





## TENANTS

- WB Liquors
- PJ's Coffee
- Urban Cocktail
- Bluebonnet Eye Care
- Goomba's Pizza
- Wise Core
- Surfing Crab
- Vapor Maven
- Miracle Ear
- Faranuku Ramen
- H&R Block
- Sushi Zushi

## AVAILABLE SITES

- STE 9815 - 1,000 SF
- STE 9813 - 1,625 SF
- STE 9819 - 1,800 SF
- STE 9871 - 2,215 SF
- STE 9845 - 9,195 SF

## TRAFFIC COUNTS

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

## RATE \$

PLEASE CALL FOR PRICING

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

**ARGALICRE.COM**

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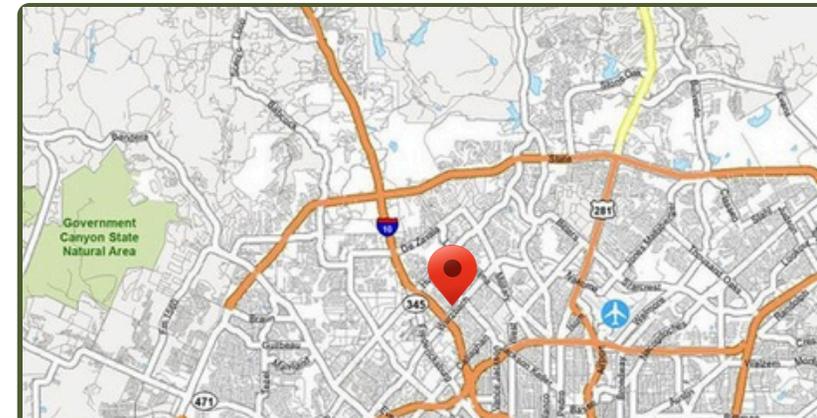
## PROJECT SCOPE

The Colonnade is located in a prime NW location in an affluent trade area with excellent demographics and outstanding visibility from IH-10. This center is moments from USAA, HEB and the South Texas Medical Center.

### PROPERTY DETAILS

AVAILABILITY	1,000 SF - 9,195 SF
GROSS LEASABLE AREA	71,922 SF
TRIPLE NETS (2025)	\$10.54/SF
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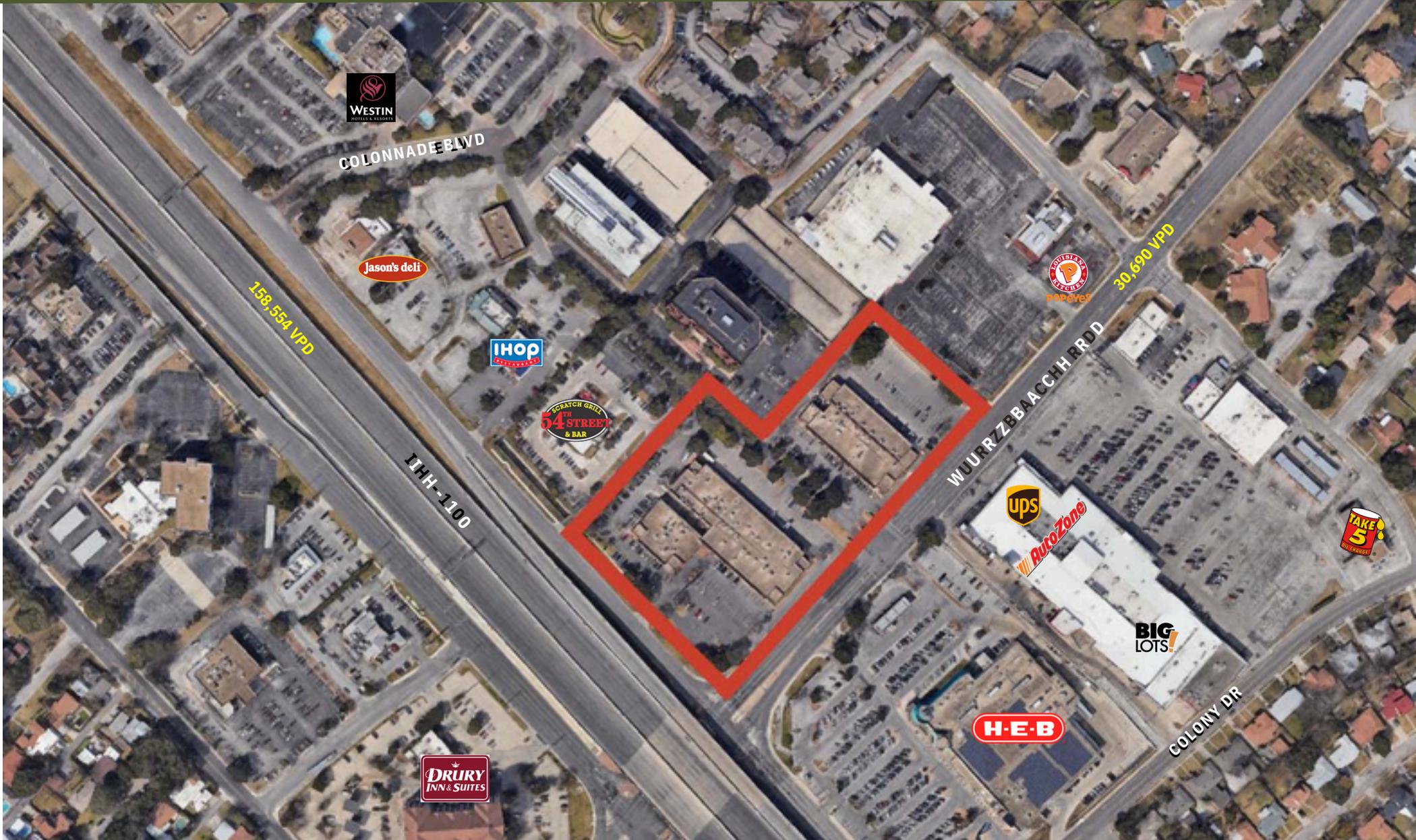
DEMOGRAPHICS	WITHIN 2 MI	WITHIN 5 MI	WITHIN 10MI
EST. POPULATION	65,359	337,610	1,075,145
AVG. HH INCOME	\$67,257	\$72,856	\$80,579
TOTAL HOUSING UNITS	30,707	143,023	409,901
MEDIAN HOME VALUE	\$227,257	\$200,149	\$202,902





# THE COLONNADE

9801 - 9895 W. IH 10, SAN ANTONIO TX 78230



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