

Ventura Plaza

Mixed-Use Development in North San Antonio

Loop 1604 between Blanco Road & Stone Oak Parkway



Availability:

- First Floor: • 2,476 SF • 5,627 SF
- Second Story Office: • 2,780 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
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

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:



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

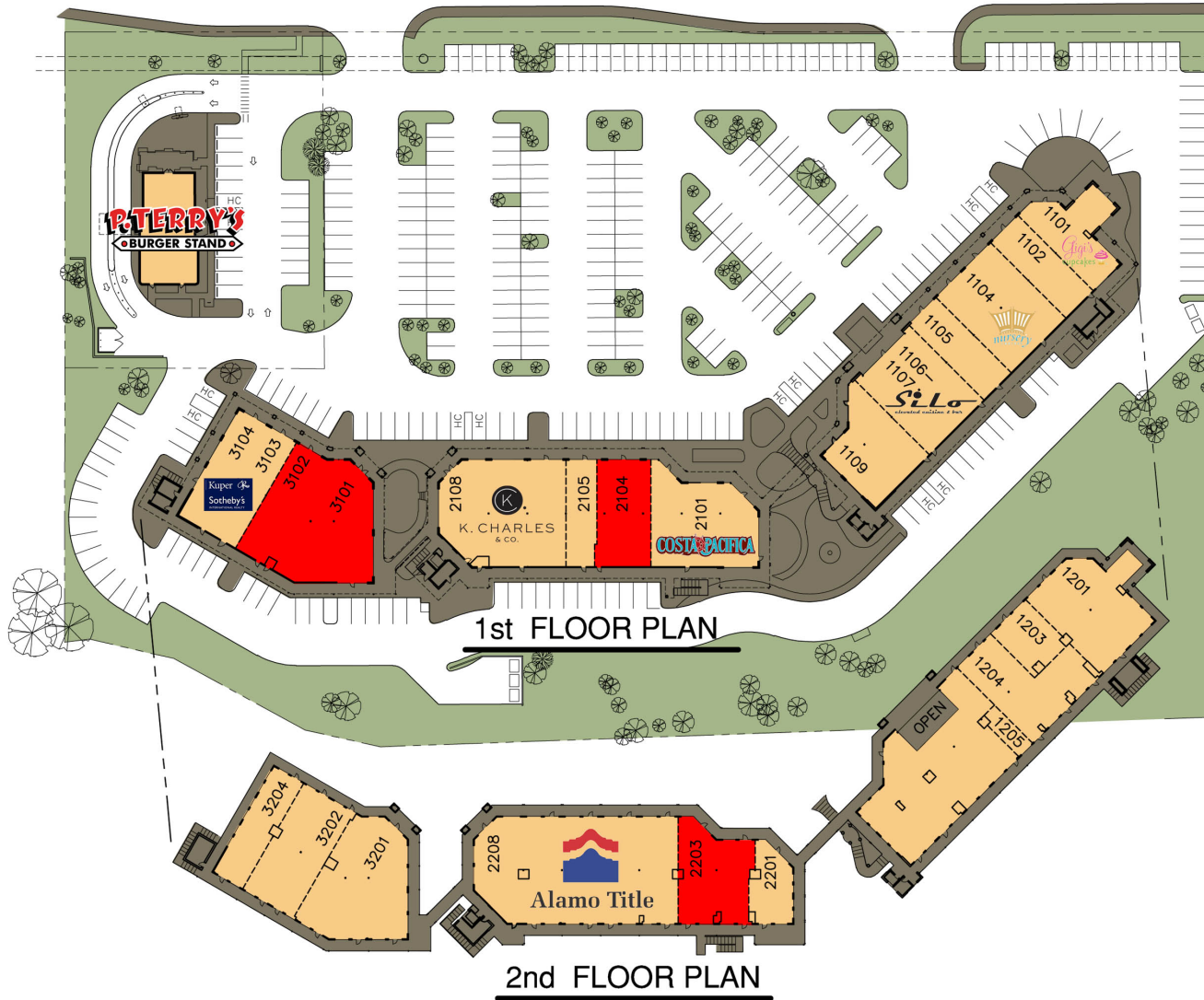
t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Ventura Plaza

434 North Loop 1604 West, San Antonio, TX 78232



Building A

| | | |
|--------|------------------------|----------|
| 1101 | GiGi's Cupcakes | 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 |
| 1205 | Vacant | 500 SF |
| 1206-9 | Silo Restaurant | 5,762 SF |

Building B

| | | |
|--------|--------------------|----------|
| 2101 | Costa Pacifica | 3,864 SF |
| 2104 | Available | 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 | Available | 2,780 SF |
| 2204-8 | Alamo Title | 8,917 SF |

Building C

| | | |
|--------|----------------------------|----------|
| 3101-2 | Available | 5,627 SF |
| 3103-4 | Kuper Sotheby's Realty | 3,493 SF |
| 3201 | TLC Laser Eye Center | 4,315 SF |
| 3202 | Alamo Title | 3,032 SF |
| 3204 | College Promoters of Texas | 1,800 SF |

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

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

