



**Space Available**

- 958 SF- 1,867 SF

**Features:**

- Retail spaces ideally suited for gourmet markets, boutiques, pharmacies, cafes, restaurants, florists & gift shops.
- Blends living, working, dining & entertainment environments and is home to fine restaurants, a crafted cocktail lounge and luxury apartment residences.
- High traffic counts & excellent visibility
- Strong retail project in North Central San Antonio

**Traffic Counts**

- Loop 1604 West of IH-10: 126,313 VPD
- Loop 1604 East of IH-10: 136,224 VPD
- IH-10 North of Loop 1604: 116,529 VPD
- IH-10 South of Loop 1604: 153,716 VPD

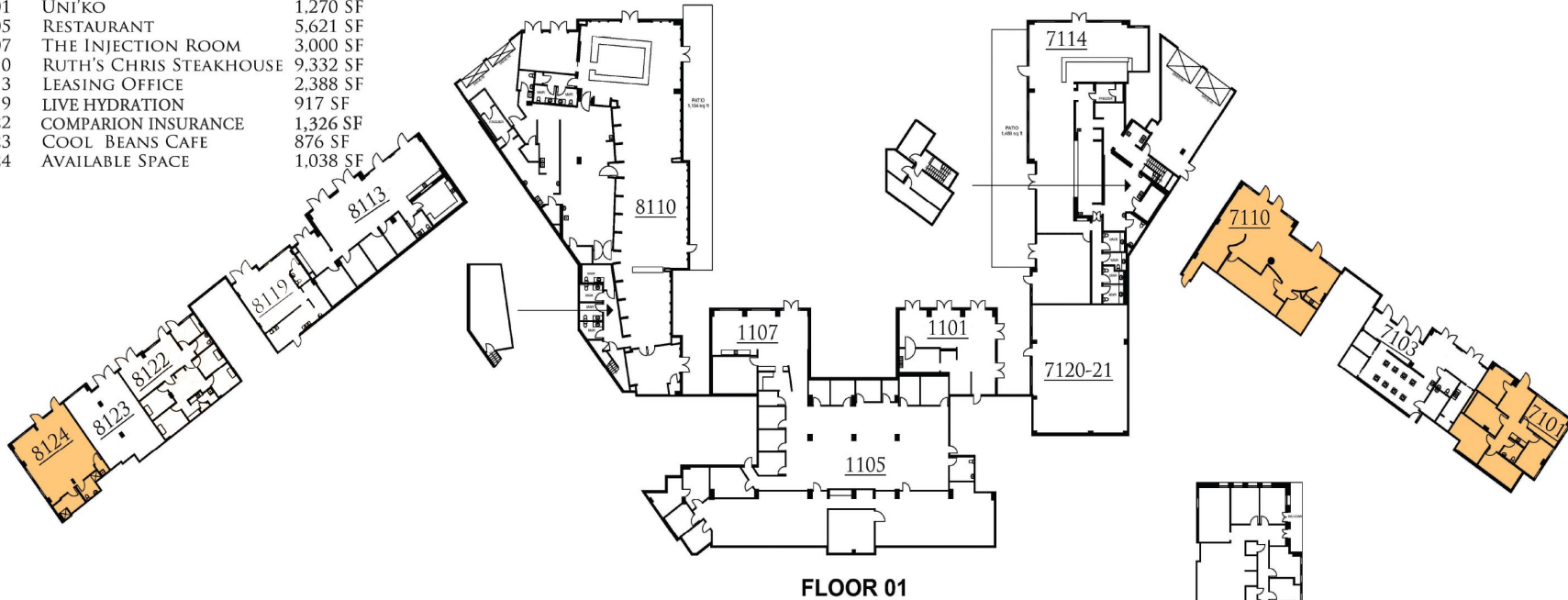
Demographics	3 mile	5 mile
Total Population	42,636	143,014
Avg HH Income	\$104,409	\$111,588
Population Growth 2018-23	16.98%	10.09%

**Area Retailers:**



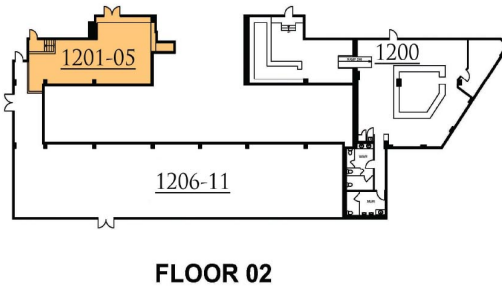
## FLOOR 1

7101	AVAILABLE SPACE	1,468 SF
7103	EMME SPA	1,590 SF
7110	AVAILABLE SPACE	1,867 SF
7114	PIATTI	7,034 SF
7120-21	HOTWORX	2,028 SF
1101	UNI'KO	1,270 SF
1105	RESTAURANT	5,621 SF
1107	THE INJECTION ROOM	3,000 SF
8110	RUTH'S CHRIS STEAKHOUSE	9,332 SF
8113	LEASING OFFICE	2,388 SF
8119	LIVE HYDRATION	917 SF
8122	COMPARION INSURANCE	1,326 SF
8123	COOL BEANS CAFE	876 SF
8124	AVAILABLE SPACE	1,038 SF



## FLOOR 2

1200	GEORGE'S KEEP	3,194SF
1201-05	AVAILABLE SPACE	958 SF
1206-11	STORAGE	3,643 SF



## FLOOR 3

8300 APARTMENT AMENITIES 6,040 SF





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

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

Marcus Shaffer  
210.317.5563  
[marcus@fulcrumsa.com](mailto:marcus@fulcrumsa.com)

**fulcrum**  
PROPERTY GROUP INC



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