

THE SHOPS AT SOUTH RIM
NWC OF LOOP 1604 & VANCE JACKSON
SAN ANTONIO, TX 78249

PRICE ONKEN / ANDREW POLUNSKY



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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Upscale shopping center at the Loop 1604 entrance to The Rim. This site is surrounded by high traffic entertainment uses including Top Golf, Mario Andretti's Indoor Racing, I-Fly, and Santikos Palladium.

This area is convenient to the affluent neighborhoods of The Dominion, Fair Oaks Ranch, Stonewall Ranch, Steeple Brook, and Shavano Park.

LOCATION

NWC of Loop 1604 & Vance Jackson
San Antonio, Texas 78249

GLA

39,622 SF

SIZE AVAILABLE

Call for more information.

LEASE TERM

5 - 10 Years

LEASE PRICE

Call Broker for pricing.

TRIPLE NET CHARGES

\$10.00 (Estimated)

FINISH OUT

Negotiable

2019 DEMOGRAPHICS

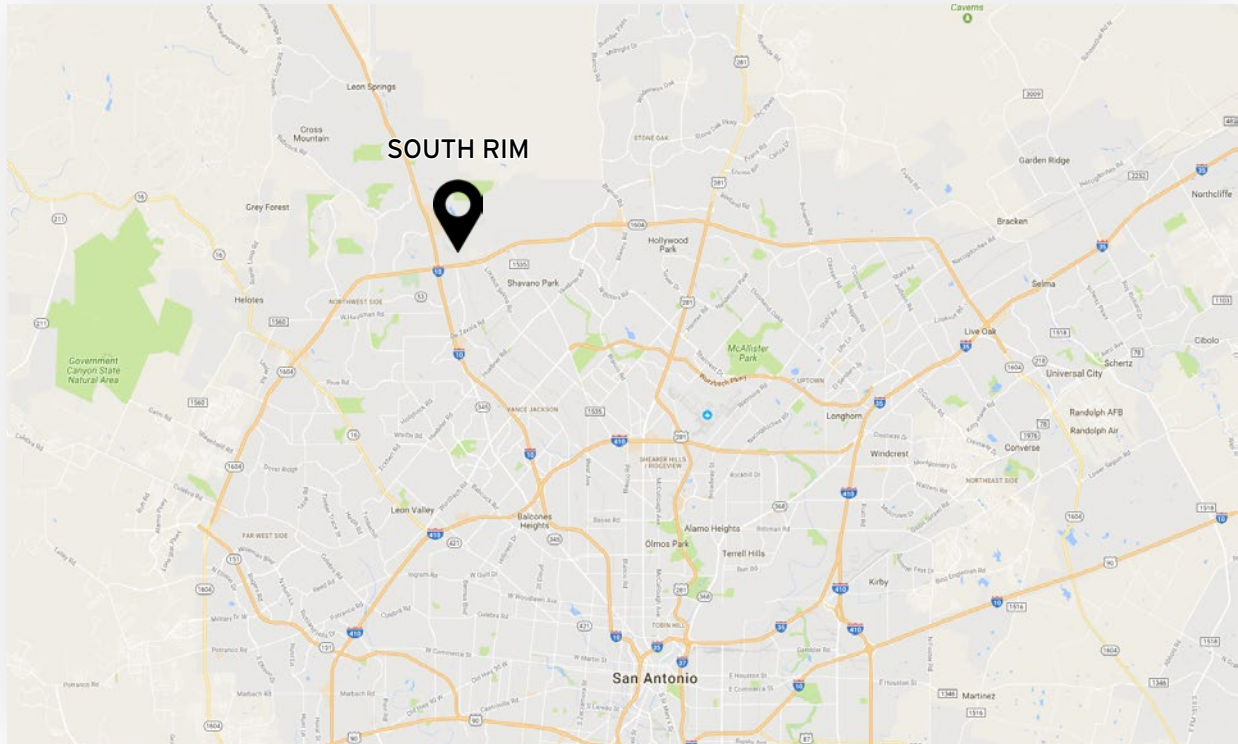
	1 Mile	3 Miles	5 Miles
Estimated Population	2,197	59,559	200,902
Estimated Households	1,220	23,589	78,739
Daytime Employees	6,315	54,771	94,510
Average Household Income	\$54,669	\$94,849	\$104,662

CONTACT

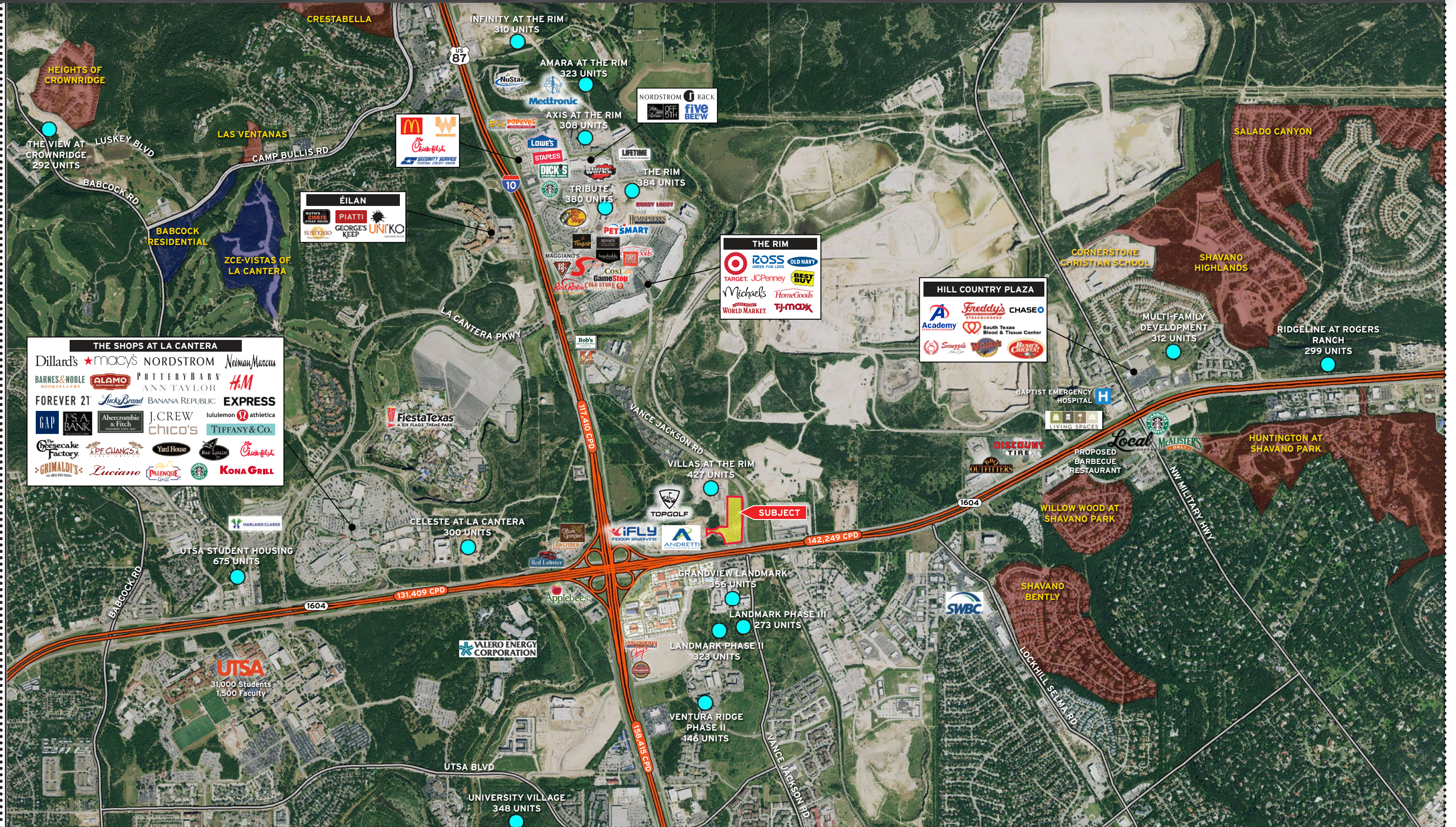
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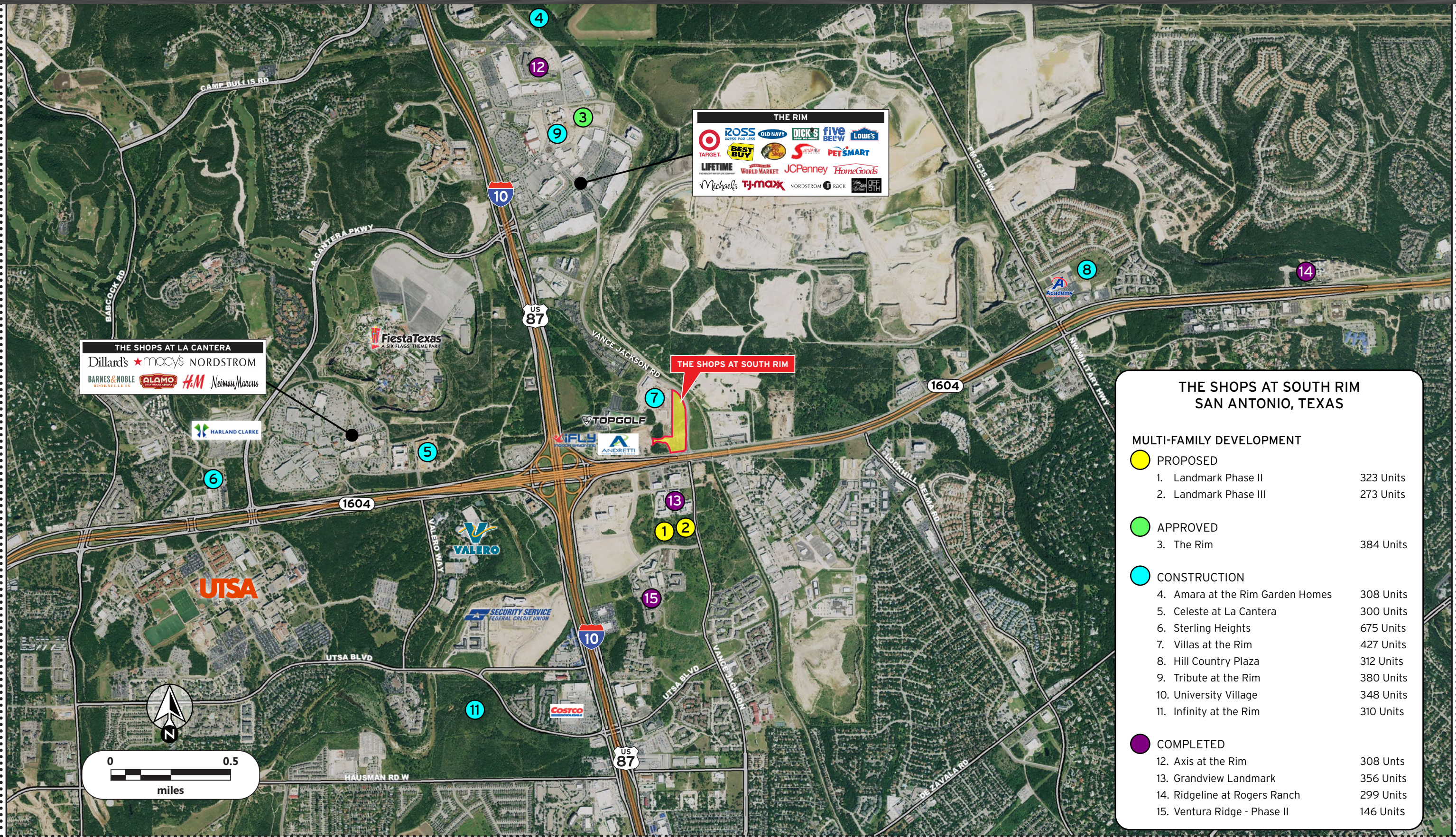
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MAPS



AERIALS





**THE SHOPS AT SOUTH RIM
SAN ANTONIO, TEXAS**

MULTI-FAMILY DEVELOPMENT

●	PROPOSED	
1.	Landmark Phase II	323 Units
2.	Landmark Phase III	273 Units
●	APPROVED	
3.	The Rim	384 Units
●	CONSTRUCTION	
4.	Amara at the Rim Garden Homes	308 Units
5.	Celeste at La Cantera	300 Units
6.	Sterling Heights	675 Units
7.	Villas at the Rim	427 Units
8.	Hill Country Plaza	312 Units
9.	Tribute at the Rim	380 Units
10.	University Village	348 Units
11.	Infinity at the Rim	310 Units
●	COMPLETED	
12.	Axis at the Rim	308 Units
13.	Grandview Landmark	356 Units
14.	Ridgeline at Rogers Ranch	299 Units
15.	Ventura Ridge - Phase II	146 Units

AERIALS



SOUTH RIM

VILLAS AT THE RIM
427 UNITS

142,249 CPD
LOOP 1604

117,410 CPD
IH-10

VANCE JACKSON RD

AERIALS

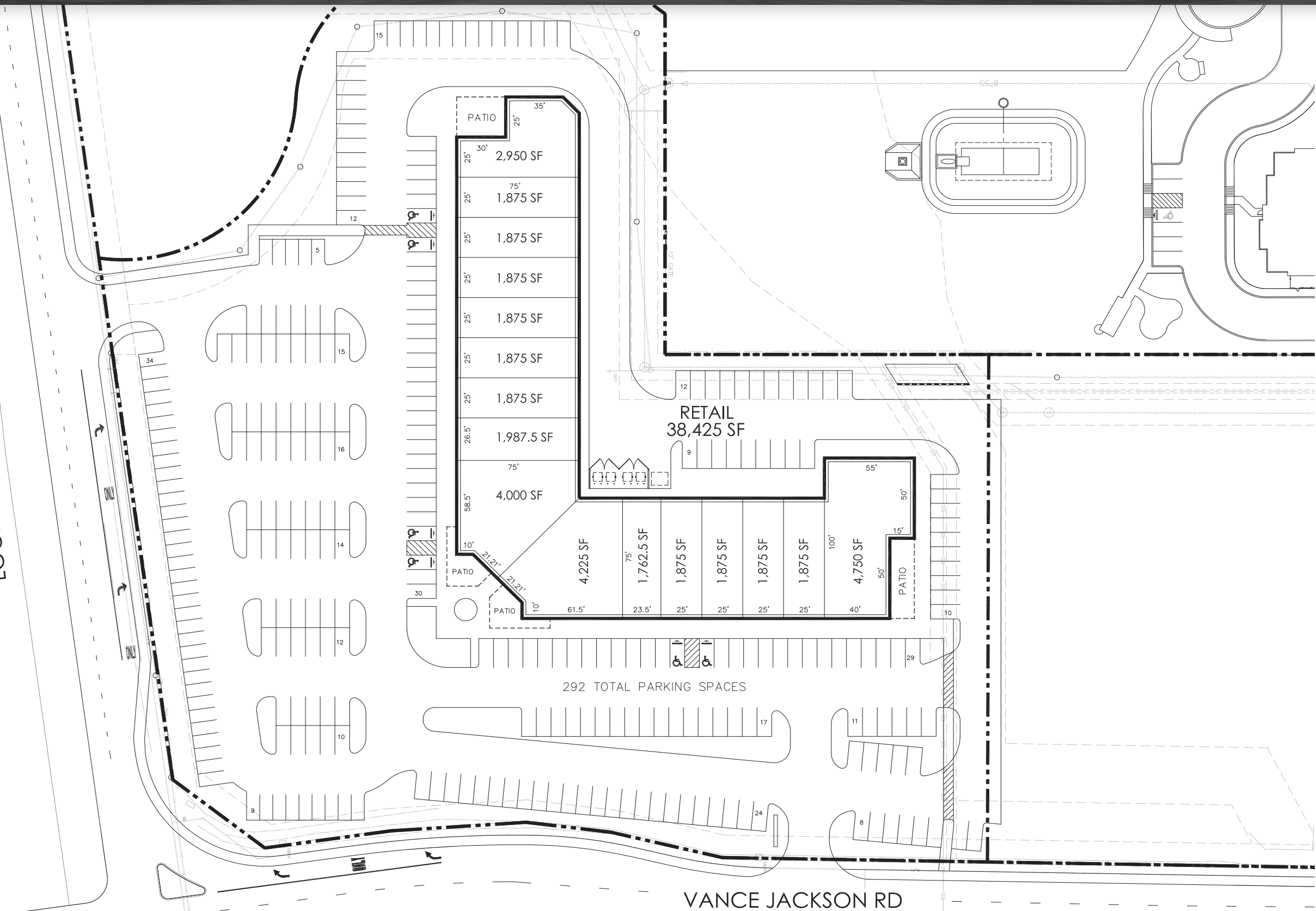


AERIALS



SITE PLAN

LOOP 1604



RENDERINGS



RENDERINGS



DEMOGRAPHICS

The Shops at South Rim		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78257				
POPULATION	2019 Estimated Population	2,919	59,179	200,982
	2024 Projected Population	3,177	63,898	216,434
	2010 Census Population	651	43,708	165,506
	2000 Census Population	391	27,282	120,921
	Projected Annual Growth 2019 to 2024	1.8%	1.6%	1.5%
	Historical Annual Growth 2000 to 2019	34.0%	6.2%	3.5%
HOUSEHOLDS	2019 Estimated Households	1,651	23,795	79,363
	2024 Projected Households	1,716	24,734	82,554
	2010 Census Households	360	17,263	67,724
	2000 Census Households	151	10,919	48,879
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	52.3%	6.2%	3.3%
AGE	2019 Est. Population Under 10 Years	14.4%	11.1%	12.3%
	2019 Est. Population 10 to 19 Years	11.3%	15.7%	13.5%
	2019 Est. Population 20 to 29 Years	22.7%	23.6%	19.0%
	2019 Est. Population 30 to 44 Years	23.0%	19.6%	21.3%
	2019 Est. Population 45 to 59 Years	15.1%	15.6%	17.5%
	2019 Est. Population 60 to 74 Years	9.0%	10.7%	12.1%
	2019 Est. Population 75 Years or Over	4.4%	3.7%	4.3%
	2019 Est. Median Age	29.9	31.6	33.8
MARITAL STATUS & GENDER	2019 Est. Male Population	50.7%	50.5%	49.3%
	2019 Est. Female Population	49.3%	49.5%	50.7%
	2019 Est. Never Married	56.8%	50.7%	39.8%
	2019 Est. Now Married	28.1%	33.8%	42.1%
	2019 Est. Separated or Divorced	13.4%	12.4%	13.7%
	2019 Est. Widowed	1.7%	3.1%	4.4%
INCOME	2019 Est. HH Income \$200,000 or More	3.8%	9.5%	10.2%
	2019 Est. HH Income \$150,000 to \$199,999	5.9%	8.9%	9.2%
	2019 Est. HH Income \$100,000 to \$149,999	12.8%	15.6%	15.5%
	2019 Est. HH Income \$75,000 to \$99,999	11.4%	11.6%	13.2%
	2019 Est. HH Income \$50,000 to \$74,999	25.5%	17.9%	18.1%
	2019 Est. HH Income \$35,000 to \$49,999	12.9%	11.8%	11.9%
	2019 Est. HH Income \$25,000 to \$34,999	8.0%	6.3%	6.9%
	2019 Est. HH Income \$15,000 to \$24,999	3.0%	6.8%	6.7%
	2019 Est. HH Income Under \$15,000	16.7%	11.5%	8.3%
	2019 Est. Average Household Income	\$59,672	\$93,595	\$101,949
	2019 Est. Median Household Income	\$58,673	\$77,619	\$81,663
	2019 Est. Per Capita Income	\$33,743	\$37,869	\$40,343
	2019 Est. Total Businesses	125	2,722	7,488
2019 Est. Total Employees	1,835	52,803	93,969	

DEMOGRAPHICS

The Shops at South Rim		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78257				
RACE	2019 Est. White	77.7%	72.3%	74.0%
	2019 Est. Black	6.1%	7.3%	6.2%
	2019 Est. Asian or Pacific Islander	4.1%	8.5%	8.1%
	2019 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%
	2019 Est. Other Races	11.5%	11.4%	11.2%
HISPANIC	2019 Est. Hispanic Population	1,301	24,693	86,377
	2019 Est. Hispanic Population	44.6%	41.7%	43.0%
	2024 Proj. Hispanic Population	44.5%	41.3%	42.5%
	2010 Hispanic Population	35.6%	37.3%	39.2%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	1,893	35,219	129,594
	2019 Est. Elementary (Grade Level 0 to 8)	0.9%	2.2%	2.5%
	2019 Est. Some High School (Grade Level 9 to 11)	2.0%	2.0%	2.1%
	2019 Est. High School Graduate	10.0%	12.2%	14.4%
	2019 Est. Some College	20.5%	21.3%	20.9%
	2019 Est. Associate Degree Only	7.6%	7.7%	8.2%
	2019 Est. Bachelor Degree Only	35.7%	32.7%	31.1%
	2019 Est. Graduate Degree	23.2%	22.0%	20.7%
HOUSING	2019 Est. Total Housing Units	1,668	24,240	81,272
	2019 Est. Owner-Occupied	10.8%	39.0%	48.6%
	2019 Est. Renter-Occupied	88.2%	59.2%	49.1%
	2019 Est. Vacant Housing	1.0%	1.8%	2.3%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	53.3%	21.1%	12.2%
	2019 Homes Built 2000 to 2009	23.1%	26.0%	22.3%
	2019 Homes Built 1990 to 1999	11.2%	21.6%	21.6%
	2019 Homes Built 1980 to 1989	3.1%	13.4%	20.7%
	2019 Homes Built 1970 to 1979	4.0%	10.3%	13.7%
	2019 Homes Built 1960 to 1969	0.9%	2.6%	3.8%
	2019 Homes Built 1950 to 1959	2.0%	1.3%	1.4%
	2019 Homes Built Before 1949	1.3%	1.9%	2.0%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.7%	1.3%	0.8%
	2019 Home Value \$500,000 to \$999,999	4.2%	8.5%	6.7%
	2019 Home Value \$400,000 to \$499,999	2.0%	5.8%	6.5%
	2019 Home Value \$300,000 to \$399,999	37.4%	14.0%	14.5%
	2019 Home Value \$200,000 to \$299,999	76.8%	34.9%	28.8%
	2019 Home Value \$150,000 to \$199,999	7.4%	24.4%	22.6%
	2019 Home Value \$100,000 to \$149,999	1.8%	11.9%	13.9%
	2019 Home Value \$50,000 to \$99,999	6.1%	9.4%	10.2%
	2019 Home Value \$25,000 to \$49,999	1.2%	1.6%	1.5%
	2019 Home Value Under \$25,000	0.3%	0.8%	1.2%
	2019 Median Home Value	\$272,747	\$248,831	\$232,615
	2019 Median Rent	\$1,000	\$989	\$942

DEMOGRAPHICS

The Shops at South Rim

San Antonio, TX 78257

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	2,300	48,779	161,273
	2019 Est. Civilian Employed	73.3%	66.3%	66.3%
	2019 Est. Civilian Unemployed	2.7%	2.4%	2.0%
	2019 Est. in Armed Forces	0.4%	0.4%	0.3%
	2019 Est. not in Labor Force	23.6%	31.0%	31.4%
	2019 Labor Force Males	49.7%	50.2%	48.8%
	2019 Labor Force Females	50.3%	49.8%	51.2%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	1,686	32,340	106,891
	2019 Mgmt, Business, & Financial Operations	21.7%	18.8%	18.9%
	2019 Professional, Related	35.2%	28.4%	29.6%
	2019 Service	15.2%	16.5%	15.0%
	2019 Sales, Office	23.5%	25.4%	24.4%
	2019 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
	2019 Construction, Extraction, Maintenance	2.4%	4.6%	5.1%
	2019 Production, Transport, Material Moving	1.8%	6.1%	6.9%
	2019 White Collar Workers	80.4%	72.6%	72.9%
	2019 Blue Collar Workers	19.6%	27.4%	27.1%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	82.8%	78.4%	79.3%
	2019 Drive to Work in Carpool	8.4%	7.9%	8.0%
	2019 Travel to Work by Public Transportation	0.8%	2.1%	1.8%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	3.1%	3.4%	2.2%
	2019 Other Means	1.6%	1.2%	1.3%
	2019 Work at Home	3.2%	7.0%	7.4%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	25.1%	29.6%	26.4%
	2019 Travel to Work in 15 to 29 Minutes	62.0%	50.9%	50.8%
	2019 Travel to Work in 30 to 59 Minutes	28.2%	28.1%	29.2%
	2019 Travel to Work in 60 Minutes or More	5.6%	4.1%	4.0%
	2019 Average Travel Time to Work	21.1	20.5	21.3
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$81.39 M	\$1.59 B	\$5.62 B
	2019 Est. Apparel	\$2.86 M	\$56.74 M	\$200.83 M
	2019 Est. Contributions, Gifts	\$4.45 M	\$93.09 M	\$330.12 M
	2019 Est. Education, Reading	\$2.53 M	\$54.59 M	\$192.25 M
	2019 Est. Entertainment	\$4.46 M	\$90.1 M	\$320.18 M
	2019 Est. Food, Beverages, Tobacco	\$12.68 M	\$241.97 M	\$855.01 M
	2019 Est. Furnishings, Equipment	\$2.78 M	\$55.86 M	\$198.52 M
	2019 Est. Health Care, Insurance	\$7.27 M	\$141.32 M	\$502.76 M
	2019 Est. Household Operations, Shelter, Utilities	\$26.99 M	\$514.42 M	\$1.81 B
	2019 Est. Miscellaneous Expenses	\$1.53 M	\$29.96 M	\$106.19 M
	2019 Est. Personal Care	\$1.09 M	\$21.25 M	\$75.27 M
	2019 Est. Transportation	\$14.74 M	\$287.27 M	\$1.02 B