

# Ventura Plaza

## Mixed-Use Development in North San Antonio

Loop 1604 between Blanco Road & Stone Oak Parkway



### Availability:

- First Floor: 2,634 SF
- Second Floor: 1,800 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

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



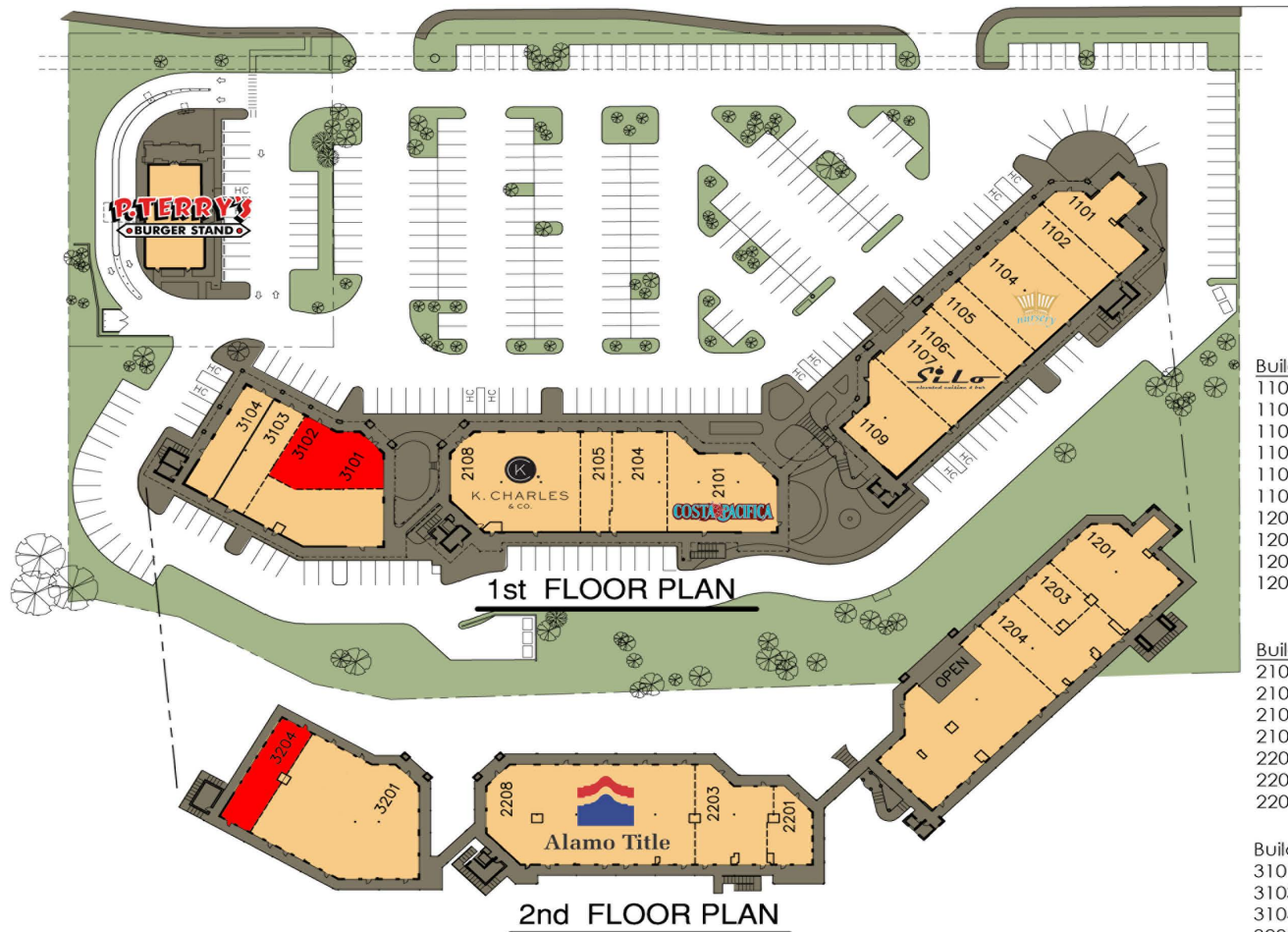
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DEVELOPMENT

434 NORTH LOOP 1604 WEST



| Building A |                        |          |
|------------|------------------------|----------|
| 1101       | Nobiletea              | 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       | Oculus Eyewear         | 1,813 SF |
| 3201       | TLC Laser Eye Center   | 7,347 SF |
| 3100       | Alamo Title            | 3,129 SF |
| 3204       | Available              | 1,800 SF |

