



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

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



IH-10 FRONTAGE ROAD

TENANTS

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

AVAILABLE SITES

- STE 9992 - 1,267 SF
- STE 9952 - 2,268 SF
- STE 9973 - 2,302 SF

TRAFFIC COUNTS

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

RATE

PLEASE CALL FOR PRICING

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

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



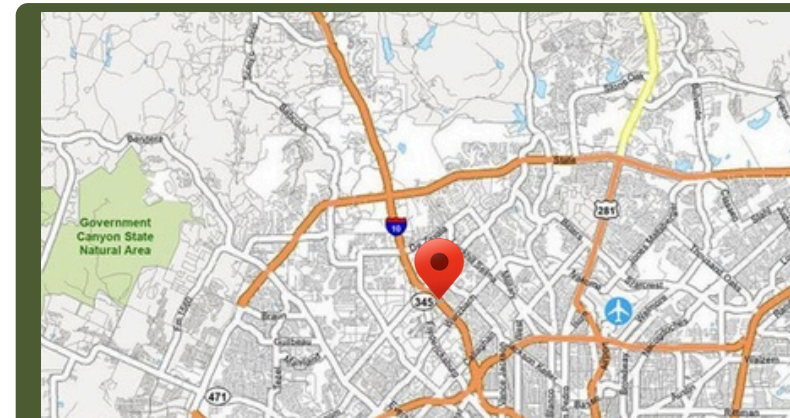
PROJECT SCOPE

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	1,267 SF - 2,302 SF
GROSS LEASABLE AREA	56,713 SF
TRIPLE NETS (2026)	\$11.99
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





BROADSTONE APARTMENTS

COLONNADE APARTMENTS



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

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.