



**REATA**  
REAL ESTATE

# SAN ANTONIO MARKETPLACE

SWC OF LOOP 410 AND MARBACH ROAD  
SAN ANTONIO, TX

THOMAS TYNG / JOE CUKJATI



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# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

San Antonio Marketplace is located in west San Antonio. The center enjoys excellent access and visibility to Loop 410 and Marbach Road and sits directly across from an H-E-B Plus. It is also located less than three miles from major employers in Westover Hills including Wells Fargo, JP Morgan/Chase, QVC Network and Microsoft.

## LOCATION

SWC of Loop 410 and Marbach Road  
San Antonio, TX

## GLA

91,240 SF

## SIZE AVAILABLE

Retail: Suite 404      1,000 SF

## TRIPLE NET CHARGES

CAM	\$1.76	PSF
Taxes	\$2.90	PSF
Insurance	\$0.58	PSF
Total	\$5.24	PSF

## KEY TENANTS

dd's Discount, Big Lots, Melrose, Aaron's Rental, Sally Beauty Supply, Gamestop and Discount Tire.

## TRAFFIC COUNTS

Loop 410	130,713 CPD
Marbach RD, West of Loop 410	35,831 CPD
Marbach RD, East of Loop 410	23,810 CPD

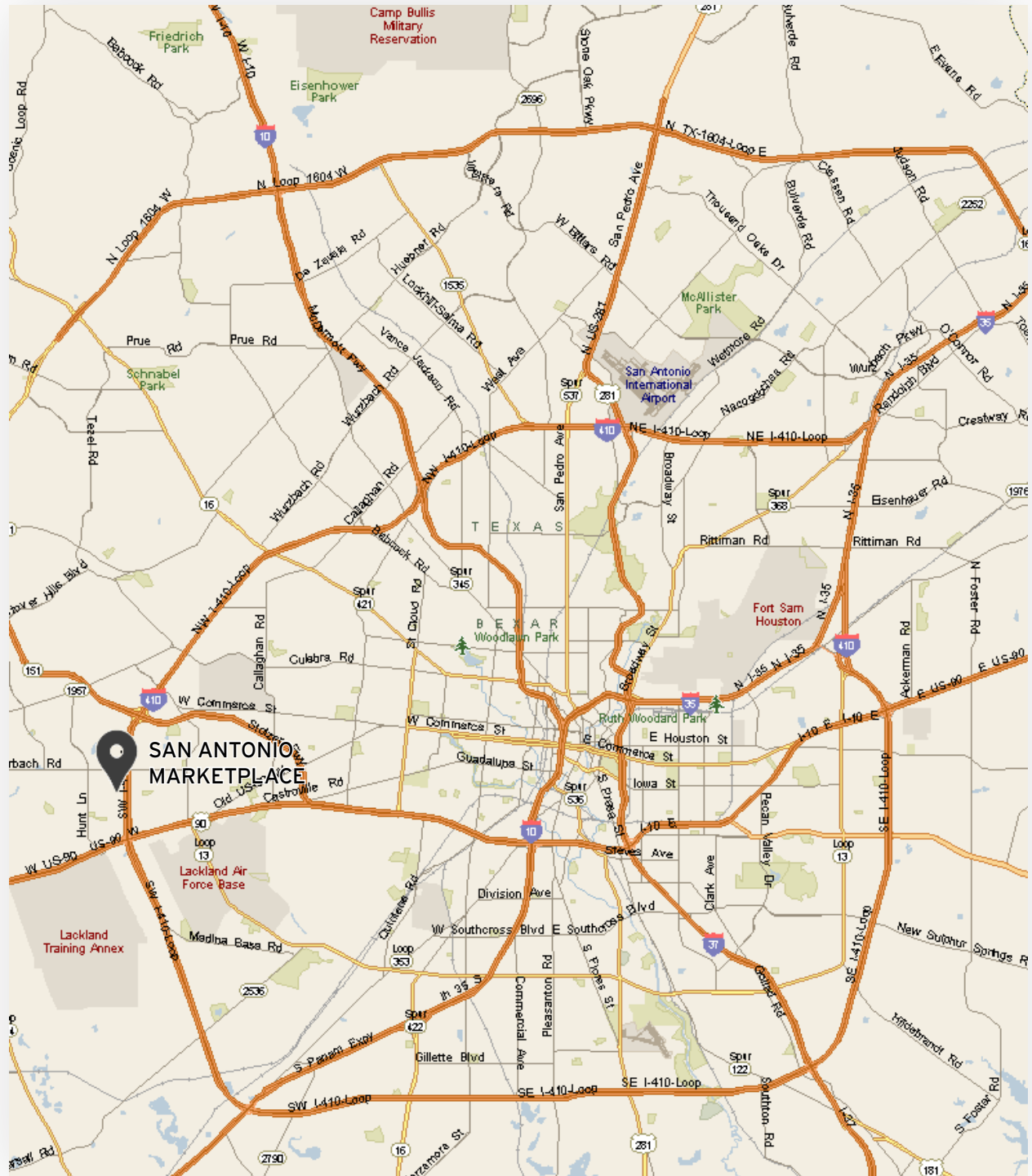
## DEMOGRAPHICS

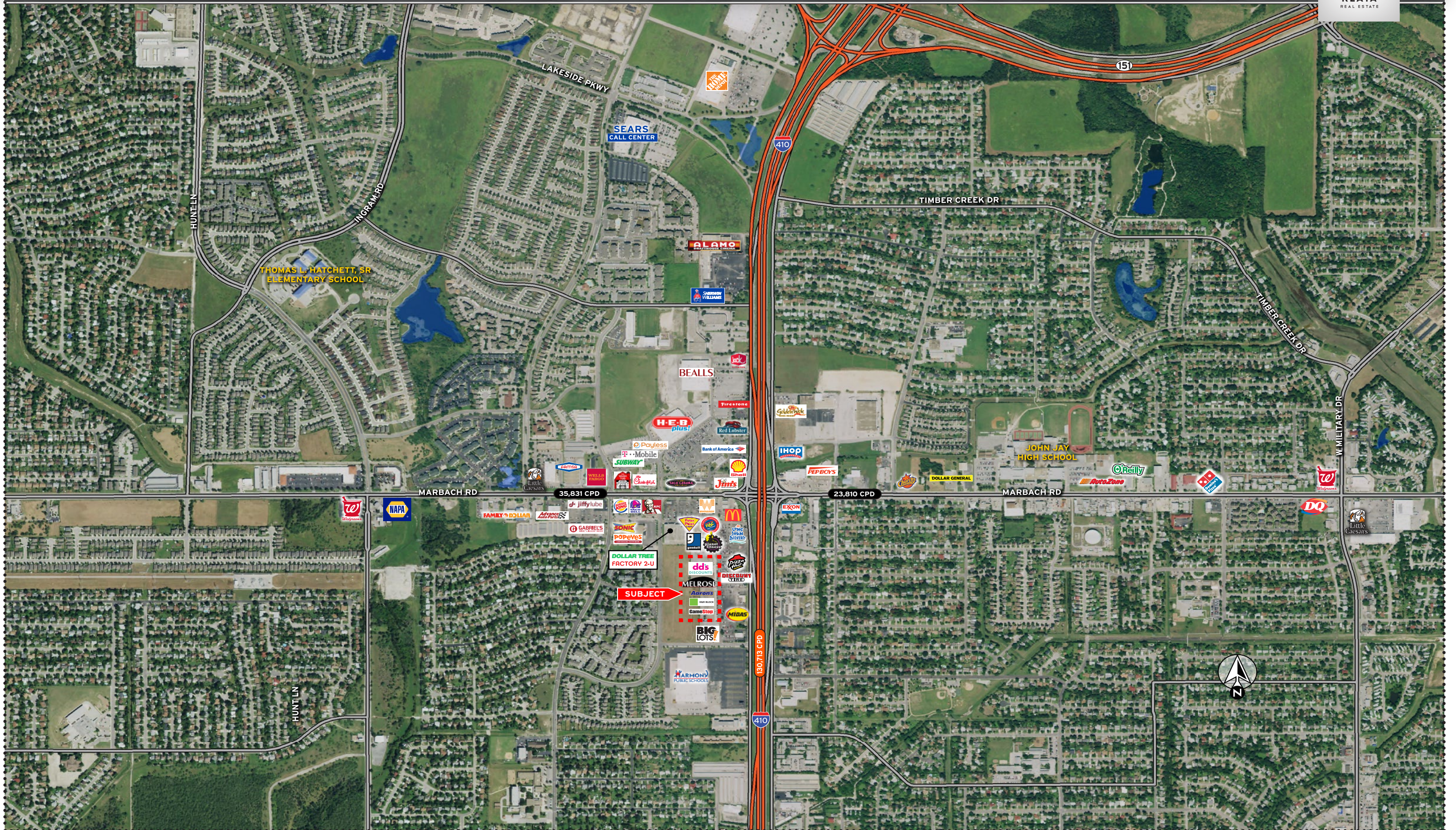
	1 Mile	3 Miles	5 Miles
2018 Estimated Population	20,655	114,829	270,603
2018 Estimated Households	6,826	33,881	79,872
Daytime Population	2,834	26,980	67,858
Average Household Income	\$53,170	\$72,256	\$72,624

## CONTACT

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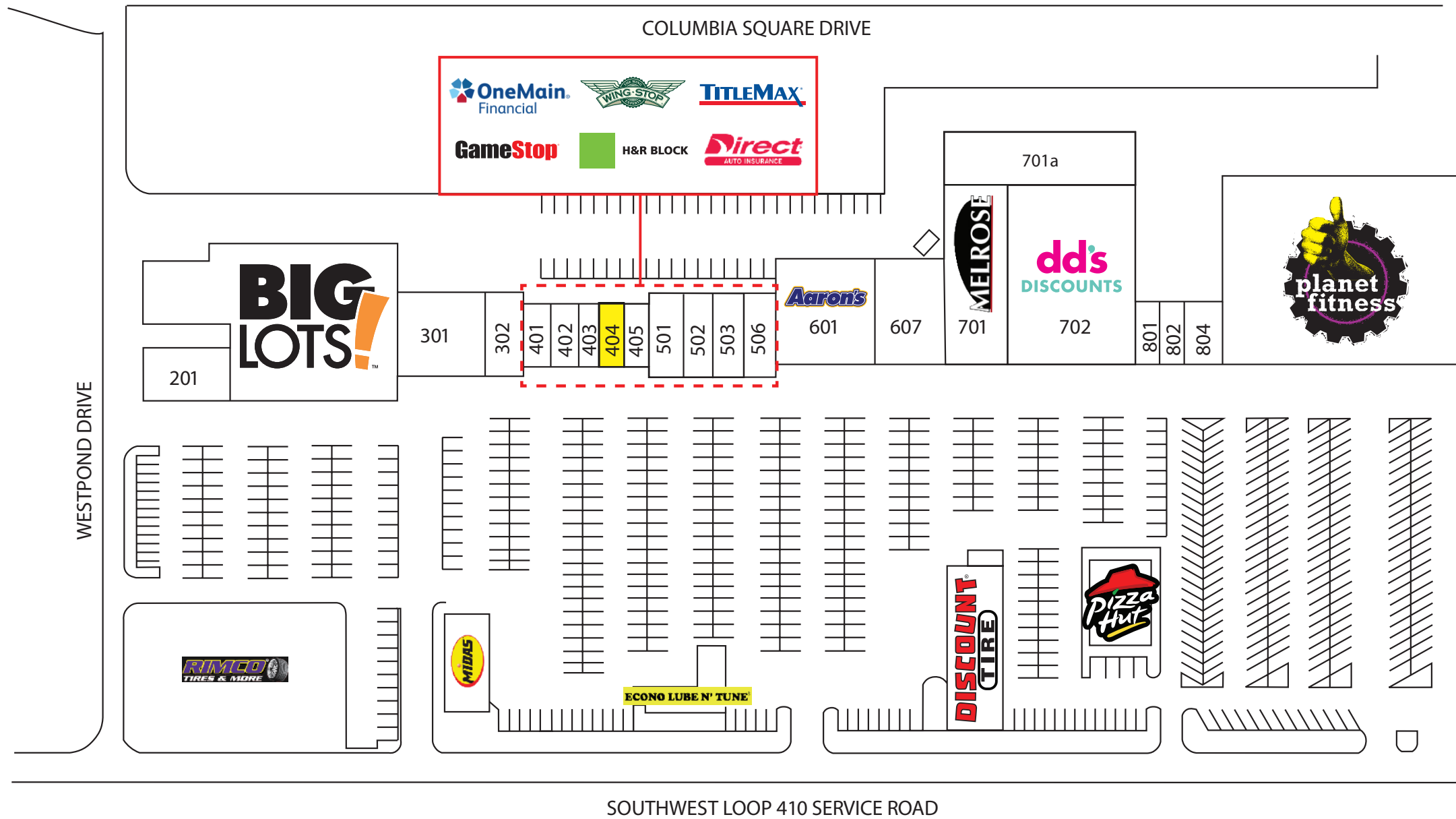
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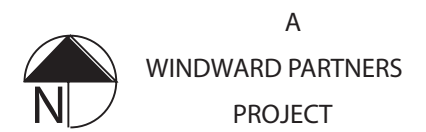




# SITE PLAN



201	Asia Market & Kitchen	4,000 SF
301	Family Service	7,200 SF
302	One Main Financial	2,400 SF
401	Gamestop	1,600 SF
402	Methodist Healthcare	1,600 SF
403	H&R Block	1,200 SF
404	AVAILABLE: Retail Space	1,000 SF
405	Direct General Insurance	1,800 SF
501	Wingstop	3,125 SF
502	Golden Cash Exchange	1,600 SF
503	Flexi Compras	2,500 SF
506	Titlemax	2,400 SF
601	Aaron's Rent	9,000 SF
607	Best Bargain	7,000 SF
701	Melrose	17,292 SF
701a	AVAILABLE: Office Space	8,390 SF
702	dd's Discounts	22,800 SF
801	Hair System 7	1,000 SF
802	Sally's Beauty	1,800 SF
804	AIO Wireless	2,100 SF
TOTAL GLA		91,417 SF
PARKING SPACES		350



# DEMOGRAPHICS



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1735 SW Loop 410

San Antonio, TX 78227

1 mi radius    3 mi radius    5 mi radius    7 mi radius

		1 mi radius	3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	20,655	114,829	270,603	485,125
	2023 Projected Population	22,431	123,428	291,176	524,242
	2010 Census Population	18,259	99,724	233,837	420,971
	2000 Census Population	13,369	69,840	168,373	338,678
	Projected Annual Growth 2018 to 2023	1.7%	1.5%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	3.0%	3.6%	3.4%	2.4%
HOUSEHOLDS	2018 Estimated Households	6,826	33,881	79,872	146,796
	2023 Projected Households	7,158	35,453	83,642	154,295
	2010 Census Households	6,428	30,735	72,393	133,899
	2000 Census Households	4,617	21,734	51,561	105,285
	Projected Annual Growth 2018 to 2023	1.0%	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2018	2.7%	3.1%	3.1%	2.2%
AGE	2018 Est. Population Under 10 Years	15.3%	15.7%	15.6%	15.3%
	2018 Est. Population 10 to 19 Years	15.2%	16.6%	16.1%	15.6%
	2018 Est. Population 20 to 29 Years	16.4%	17.6%	17.3%	16.1%
	2018 Est. Population 30 to 44 Years	20.6%	21.5%	21.6%	21.1%
	2018 Est. Population 45 to 59 Years	16.3%	15.4%	15.6%	16.5%
	2018 Est. Population 60 to 74 Years	12.0%	9.9%	10.3%	11.0%
	2018 Est. Population 75 Years or Over	4.2%	3.3%	3.5%	4.3%
	2018 Est. Median Age	31.6	29.9	30.5	31.7
MARITAL STATUS & GENDER	2018 Est. Male Population	48.4%	49.5%	49.8%	49.5%
	2018 Est. Female Population	51.6%	50.5%	50.2%	50.5%
	2018 Est. Never Married	35.1%	38.7%	38.6%	37.9%
	2018 Est. Now Married	38.3%	37.9%	38.1%	38.9%
	2018 Est. Separated or Divorced	20.3%	19.0%	19.2%	18.7%
	2018 Est. Widowed	6.3%	4.4%	4.0%	4.5%
INCOME	2018 Est. HH Income \$200,000 or More	0.6%	1.8%	2.3%	2.7%
	2018 Est. HH Income \$150,000 to \$199,999	1.6%	3.0%	3.5%	4.1%
	2018 Est. HH Income \$100,000 to \$149,999	10.7%	13.9%	13.8%	13.4%
	2018 Est. HH Income \$75,000 to \$99,999	10.6%	12.5%	12.9%	12.4%
	2018 Est. HH Income \$50,000 to \$74,999	19.2%	22.8%	21.9%	20.9%
	2018 Est. HH Income \$35,000 to \$49,999	16.8%	15.3%	14.6%	14.4%
	2018 Est. HH Income \$25,000 to \$34,999	12.2%	11.4%	11.3%	10.9%
	2018 Est. HH Income \$15,000 to \$24,999	11.7%	8.6%	9.2%	9.8%
	2018 Est. HH Income Under \$15,000	16.4%	10.8%	10.6%	11.3%
	2018 Est. Average Household Income	\$53,170	\$72,256	\$72,624	\$72,886
	2018 Est. Median Household Income	\$43,824	\$55,417	\$56,360	\$56,145
	2018 Est. Per Capita Income	\$17,571	\$22,208	\$22,346	\$22,613
	2018 Est. Total Businesses	282	1,772	4,473	8,776
2018 Est. Total Employees	2,834	26,980	67,858	115,991	



# DEMOGRAPHICS



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1735 SW Loop 410

San Antonio, TX 78227

1 mi radius 3 mi radius 5 mi radius 7 mi radius

		1 mi radius	3 mi radius	5 mi radius	7 mi radius
<b>RACE</b>	2018 Est. White	69.8%	66.8%	68.3%	70.6%
	2018 Est. Black	7.3%	9.1%	8.4%	6.6%
	2018 Est. Asian or Pacific Islander	2.3%	3.0%	2.7%	2.5%
	2018 Est. American Indian or Alaska Native	0.9%	0.9%	0.9%	0.9%
	2018 Est. Other Races	19.7%	20.2%	19.7%	19.4%
<b>HISPANIC</b>	2018 Est. Hispanic Population	15,142	78,903	188,601	349,730
	2018 Est. Hispanic Population	73.3%	68.7%	69.7%	72.1%
	2023 Proj. Hispanic Population	73.9%	69.4%	70.4%	72.9%
	2010 Hispanic Population	74.3%	68.8%	69.5%	72.4%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	12,631	67,366	161,205	296,527
	2018 Est. Elementary (Grade Level 0 to 8)	8.9%	7.1%	8.3%	9.5%
	2018 Est. Some High School (Grade Level 9 to 11)	13.8%	11.1%	11.2%	11.6%
	2018 Est. High School Graduate	32.8%	29.9%	28.8%	28.4%
	2018 Est. Some College	23.9%	26.0%	24.8%	23.8%
	2018 Est. Associate Degree Only	8.6%	8.7%	8.5%	7.8%
	2018 Est. Bachelor Degree Only	8.8%	11.5%	12.6%	12.9%
	2018 Est. Graduate Degree	3.3%	5.6%	5.9%	6.1%
<b>HOUSING</b>	2018 Est. Total Housing Units	6,980	34,744	81,940	151,082
	2018 Est. Owner-Occupied	46.8%	57.7%	59.0%	59.8%
	2018 Est. Renter-Occupied	51.0%	39.8%	38.5%	37.4%
	2018 Est. Vacant Housing	2.2%	2.5%	2.5%	2.8%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	5.5%	3.2%	3.6%	3.4%
	2010 Homes Built 2000 to 2004	22.0%	29.6%	28.2%	22.4%
	2010 Homes Built 1990 to 1999	12.9%	13.3%	13.5%	12.5%
	2010 Homes Built 1980 to 1989	11.8%	16.4%	16.5%	17.7%
	2010 Homes Built 1970 to 1979	19.2%	16.0%	16.9%	17.1%
	2010 Homes Built 1960 to 1969	24.8%	15.7%	13.4%	12.0%
	2010 Homes Built 1950 to 1959	6.0%	5.0%	6.4%	9.8%
	2010 Homes Built Before 1949	3.5%	3.2%	3.8%	7.3%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.4%	0.4%	0.4%	0.4%
	2010 Home Value \$500,000 to \$999,999	1.9%	2.1%	2.1%	2.1%
	2010 Home Value \$400,000 to \$499,999	1.9%	1.8%	1.9%	2.0%
	2010 Home Value \$300,000 to \$399,999	4.4%	4.9%	4.8%	5.3%
	2010 Home Value \$200,000 to \$299,999	11.0%	11.9%	13.6%	14.3%
	2010 Home Value \$150,000 to \$199,999	15.7%	16.6%	19.2%	18.5%
	2010 Home Value \$100,000 to \$149,999	19.9%	28.8%	28.4%	26.0%
	2010 Home Value \$50,000 to \$99,999	47.4%	33.7%	31.8%	29.8%
	2010 Home Value \$25,000 to \$49,999	5.1%	3.9%	5.0%	6.4%
	2010 Home Value Under \$25,000	1.5%	2.5%	2.1%	2.2%
	2010 Median Home Value	\$103,351	\$117,794	\$121,334	\$122,353
	2010 Median Rent	\$786	\$804	\$800	\$783

# DEMOGRAPHICS



1735 SW Loop 410		1 mi radius	3 mi radius	5 mi radius	7 mi radius
San Antonio, TX 78227					
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	15,636	86,152	203,806	367,147
	2018 Est. Civilian Employed	57.0%	61.1%	60.5%	60.3%
	2018 Est. Civilian Unemployed	2.7%	2.6%	2.4%	2.4%
	2018 Est. in Armed Forces	0.6%	3.5%	3.4%	2.1%
	2018 Est. not in Labor Force	39.6%	32.9%	33.8%	35.2%
	2018 Labor Force Males	47.5%	48.9%	49.2%	48.9%
	2018 Labor Force Females	52.5%	51.1%	50.8%	51.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	9,638	53,199	123,591	220,573
	2010 Mgmt, Business, & Financial Operations	9.0%	11.2%	11.6%	12.0%
	2010 Professional, Related	16.6%	18.5%	19.0%	19.0%
	2010 Service	22.1%	21.3%	21.2%	21.2%
	2010 Sales, Office	26.8%	26.7%	26.2%	25.8%
	2010 Farming, Fishing, Forestry	-	-	-	-
	2010 Construction, Extraction, Maintenance	13.6%	11.3%	11.6%	11.6%
	2010 Production, Transport, Material Moving	12.0%	10.9%	10.4%	10.5%
	2010 White Collar Workers	52.3%	56.4%	56.8%	56.8%
	2010 Blue Collar Workers	47.7%	43.6%	43.2%	43.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.0%	77.7%	77.7%	78.7%
	2010 Drive to Work in Carpool	13.1%	11.2%	11.5%	11.5%
	2010 Travel to Work by Public Transportation	2.8%	2.5%	2.5%	2.6%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.8%	2.3%	2.2%	2.0%
	2010 Other Means	0.9%	1.2%	1.1%	1.0%
	2010 Work at Home	4.2%	4.8%	4.7%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.0%	20.3%	17.9%	17.4%
	2010 Travel to Work in 15 to 29 Minutes	35.2%	37.8%	39.0%	39.6%
	2010 Travel to Work in 30 to 59 Minutes	29.1%	31.7%	31.9%	32.7%
	2010 Travel to Work in 60 Minutes or More	7.3%	6.5%	6.6%	6.1%
	2010 Average Travel Time to Work	24.2	23.6	24.0	24.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$310 M	\$1.89 B	\$4.47 B	\$8.22 B
	2018 Est. Apparel	\$10.9 M	\$66.3 M	\$157 M	\$289 M
	2018 Est. Contributions, Gifts	\$18.4 M	\$117 M	\$282 M	\$528 M
	2018 Est. Education, Reading	\$11.0 M	\$69.3 M	\$166 M	\$310 M
	2018 Est. Entertainment	\$17.1 M	\$105 M	\$250 M	\$460 M
	2018 Est. Food, Beverages, Tobacco	\$49.4 M	\$296 M	\$698 M	\$1.28 B
	2018 Est. Furnishings, Equipment	\$10.2 M	\$63.5 M	\$151 M	\$278 M
	2018 Est. Health Care, Insurance	\$27.8 M	\$165 M	\$390 M	\$717 M
	2018 Est. Household Operations, Shelter, Utilities	\$96.6 M	\$584 M	\$1.38 B	\$2.55 B
	2018 Est. Miscellaneous Expenses	\$4.68 M	\$28.1 M	\$66.1 M	\$121 M
	2018 Est. Personal Care	\$4.06 M	\$24.6 M	\$58.3 M	\$107 M
	2018 Est. Transportation	\$60.3 M	\$367 M	\$866 M	\$1.58 B

# AGENCY DISCLOSURE



## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to

the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - > that the owner will accept a price less than the written asking price;
  - > that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - > any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 02/16/16

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Buyer/Tenant/Seller/Landlord Initials

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Date