

CALL FOR MORE INFORMATION



FOR LEASE

\$22.00 PSF NNN
*NNNS \$8.04 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Vanilla Shell	3,339 SF
End-Cap	2,800 SF
End-Cap	2,550 SF
Occupied but Available (2/28/22)	3,994 SF

PROPERTY HIGHLIGHTS

- GLA = 103,288 SF located on lighted hard corner
- Anchored by Sprouts and Dollar General
- Ingress/Egress off of Callaghan and I-10 Frontage
- Two pylon spaces available
- One pylon is facing I-10 and One facing Callaghan

TRAFFIC COUNT

Callaghan Rd: 19,103VPD
I-10: 205,142 VPD
(SitesUSA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



161,646
2021 POPULATION
3 MILE RADIUS



141,464
2021 DAYTIME POPULATION
3 MILE RADIUS



\$66,320
2021 AVERAGE INCOME
3 MILE RADIUS



205,142 VPD
I-10



Anchored

Est. Visitors for Sprouts
266.4K Annually*
(*Source: Placer.ai
Feb 1, 2021 - Jul 31, 2021)

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Grandview Shopping Center

NEC OF CALLAGHAN AND I-10 WEST
8005 CALLAGHAN ROAD
SAN ANTONIO, TX 78230



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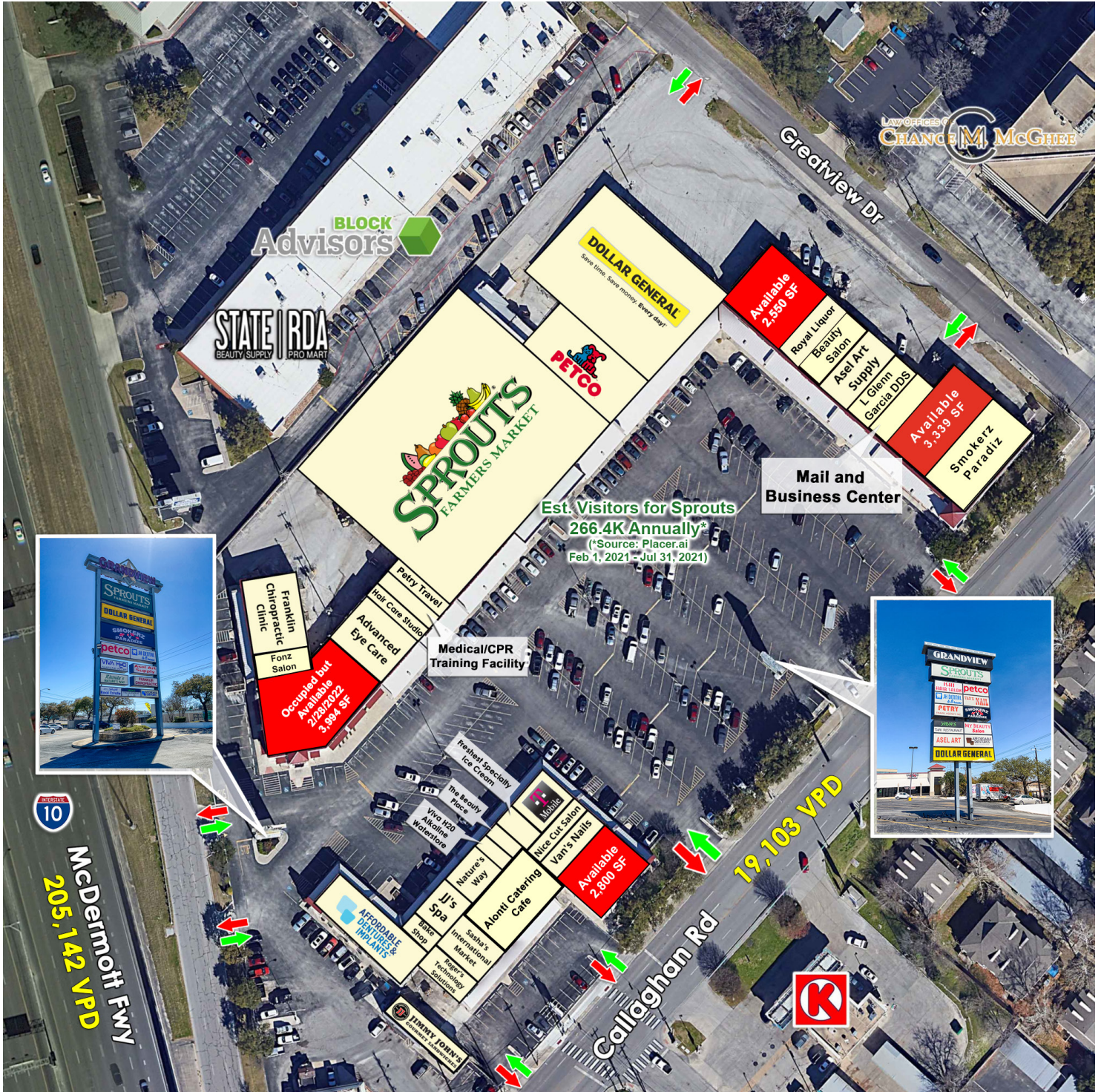
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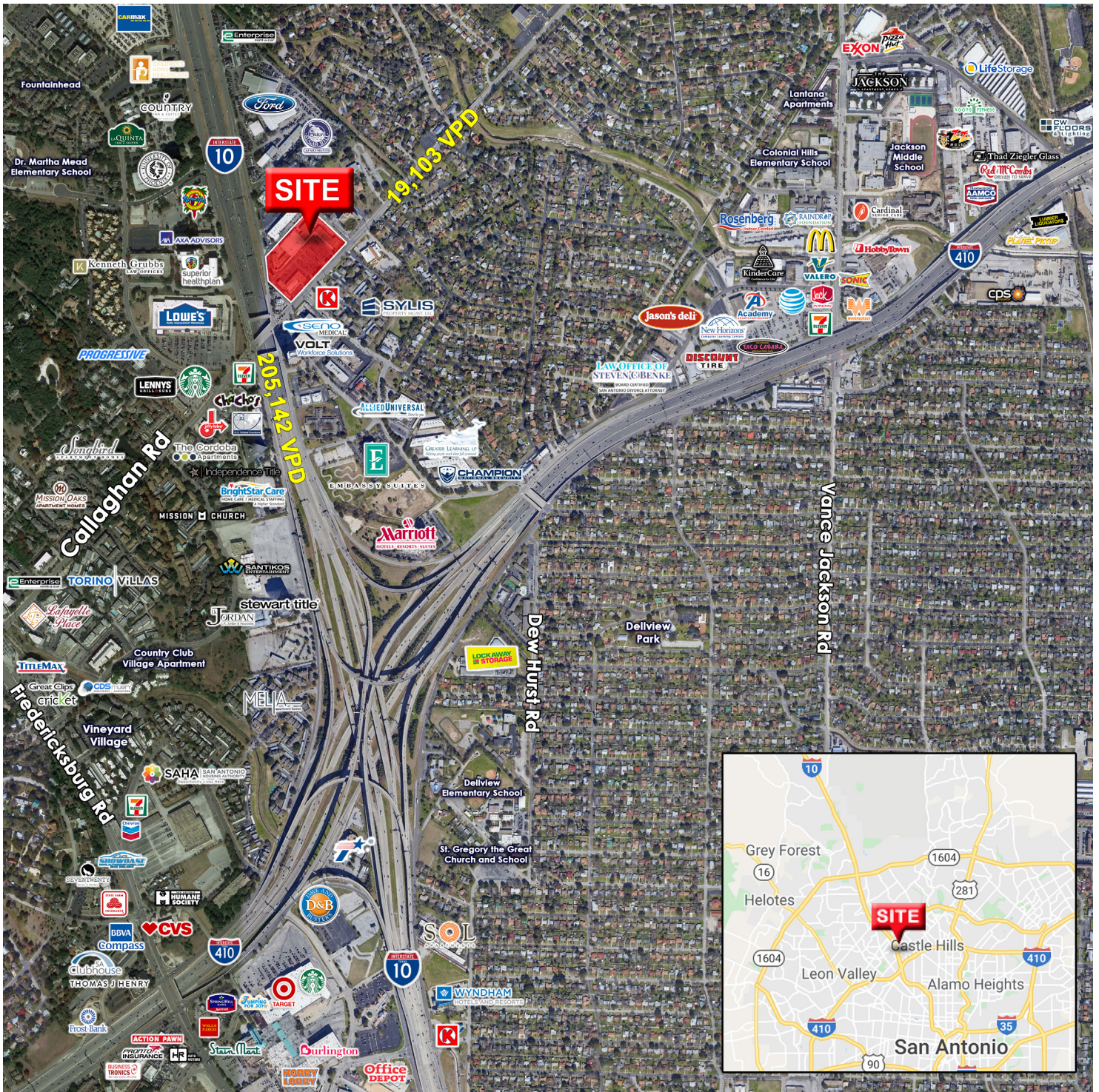
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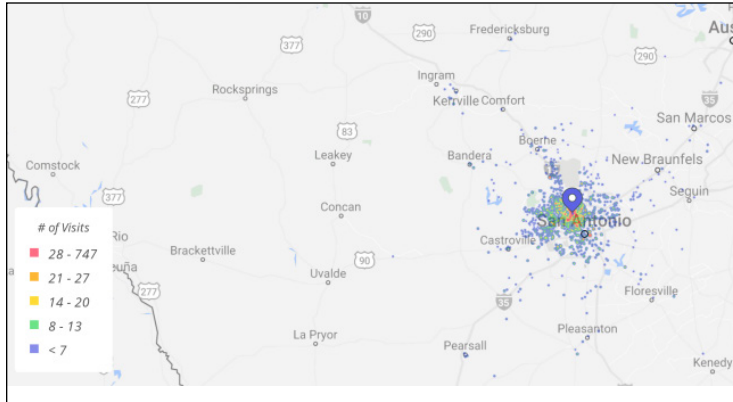
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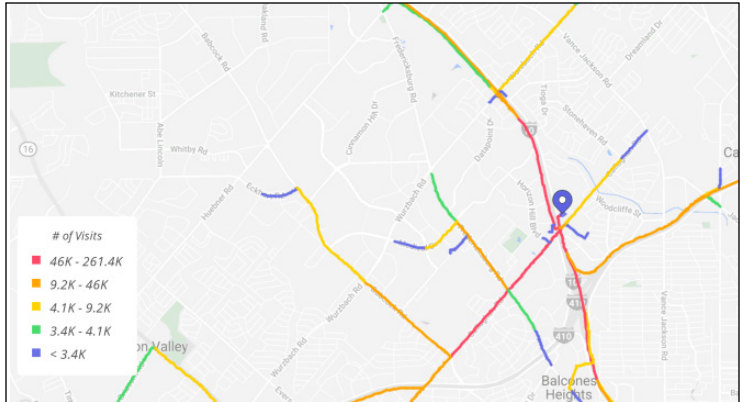
Metrics

	Est. # of Customers	Est. # of Visits	Est. # of Visits / sq ft	Avg. Visits / Customer
Sprouts Farmers Market / Callaghan Rd	121.7K	266.4K	8.63	2.19

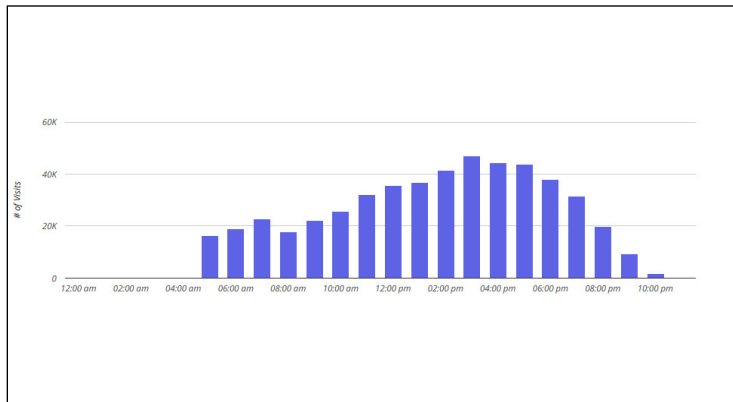
Sprouts Farmers Market - Trade Area - Home Location



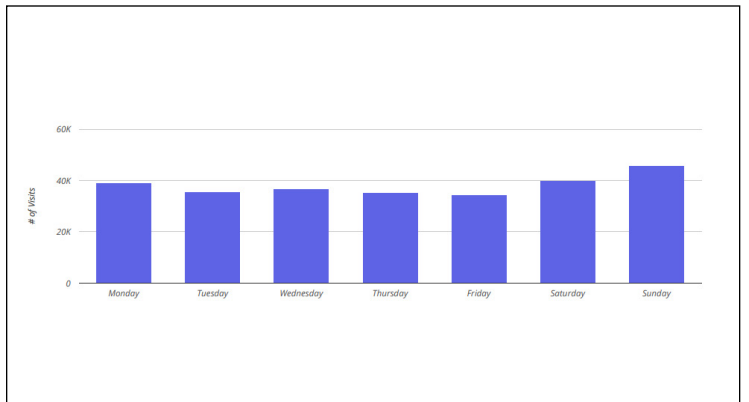
Sprouts Farmers Market - Customer Journey Routes - Prior Location



Sprouts Farmers Market - Hourly Visits



Sprouts Farmers Market - Daily Visits



Feb 1, 2021 - Jul 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)



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