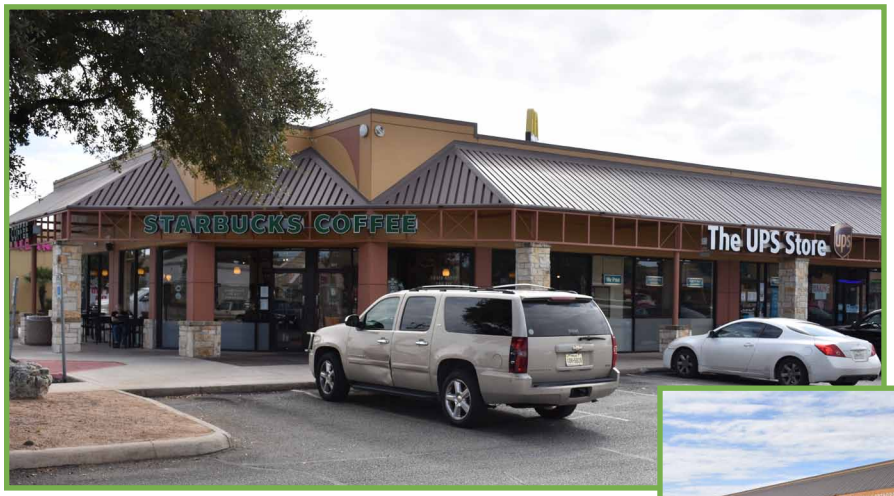
Bandera Festival

8407 Bandera Rd., San Antonio, TX 78250



Space Available

- 975 SF
- 11,006 SF
- 30,000 SF (former Bealls)

Features:

- Up to 8,000 SF Building on front pad Coming Soon
- Lifestyle Center on busy Bandera Road
- Next to HEB on Guilbeau and Bandera Road

Traffic Counts

- Bandera Rd. N. of Guilbeau: 33,128 VPD
- Bandera Rd. S. of Guilbeau: 61,076 VPD

Demographics	1 mile	3 mile	5 mile
Total Population	12,217	135,115	351,676
Total Households	4,539	51,216	134,241
Avg HH Income	$88,702	$80,077	$73,361
Population Growth 2019-24	4.13%	4.23%	6.84%

Area Retailers:

H-E-B, Walmart, Rainbow Gardens, Bill Miller, Wendy's, Christus Santa Rosa Health System, Auto Center 911, Advance Auto Parts, Valvoline

10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

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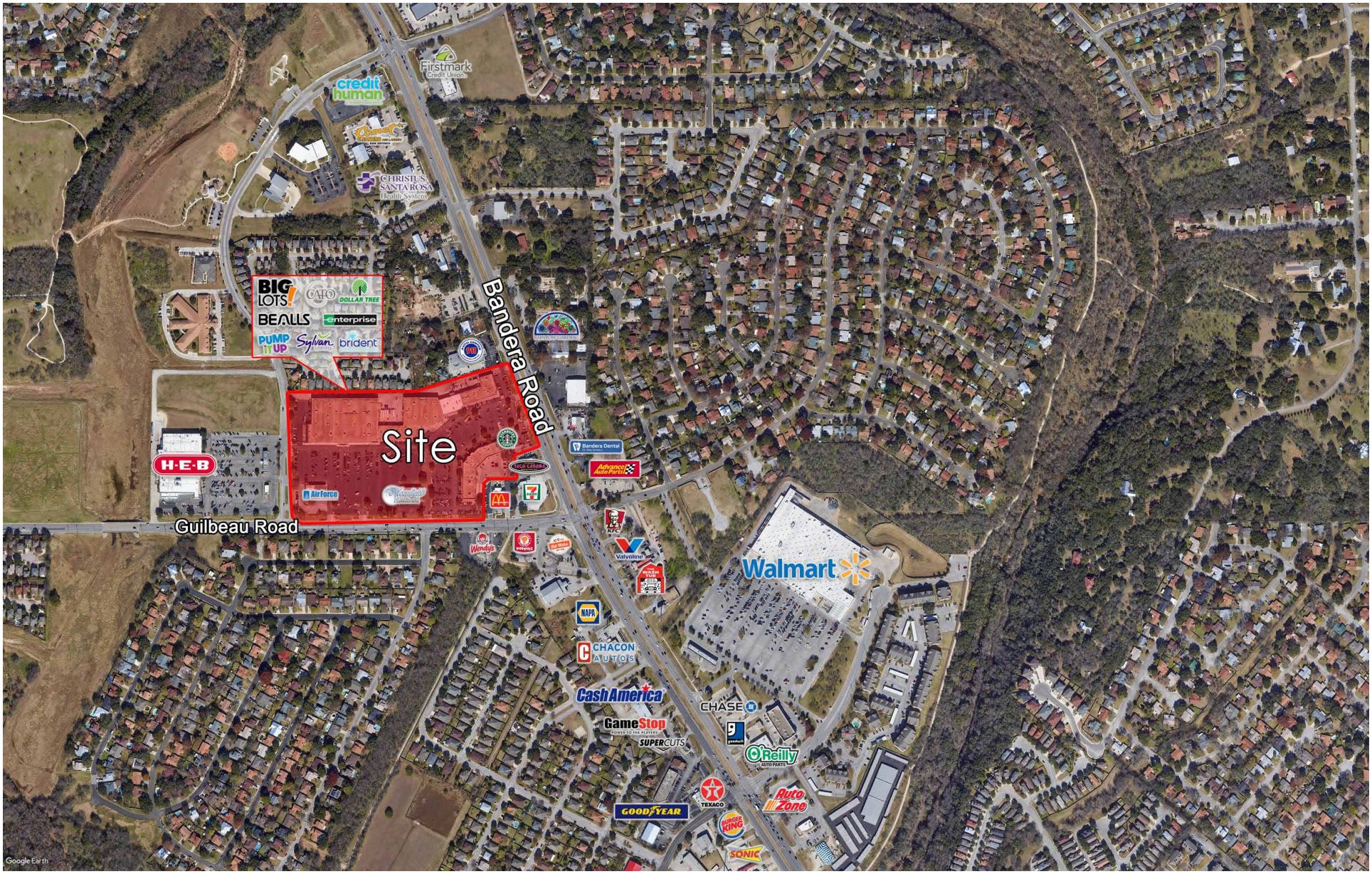
Bandera Festival

Location Aerial



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Site Plan

Available Space	
132	30,000 sf
160	975 SF
#7723-102	11,006 sf
PAD	Up to 8,000 sf building

Current Tenants

101	Starbucks	1,620 sf
103	UPS Store	1,800 sf
104	Sheer Sweets	2,135 sf
105	C.K. Nails	1,020 sf
106	Sabor! Cocina Mexican	1,465 sf
108	Barber Shop	1,200 sf
112	Cato	4,999 sf
120	Cape Store	1,408 sf
124	James Zachary Brice, DDS	1,900 sf
125	Bexar County	9,100 sf
128	Inskein Yarns	1,000 sf
129	House of Joy Rest.	4,000 sf
131	Proshop Paintball	1,190 sf
133	Hair Salon	1,435 sf
136	Stylvan Leaning Center	4,200 sf
137	Pediatric Care	1,952 sf
140	London Pub	4,200 sf
141	Bexar County	2,715 sf
148	Primary Med Clinic	1,552 sf
152	Sensational Hair	975 sf
153	Bexar County Tax Office	6,000 sf
154	Instant Imprints	975 sf
156-B	Lily's Massage Studio	1,574 sf
156	Wing Stop	1,926 sf
158	N Style Salon	975 sf
170	Texas Allergy, LLC	2,135 sf
172	Brident Dental	3,865 sf
180	Enterprise Rent-A-Car	2,380 sf
7711	Moonlight Ballroom	6,000 sf
8315	Taco Cabana (ground)	2,670 sf
7723-101	Martial Arts	2,971 sf
7723-105	Bexar County Precint 2	16,828 sf
7723-110	Big Lots	29,875 sf
7723-10	Dollar Tree	23,460 sf
7723	Watermill Express (pk. lot)	275 sf
	Maintenance/Storage	500 sf
	Bank of America ATM	275 sf
	TOTAL	194,481 sf

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