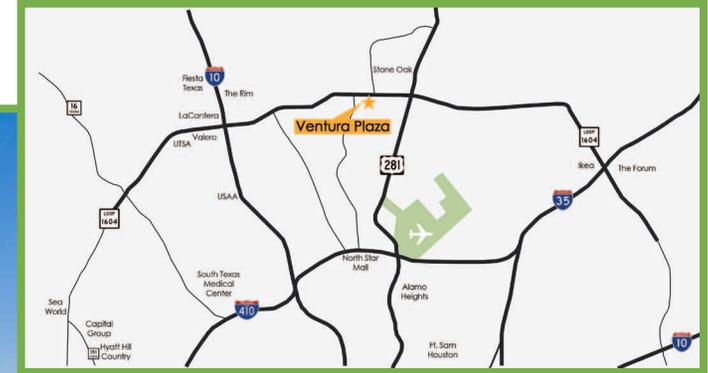


Ventura Plaza

Mixed-Use Development in North San Antonio

Loop 1604 between Blanco Road & Stone Oak Parkway



Availability:

- First Floor: • 2,634 SF

Demographics	1 mile	3 mile	5 mile
Population	7,838	79,032	197,608
Households	3,623	30,654	78,402
Avg HH Income	\$120,566	\$117,920	\$104,881

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

t 210.593.0777
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www.fulcrumsa.com



Ventura Plaza

434 North Loop 1604 West, San Antonio, TX 78232

Property Description:

- Located on North Loop 1604 between Blanco Road & Stone Oak Parkway, in the heart of the strongest growth area of San Antonio.
- Easy freeway access to both directions on Loop 1604, the primary thoroughfare across northern San Antonio.
- Immediate accessibility to Hwy 281 & IH-10, less than 20 minutes from downtown San Antonio and less than 10 miles to San Antonio International Airport.
- Close proximity to many affluent residential communities as well as major retail, medical and employment center.



Area Retailers:



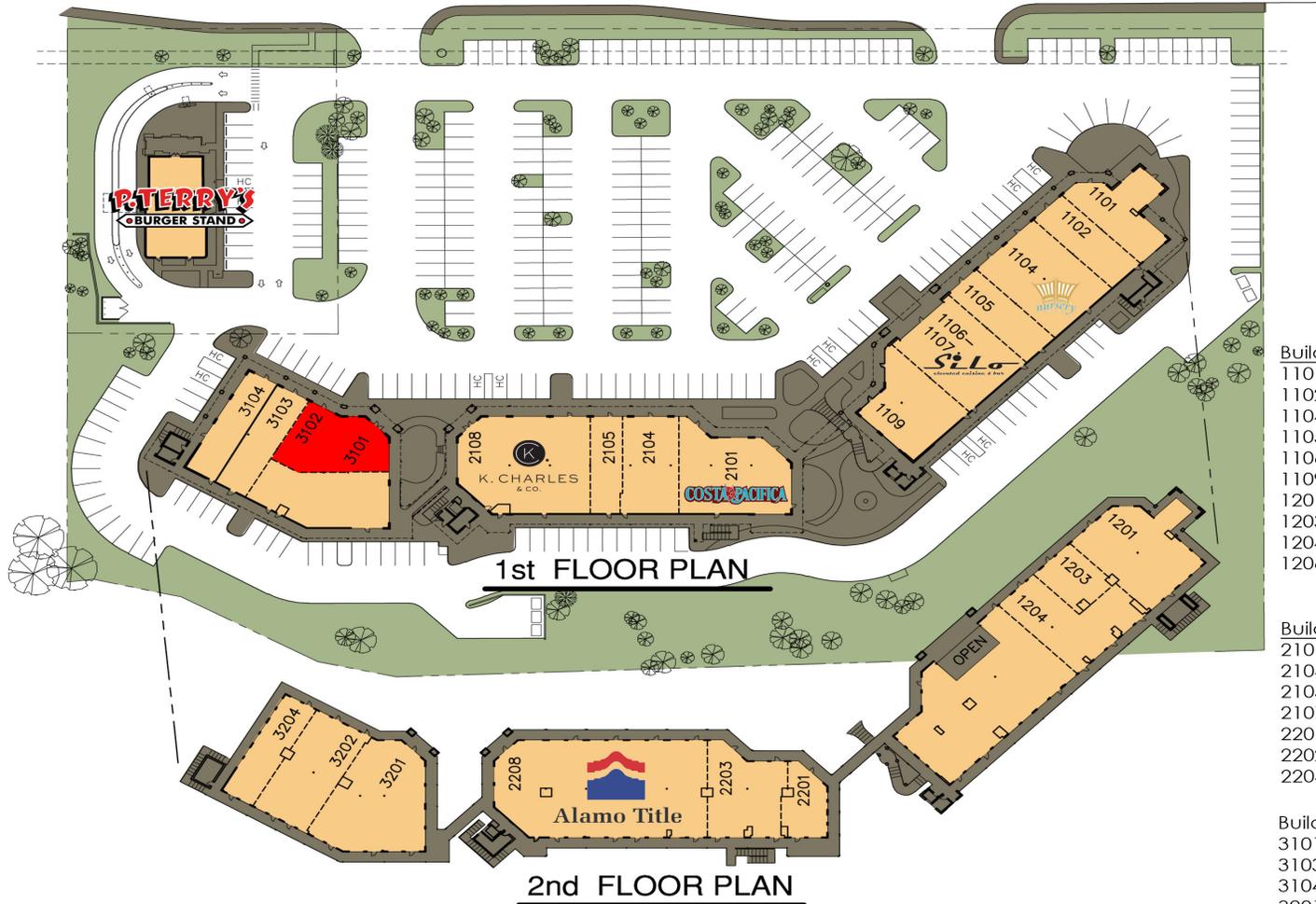
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DEVELOPMENT

434 NORTH LOOP 1604 WEST



Building A		
1101	Noblitea	2,312 SF
1102	Dorothy's Dance Shop	1,794 SF
1104	Nursery Couture	3,456 SF
1105	Elizabeth's Boutique	1,750 SF
1106-7	Silo Restaurant	3,405 SF
1109	Britton's Bicycle Shop	2,800 SF
1201-2	K. Charles & Co.	3,567 SF
1203	Allstate Insurance	1,274 SF
1204	Extreme Escape	3,000 SF
1206-9	Silo Restaurant	5,762 SF
Building B		
2101	Costa Pacifica	3,864 SF
2104	Authority Chiropractic	2,476 SF
2105	Pureline Nutrition	1,400 SF
2107-8	K. Charles & Co.	5,354 SF
2201	Wiegand Law Firm	1,276 SF
2202-3	Wells Fargo	2,780 SF
2204-8	Alamo Title	8,917 SF
Building C		
3101-2	Available	2,634 SF
3103	The Pilates Studio	1,653 SF
3104	Pending - Optical	1,813 SF
3201	TLC Laser Eye Center	4,315 SF
3202	Alamo Title	3,032 SF
3204	College Promoters of Texas	1,800 SF

