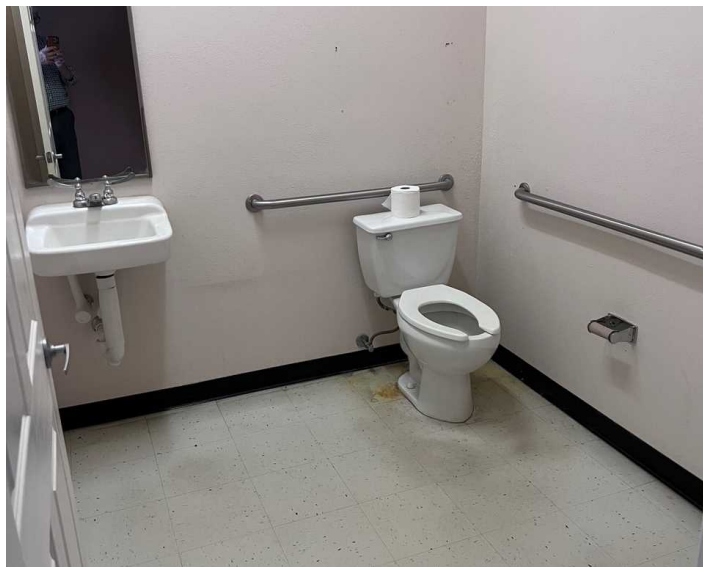
Street Address: 10242 W. Loop 1604 N Suite 106

City, State, Zip San Antonio, TX 78254

County: Bexar

LOCATION OVERVIEW

Discover the vibrant San Antonio community surrounding this prime investment opportunity. Located near the thriving Texas 1604 Loop, the area presents a dynamic blend of commercial vitality and cultural charm. Just a short distance away, you'll find attractions like the acclaimed Shops at La Cantera, offering upscale retail and dining experiences, as well as the scenic Government Canyon State Natural Area, providing an oasis of outdoor leisure. With convenient access to major roadways and a robust business environment, the location offers an enticing prospect for office and office building investors seeking to be part of a burgeoning and diverse metropolitan region.



PROPERTY HIGHLIGHTS

- Modern design and architecture
- Flexible floor plans
- Abundant natural light
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PROPERTY PHOTOS

10242 W. LOOP 1604 N



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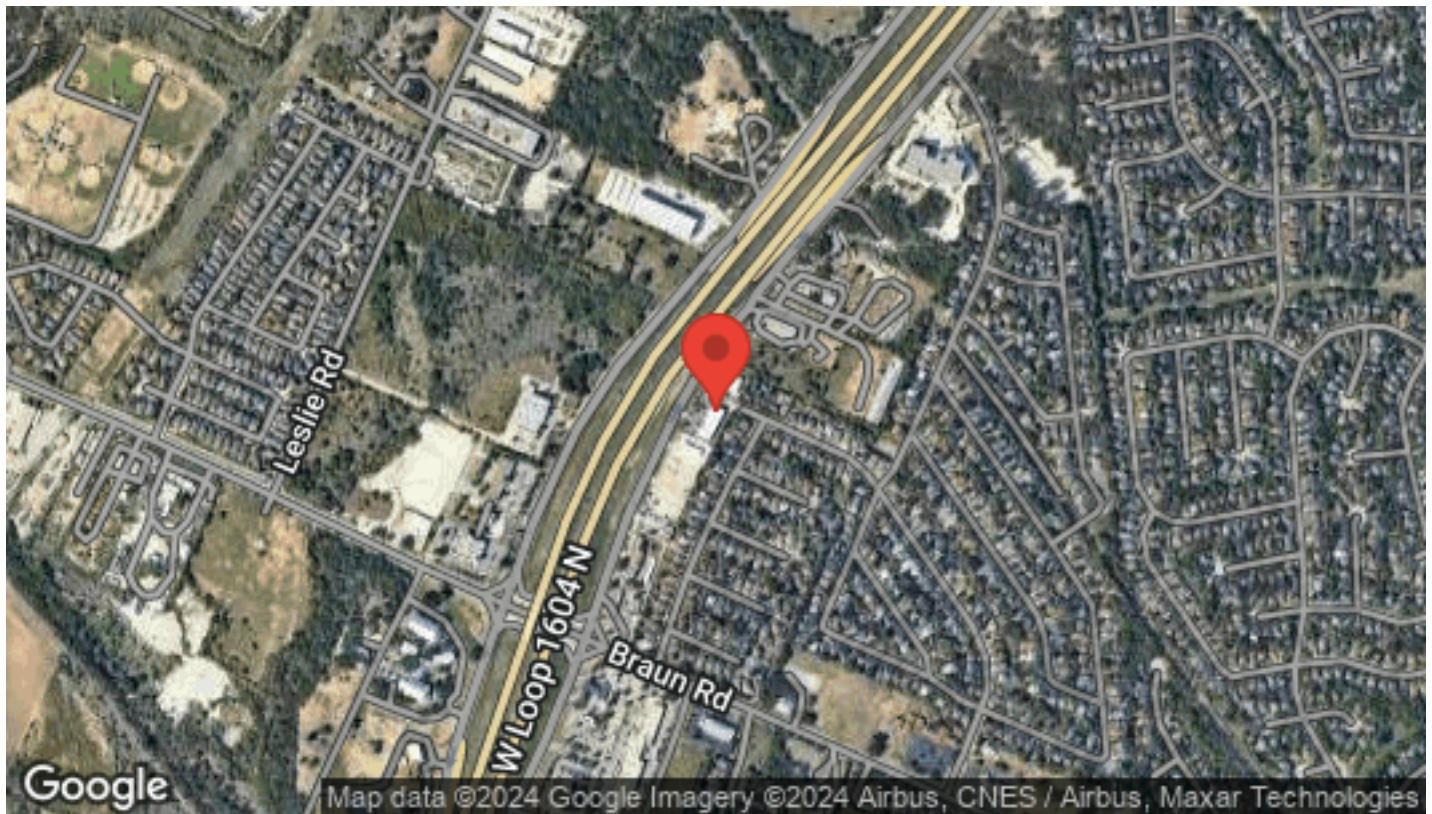
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LOCATION MAPS

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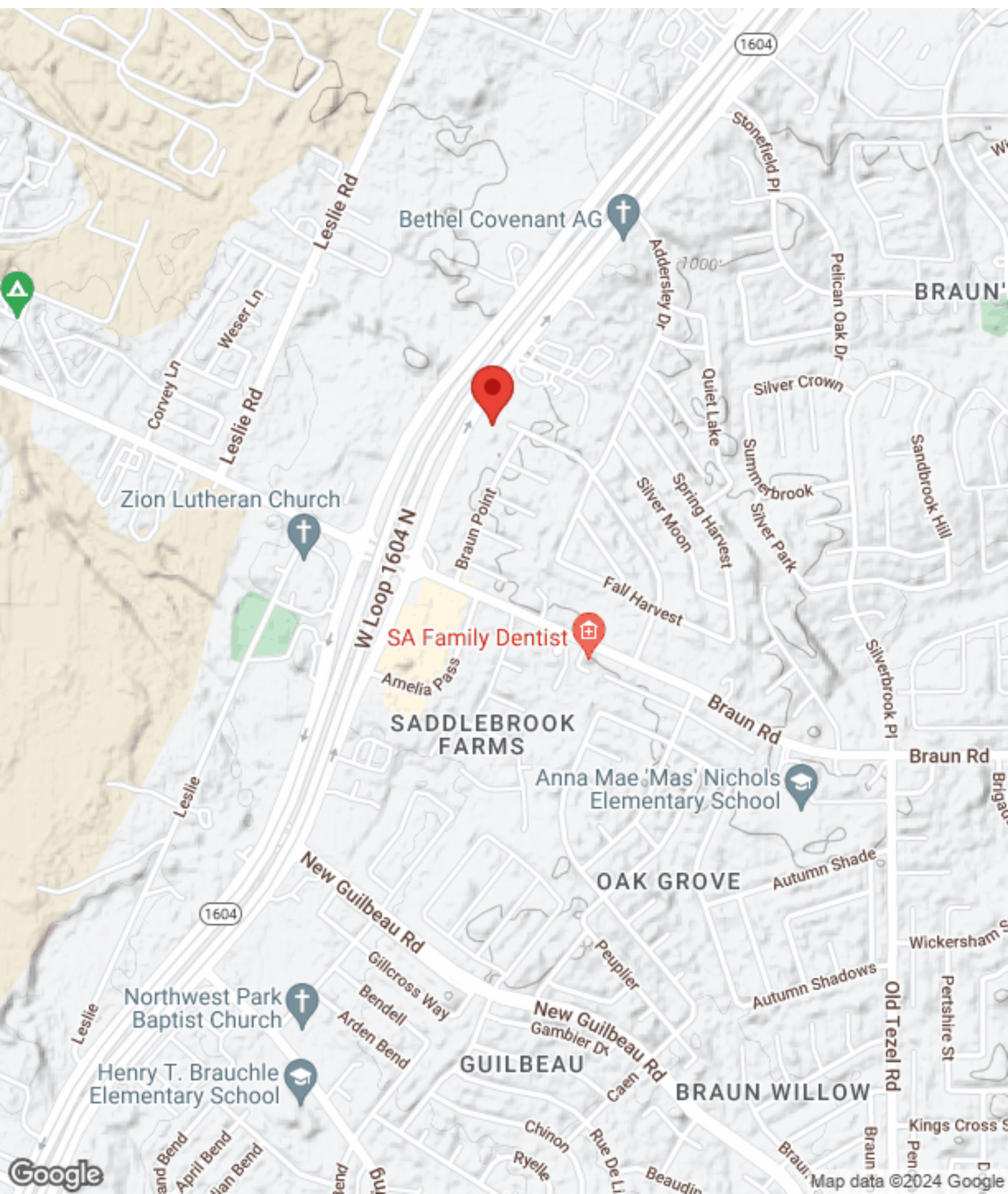
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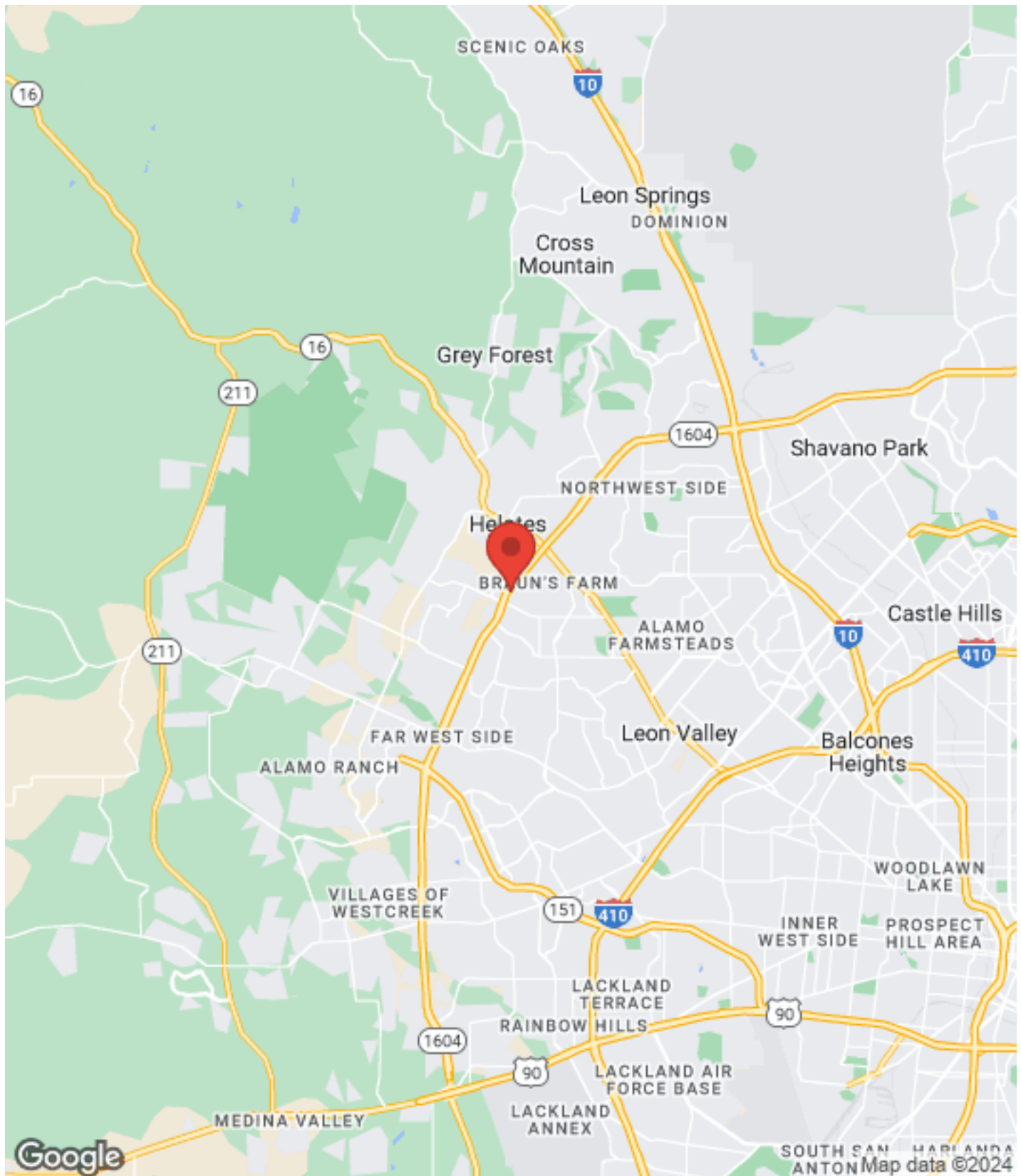
BUSINESS MAP

10242 W. LOOP 1604 N



REGIONAL MAP

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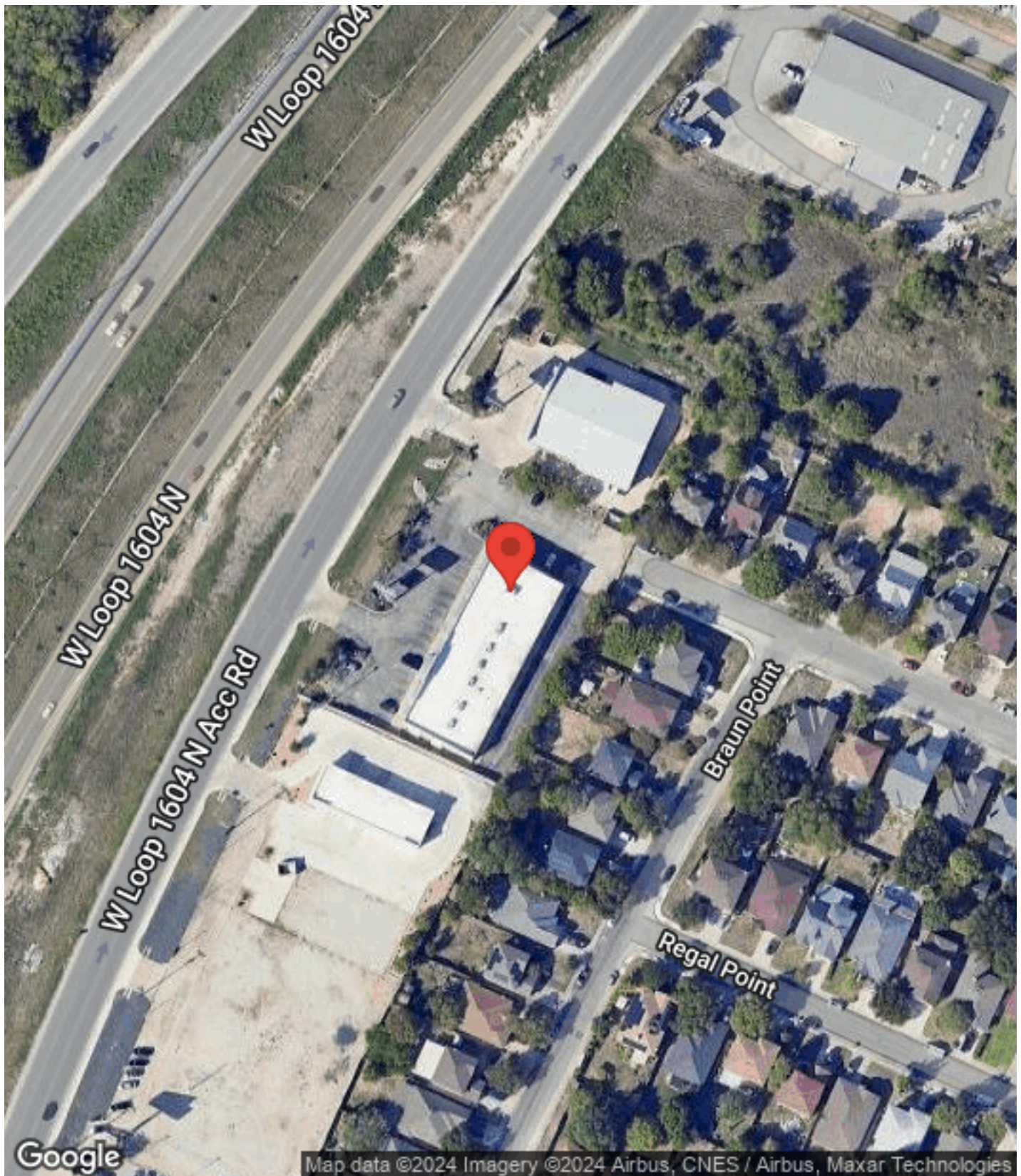
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AERIAL MAP

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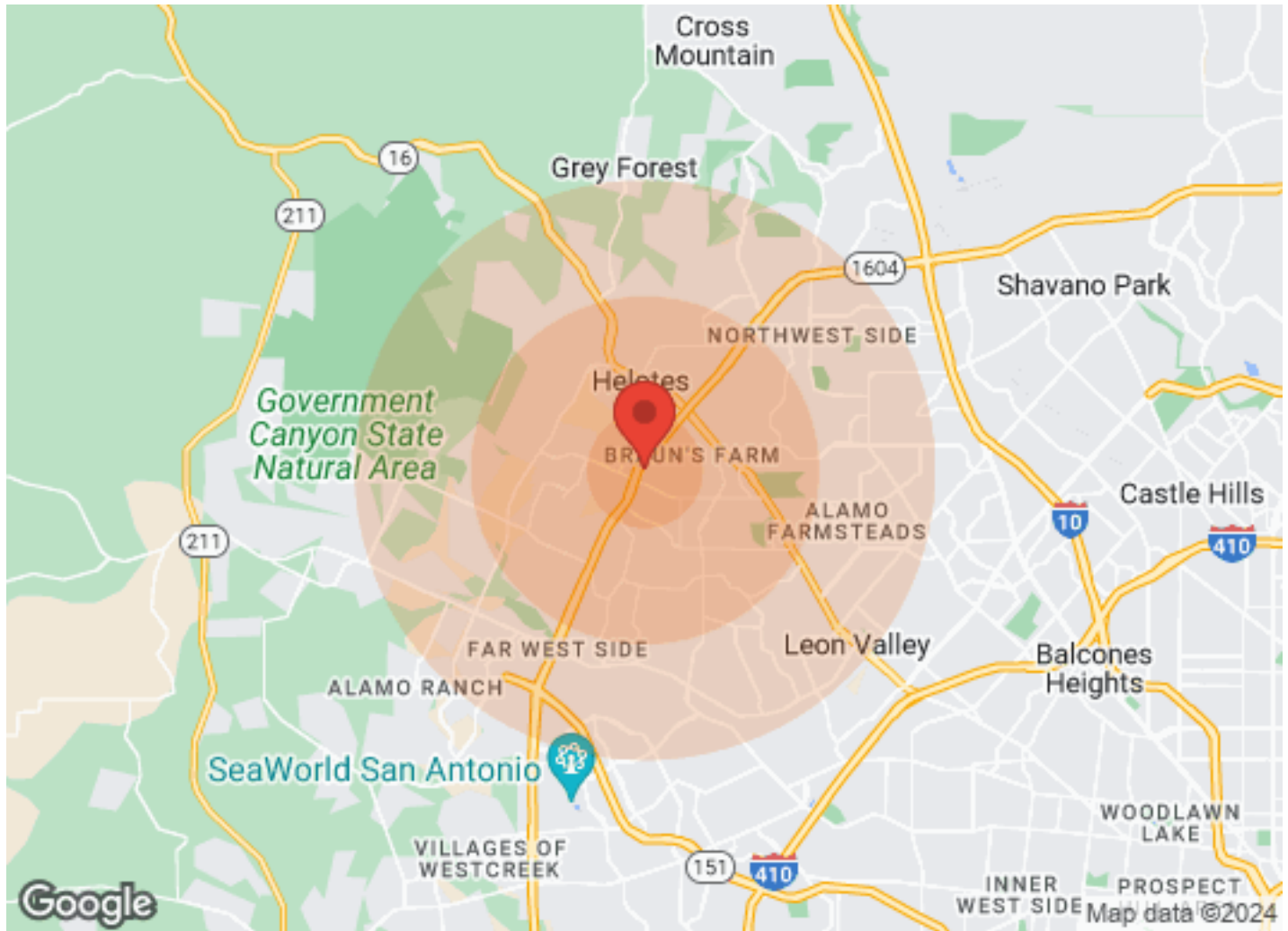
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DEMOGRAPHICS

10242 W. LOOP 1604 N



Population	1 Mile	3 Miles	5 Miles
Male	7,394	58,906	117,098
Female	7,266	60,834	120,486
Total Population	14,660	119,740	237,584

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,638	28,295	52,781
Ages 15-24	2,206	17,996	33,805
Ages 25-54	6,359	47,976	98,241
Ages 55-64	1,467	13,440	26,275
Ages 65+	990	12,033	26,482

Race	1 Mile	3 Miles	5 Miles
White	11,747	93,868	183,314
Black	594	5,299	11,719
Am In/AK Nat	28	237	479
Hawaiian	5	40	111
Hispanic	7,788	63,226	122,436
Multi-Racial	4,000	33,808	65,920

Income	1 Mile	3 Miles	5 Miles
Median	\$68,774	\$72,397	\$68,790
< \$15,000	166	2,155	7,270
\$15,000-\$24,999	186	1,911	4,299
\$25,000-\$34,999	282	2,955	6,531
\$35,000-\$49,999	668	5,688	11,405
\$50,000-\$74,999	1,112	9,372	18,549
\$75,000-\$99,999	1,053	7,648	14,509
\$100,000-\$149,999	888	7,917	14,536
\$150,000-\$199,999	196	1,535	3,305
> \$200,000	90	965	2,251

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,566	40,966	85,443
Occupied	4,442	39,521	81,474
Owner Occupied	3,884	31,357	58,856
Renter Occupied	558	8,164	22,618
Vacant	124	1,445	3,969

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