



**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

**THE COLONNADE III**  
9951 - 9999 W. IH 10, SAN ANTONIO TX 78230



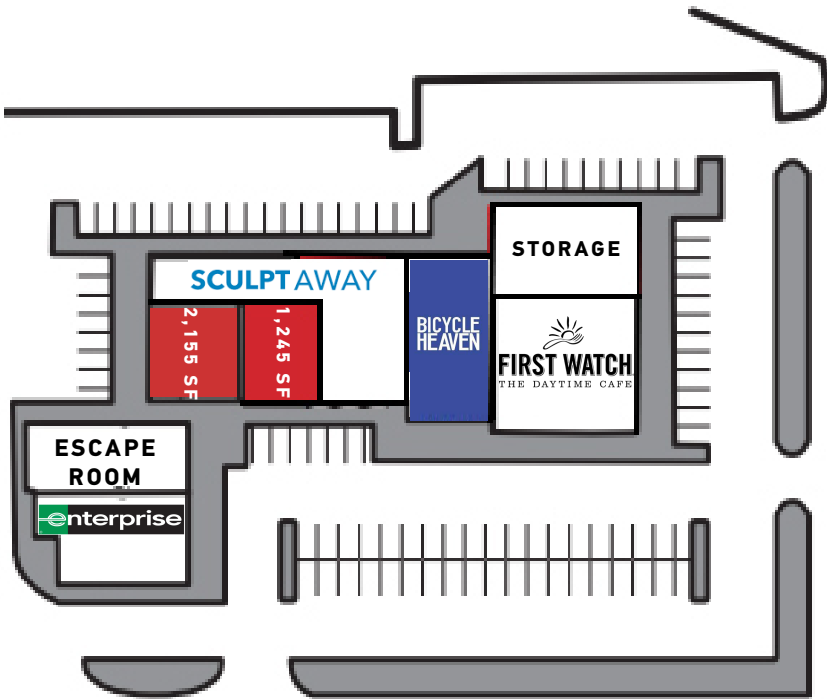
**Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828**  
**ARGALICRE.COM**

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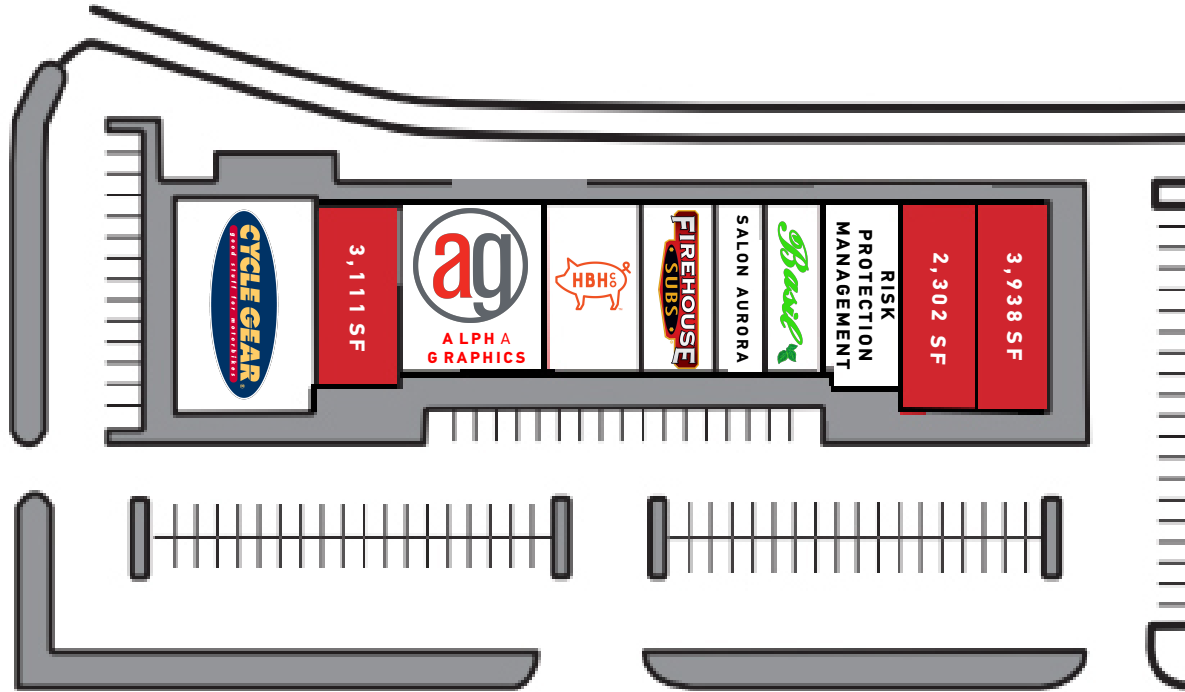


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SPECTRUM ONE BLVD



IH - 10

## TENANTS

## AVAILABLE SITES

## TRAFFIC COUNTS

## RATE \$

Enterprise  
Honey Baked Ham Co.  
AlphaGraphics  
Cycle Gear  
Salon Aurora

Firehouse Subs  
First Watch  
Bicycle Heaven  
Extreme Escape Rooms  
Sculpt Away TX

STE 9951 - 3,938 SF  
STE 9952 - 2,302 SF  
STE 9973 - 3,111 SF  
STE 9992 - 1,245 SF

IH-10  
158,554 VPD  
WURZBACK RD  
30,690 VPD

PLEASE CALL FOR PRICING

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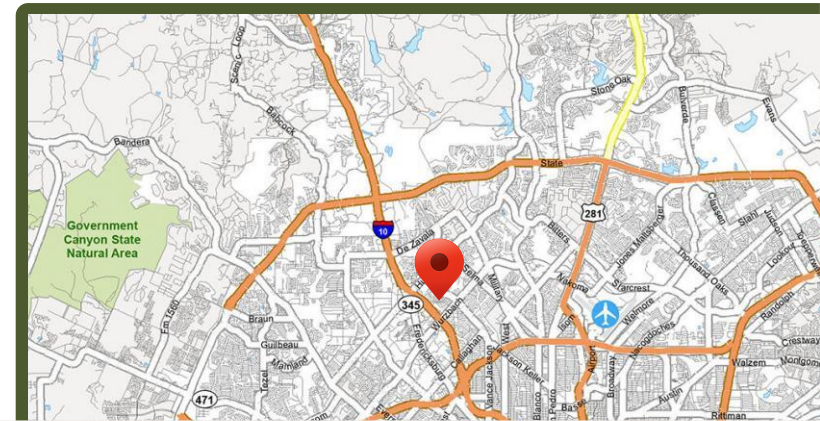
## PROJECT SCOPE

This upscale mixed-use development is located in a prime NW location in an affluent trade area and excellent demographics. Along with excellent visibility from IH-10, this center is within moments of USAA, HEB, and the South Texas Medical Center.

### PROPERTY DETAILS

AVAILABILITY	1,245 SF - 3,938 SF
GROSS LEASABLE AREA	56,713 SF
TRIPLE NETS	\$9.84
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	21,076	129,209	333,569
AVG. HH INCOME	\$61,761	\$72,798	\$73,904
TOTAL HOUSING UNITS	9,821	60,137	143,032
MEDIAN HOME VALUE	\$185,521	\$234,052	\$205,283



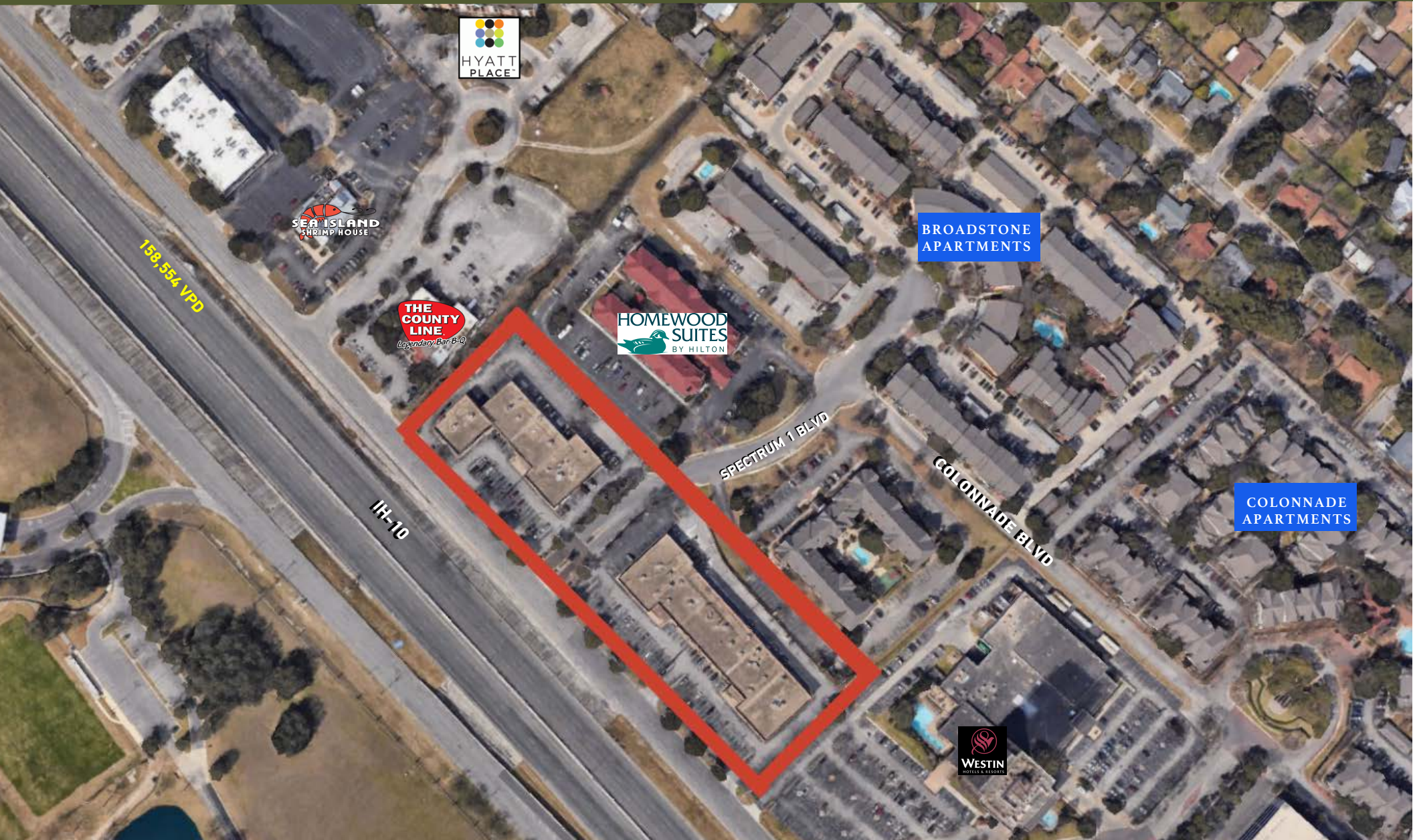
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