



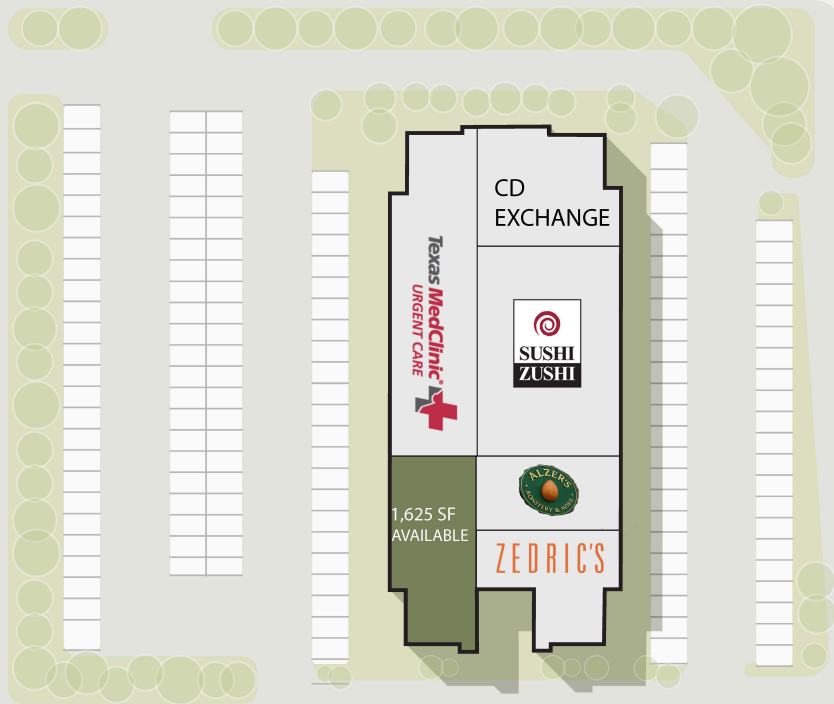
ARGALI
COMMERCIAL REAL ESTATE SERVICES

THE COLONNADE
9801 - 9895 W. IH10, SANANTONIO TX 78230

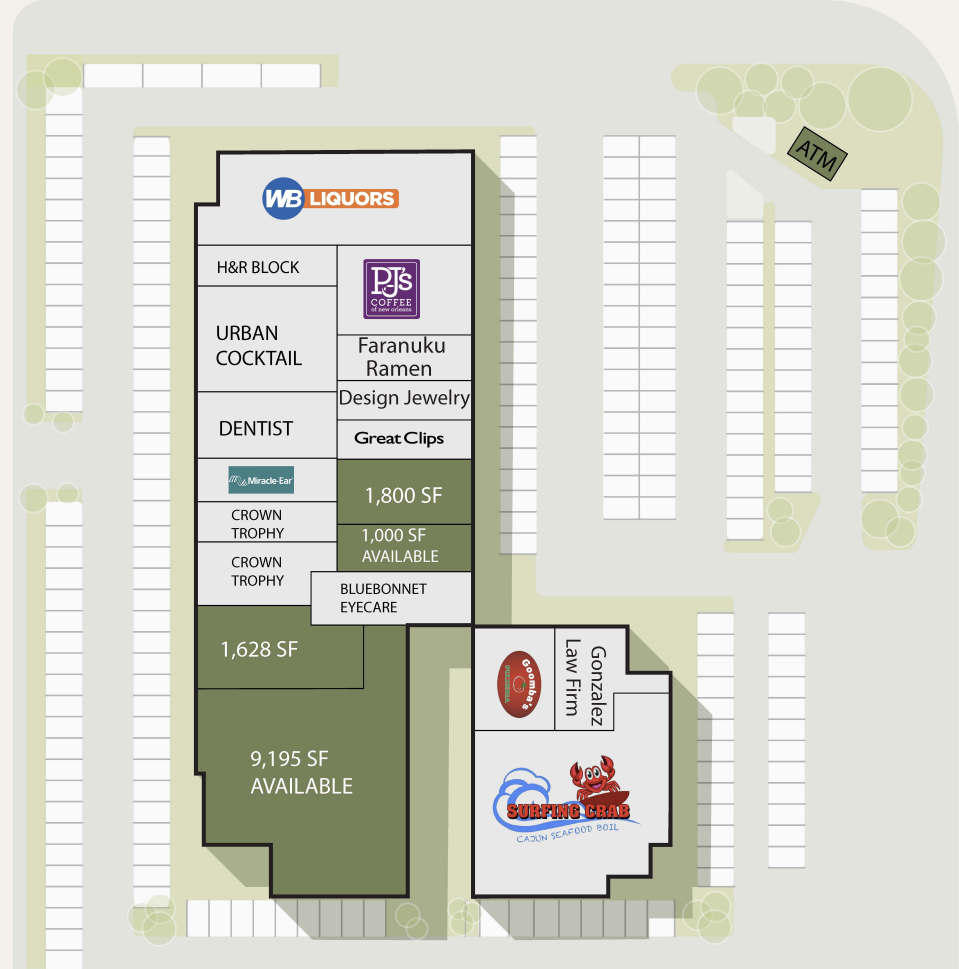


Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
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COLONNADE BLVD



IH-10 FRONTAGE ROAD

TENANTS

WB Liquors
 PJ's Coffee
 Urban Cocktail
 Bluebonnet Eye Care
 Goomba's Pizza
 Wise Core

Surfing Crab
 Miracle Ear
 Faranuku Ramen
 H&R Block
 Sushi Zushi

AVAILABLE SITES

STE 9819 - 1,800 SF
 STE 9821 - 1,000 SF
 STE 9845 - 9,195 SF
 STE 9853-101 - 2,442 SF
 STE 9895 - 1,625 SF

TRAFFIC COUNTS

WURZBACH RD
 30,690 VPD

IH-10
 158,554 VPD

RATE \$

PLEASE CALL FOR PRICING

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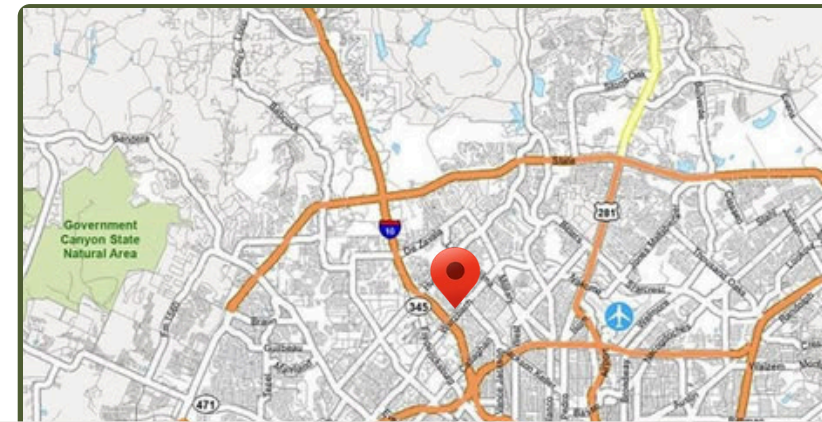
PROJECT SCOPE

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 (2026)	\$11.99/SF
PLEASE CALL FOR PRICING	

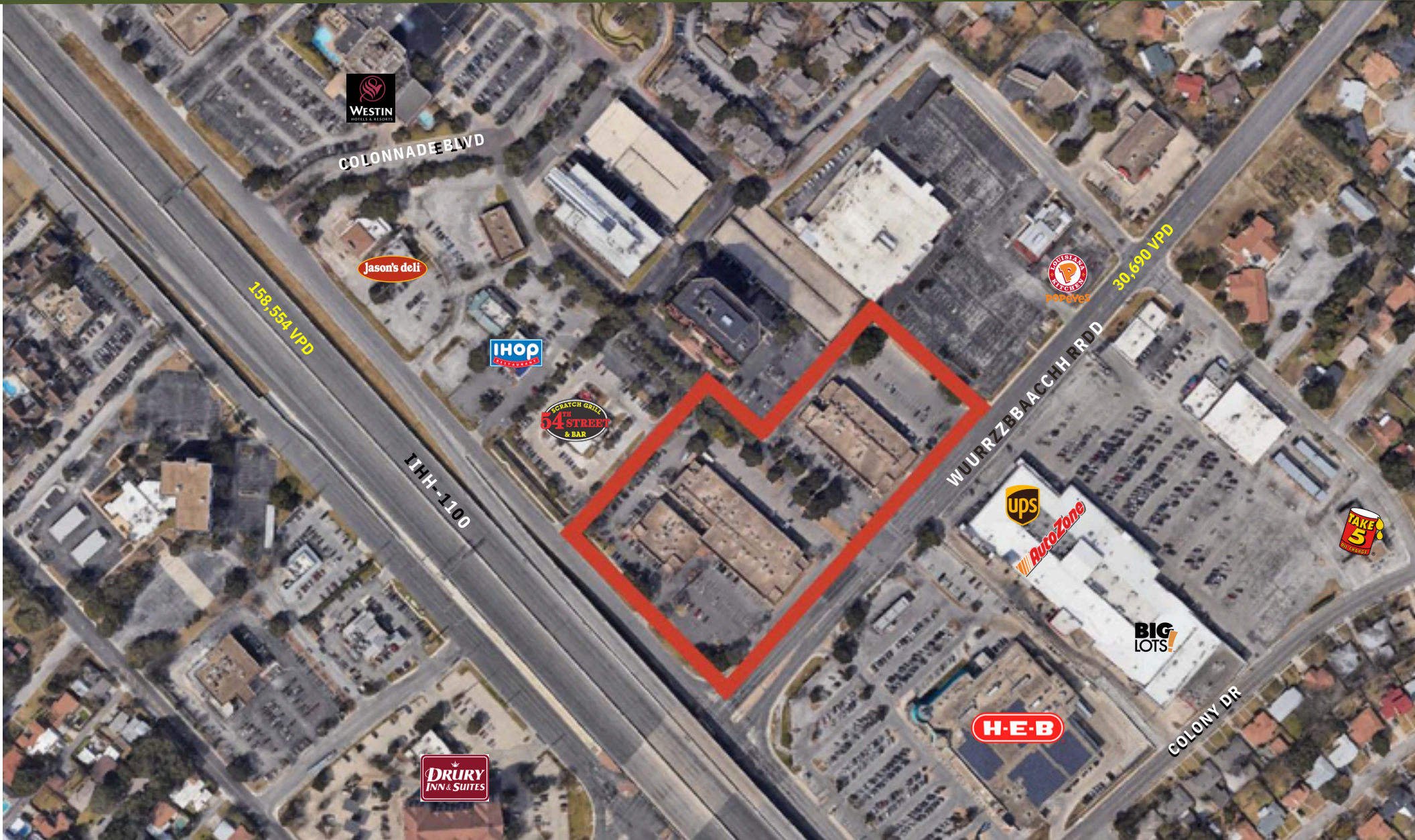
DEMOGRAPHICS	WITHIN 2 MI	WITHIN 5 MI	WITHIN 10 MI
EST. POPULATION	65,359	337,610	1,075,145
AVG. HH INCOME	\$67,257	\$72,856	\$80,579
TOTAL HOUSING UNITS	30,707	143,023	409,901
MEDIAN HOME VALUE	\$227,257	\$200,149	\$202,902





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