



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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TENANTS

Honey Baked Ham
First Watch
Co.
AlphaGraphics
Cycle Gear
Salon Aurora
Firehouse Subs
Enterprise
Bicycle Heaven
Extreme Escape
Rooms
Sculpt Away TX

AVAILABLE SITES

STE 9992 - 1,267 SF
STE 9952 - 2,268 SF
STE 9973 - 3,047 SF

TRAFFIC COUNTS

IH-10
158,554 VPD

WURZBACK RD
30,690 VPD

RATE \$

PLEASE CALL FOR
PRICING

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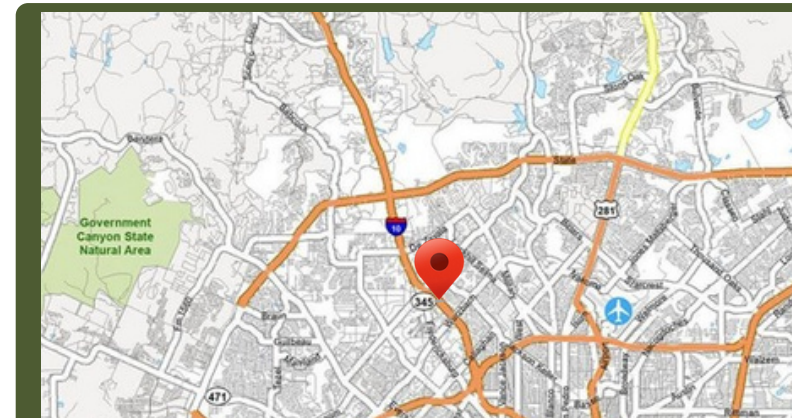
PROJECT SCOPE

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 (2025)	\$10.54
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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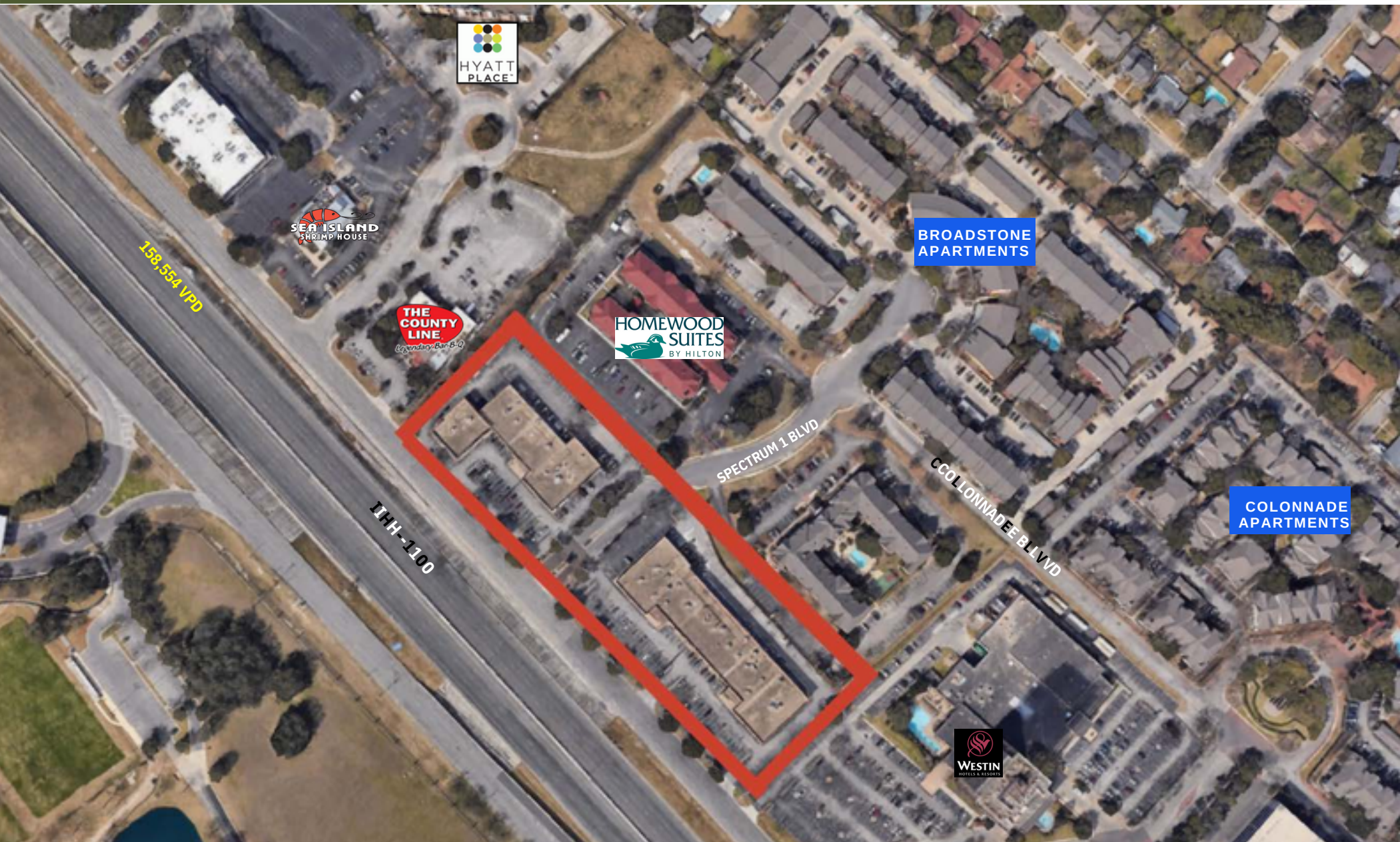
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