

Culebra Commons

Loop 1604 and Culebra Road

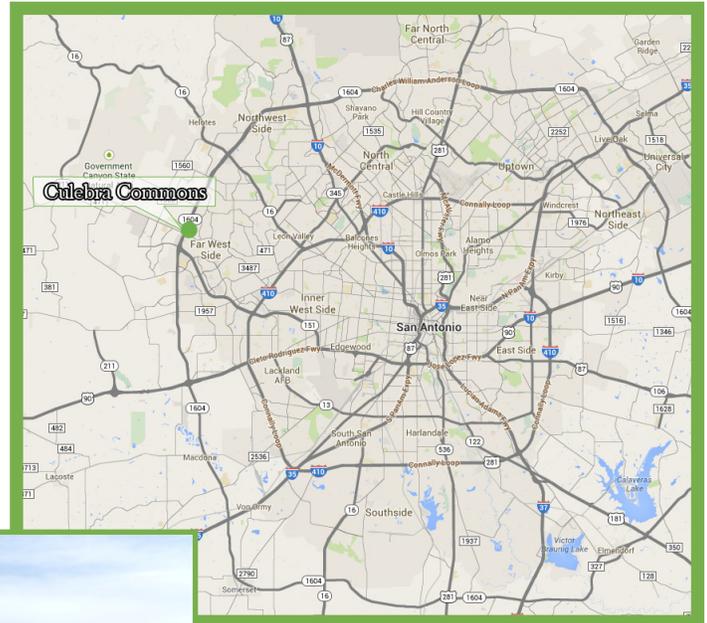
± 54,000 SF Class A Retail Development | Available For Lease | Summer 2017



Availability:

- Inline Retail Space
- Pad Development
- Minimum Divisible: 1,050 sf
- Maximum Contiguous: 5,250 SF

Demographics	1 mile	3 mile	5 mile
Population	6,338	97,482	237,202
Households	2,276	31,734	78,811
Avg HH Income	\$79,419	\$82,117	\$81,929



Area Retailers:



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

t 210.593.0777
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Culebra Commons

Loop 1604 & Culebra Road
San Antonio, Texas



Culebra Commons

Master Plan

Loop 1604 & Culebra Road
San Antonio, Texas



10003 NW Military Hwy, Suite 2205

San Antonio, TX 78231

t 210.593.0777

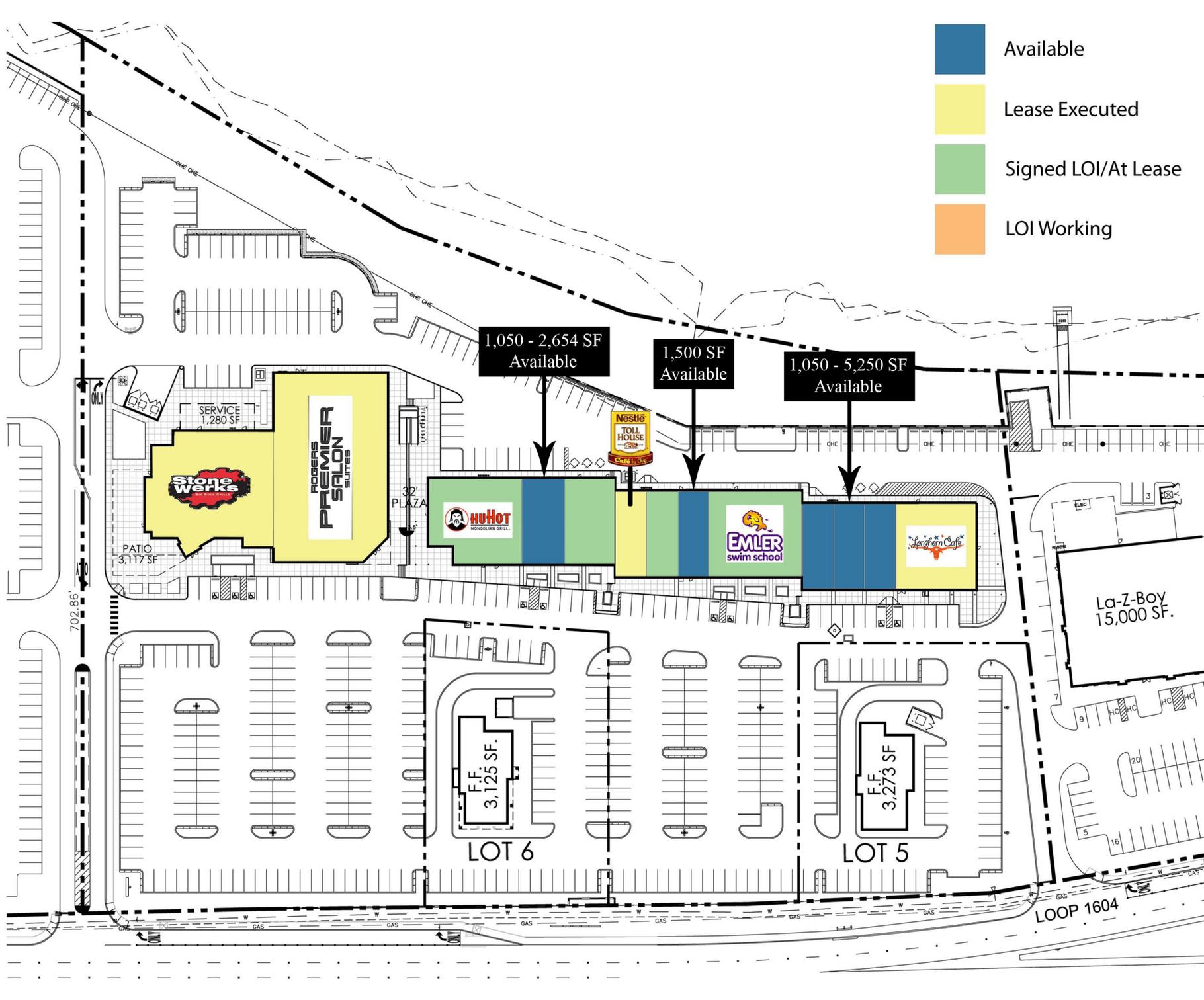
f 210.593.0780

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- Available
- Lease Executed
- Signed LOI/At Lease
- LOI Working



1,050 - 2,654 SF Available

1,500 SF Available

1,050 - 5,250 SF Available

STONE ISLAND
 SERVICE 1,280 SF
 PATIO 3,117 SF
 ROGERS PREMIER SALONS

HUHOT
 MONGOLIAN GRILL

Nestle
 TOLL HOUSE
 Cafe by Oxy

EMLER
 swim school

Longhorn Cafe

La-Z-Boy
 15,000 SF.

F.F.
 3,125 SF.
 LOT 6

F.F.
 3,273 SF
 LOT 5

LOOP 1604

702 86'



CULEBRA COMMONS
101515



CULEBRA COMMONS
101515



CULEBRA COMMONS
040516



CULEBRA COMMONS
040516

	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	2,947	47,961	123,922
2010 Total Population	5,639	81,220	205,600
2015 Total Population	6,338	97,482	237,202
2020 Total Population	7,023	111,358	269,155
Households Trend			
2000 Total Households	874	15,255	40,988
2010 Total Households	1,915	26,847	69,833
2015 Total Households	2,276	31,734	78,811
2020 Total Households	2,502	35,499	87,475
Population Change Trend			
2000 to 2010 Population Change	91.3%	69.3%	65.9%
2000 to 2015 Population Change	115.1%	103.3%	91.4%
2010 to 2020 Population Change	24.5%	37.1%	30.9%
2015 to 2020 Population Change	10.8%	14.2%	13.5%
Household Change Trend			
2000 to 2010 Household Change	119.1%	76.0%	70.4%
2000 to 2015 Household Change	160.4%	108.0%	92.3%
2010 to 2020 Household Change	30.7%	32.2%	25.3%
2015 to 2020 Household Change	9.9%	11.9%	11.0%
2015 Race			
White alone	69.7%	72.1%	72.5%
Black or African American alone	7.2%	7.8%	7.9%
American Indian and Alaska Native alone	1.0%	.7%	.7%
Asian alone	2.3%	3.1%	3.2%
Native Hawaiian and OPI alone	.2%	.2%	.2%
Some Other Race alone	14.4%	11.4%	11.0%
Two or More Races	5.3%	4.8%	4.6%
2015 Income			
Per Capita Income	\$26,212	\$26,813	\$27,299
Household Income: Median	\$68,309	\$69,194	\$68,933
Household Income: Average	\$79,419	\$82,117	\$81,929
Less than \$10,000	2.9%	2.4%	3.1%
\$10,000 to \$14,999	2.5%	2.2%	2.3%
\$15,000 to \$19,999	1.9%	2.1%	2.9%
\$20,000 to \$24,999	2.5%	2.9%	3.2%
\$25,000 to \$29,999	3.3%	2.9%	3.9%
\$30,000 to \$34,999	3.3%	3.6%	3.5%
\$35,000 to \$39,999	2.8%	3.8%	4.0%
\$40,000 to \$44,999	8.0%	6.3%	5.4%
\$45,000 to \$49,999	3.5%	4.2%	3.9%
\$50,000 to \$59,999	10.5%	10.9%	9.6%
\$60,000 to \$74,999	15.9%	14.2%	13.9%



For:
 Culebra Road San Antonio, Texas, 78253

	1 mi Ring	3 mi Ring	5 mi Ring
\$75,000 to \$99,999	16.5%	16.3%	16.5%
\$100,000 to \$124,999	12.3%	12.6%	12.0%
\$125,000 to \$149,999	8.0%	7.4%	7.4%
\$150,000 to \$199,999	4.2%	5.8%	5.7%
\$200,000 or more	2.0%	2.4%	2.8%
Average household size	3.0	3.1	3.0
Total Daytime Population	8,185	75,320	173,450
Total Employee Population	4,803	24,996	50,302
Total Daytime at Home Population	3,382	50,324	123,148
Total Employee Population (% of Daytime Population)	58.7%	33.2%	29.0%
Total Daytime at Home Population (% of Daytime Population)	41.3%	66.8%	71.0%