

Galleria Oaks

15909 & 16111 San Pedro Ave.

Retail
For Lease



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Property Summary

Address	15909 & 16111 San Pedro Ave. Hollywood Park, TX 78232
Property Details	86,520 SF Retail/Storefront Office Building 3.780 Acres
Location	Between Thousand Oaks & Brookhollow
Legal Description	CB 4991B BLK 13 LOT 24 Galleria Oaks Subd UT-1
Zoning	District B - General Business District - Hollywood Park
Class	A
Parking	4:1,000

Comments

- Established retail location
- Easy ingress/egress
- Excellent signage opportunities
- Attractive landscaping
- High density residential area
- Quick & easy access to & from Loop 1604 & Loop 410
- Great location for professional users requiring retail space

Traffic Counts

Hwy 281 just south of Brookhollow Blvd; 150,626 vpd (2019)
 Hwy 281 just north of Thousand Oaks Dr.; 157,875 vpd (2019)
 Thousand Oaks Dr. & Hwy 281 Frontage Road; 19,881 vpd (2019)
 Traffic Counts by TxDOT Statewide Planning Map



Quote Sheet

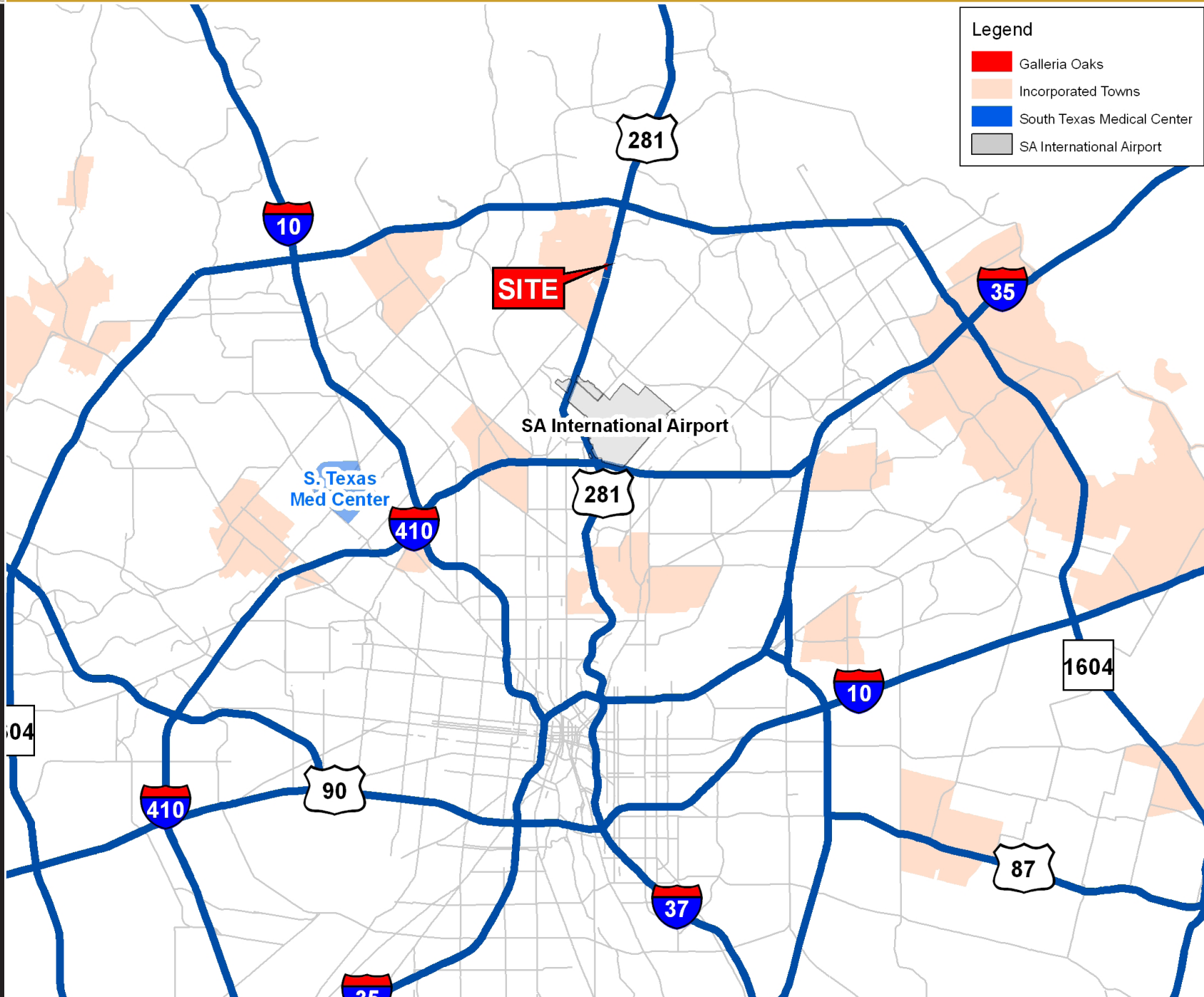
Square Footage Available	2,847 2,741 2,605 (Note: All above figures in Rentable Square Feet)
Base Rental	\$18.00 per square foot annually
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Estimated at \$5.47 per square foot annually (\$0.45 per square foot monthly)
Term	Three (3) to ten (10) years
Improvements	Negotiable
Pylon Signage	No charge
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface (4:1,000 ratio)
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



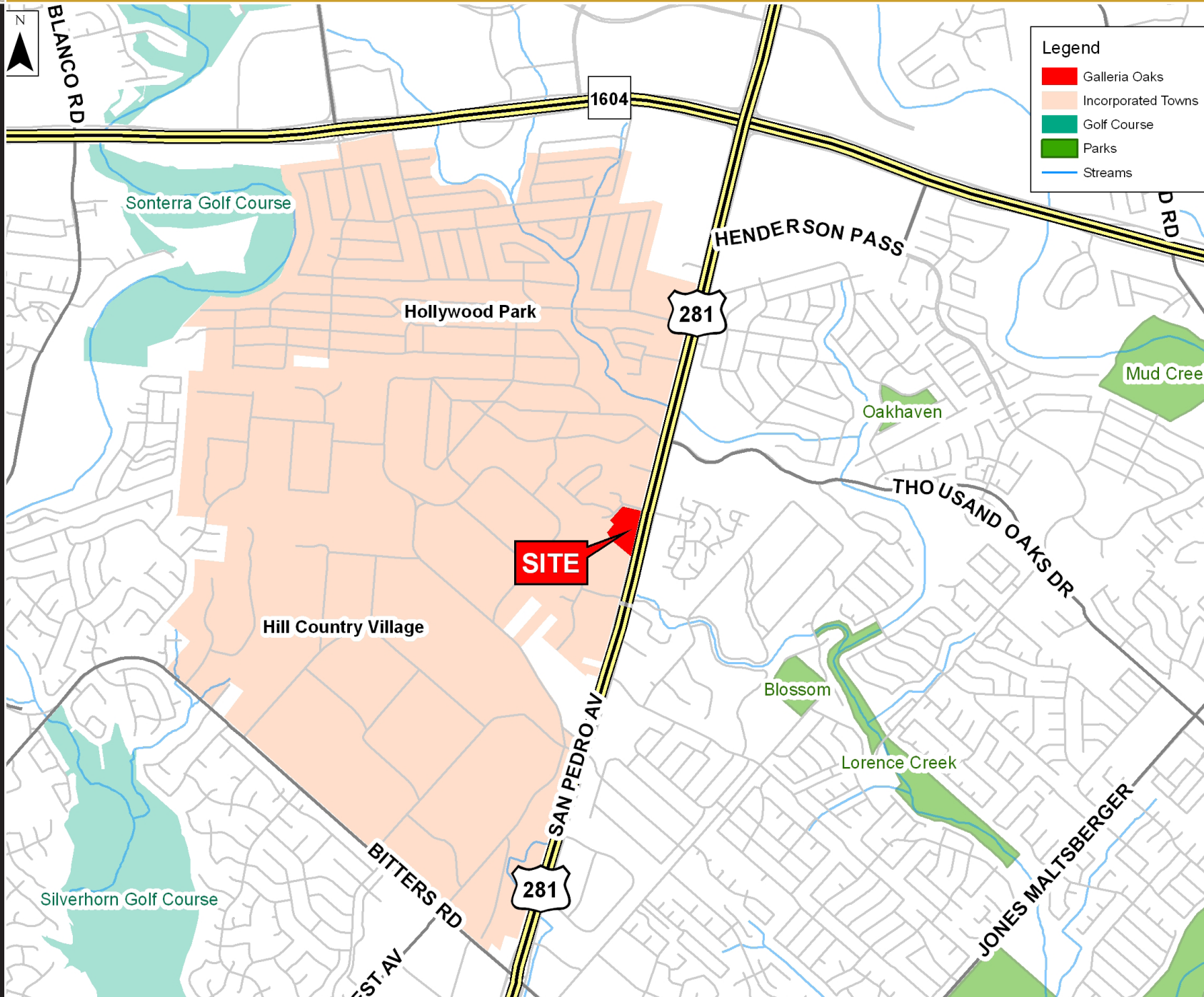
City Location Map



Legend	
	Galleria Oaks
	Incorporated Towns
	South Texas Medical Center
	SA International Airport

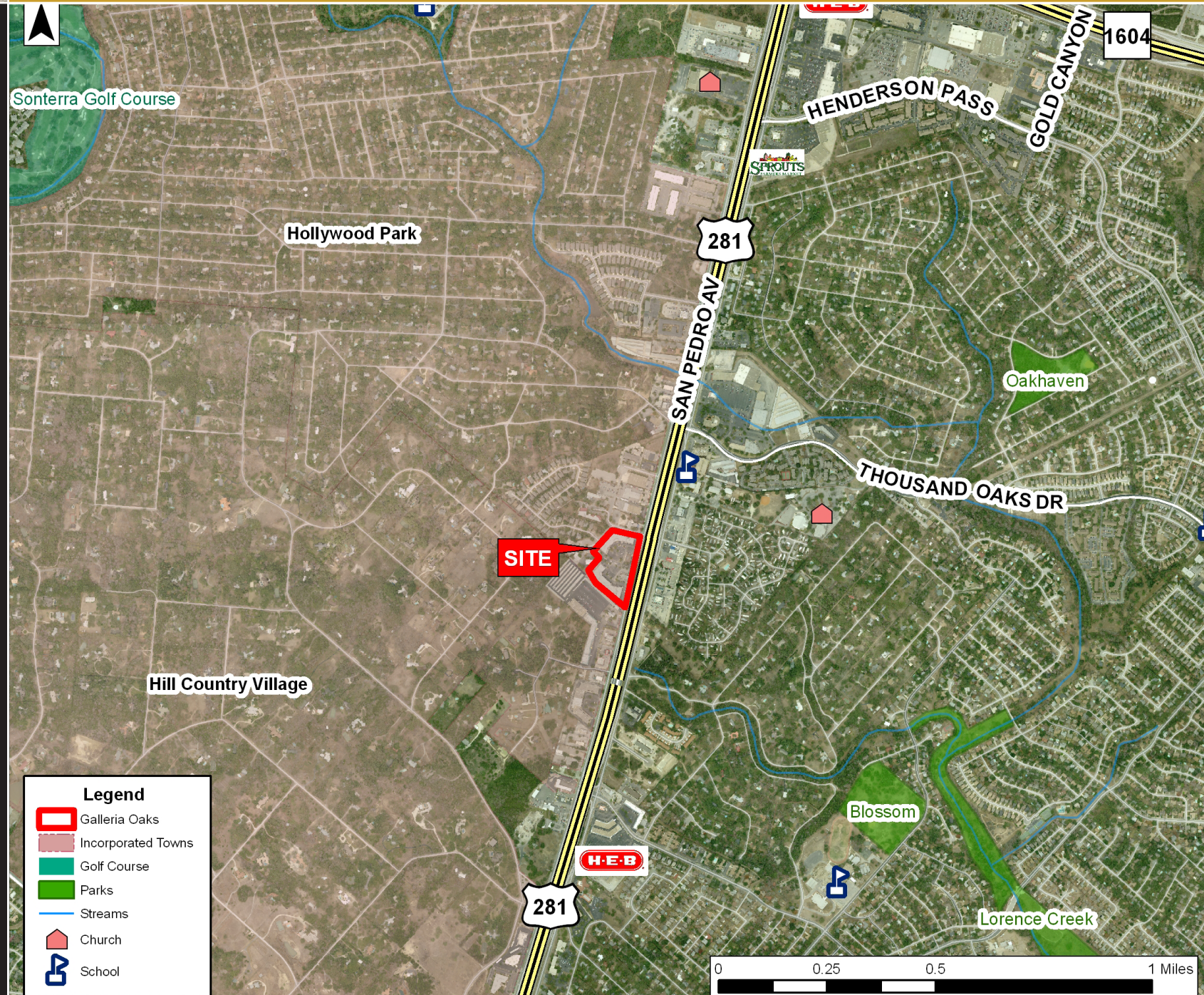


Area Location Map





Aerial Map



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Site Aerial



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Oblique Aerial





Site Plan

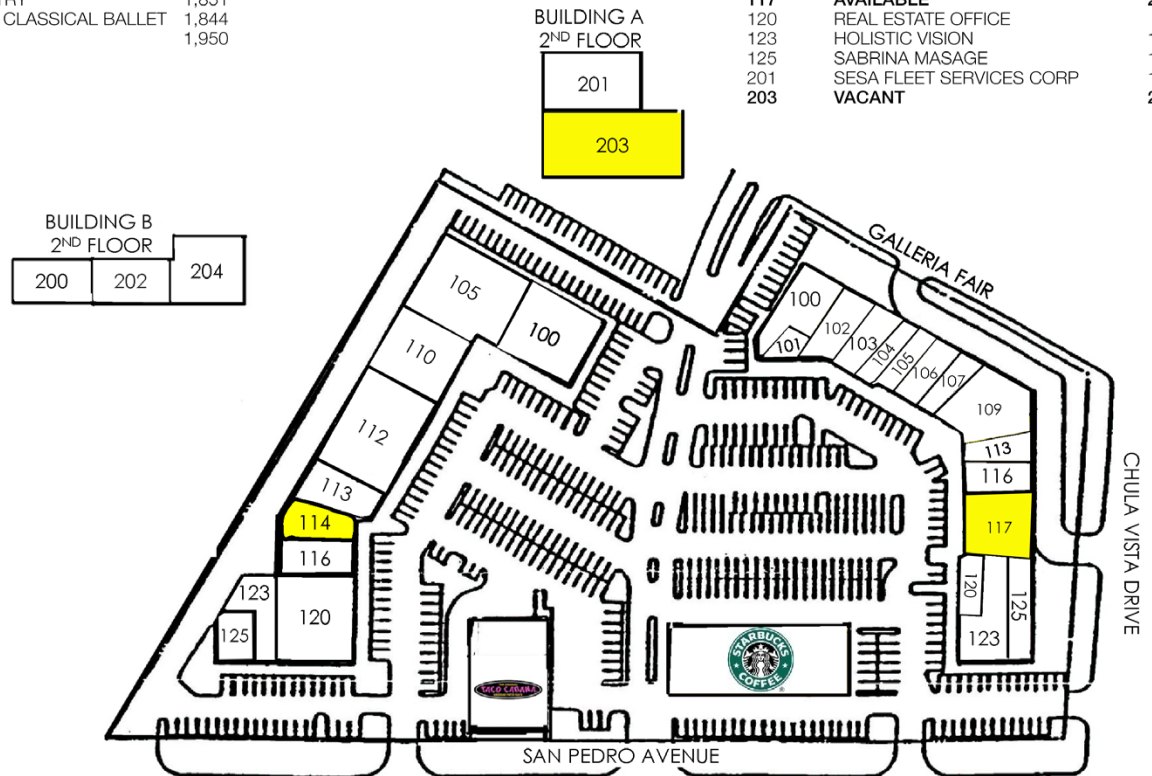
GALLERIA OAKS SITE PLAN 15909 - 16111 SAN PEDRO


BUILDING B - 15909

SUITE	TENANT	SQFT
100	SOLA SALONS	6,427
105	REBEL CHURCH	8,942
110	REBEL CHURCH	4,000
112	WACKY KIDS	5,511
113	PURPLE GARLIC	2,868
114	VACANT	2,847
116	ALIO	2,854
120	HEST FITNESS	5,157
123	CRESCENT MOON COLLECTIBLES	2,800
125	COZY DAYS ART & STATIONERY	943
200	FAMILY DENTISTRY	1,851
202	PA SCHOOL OF CLASSICAL BALLET	1,844
204	CLINIC 45	1,950

BUILDING A - 16111

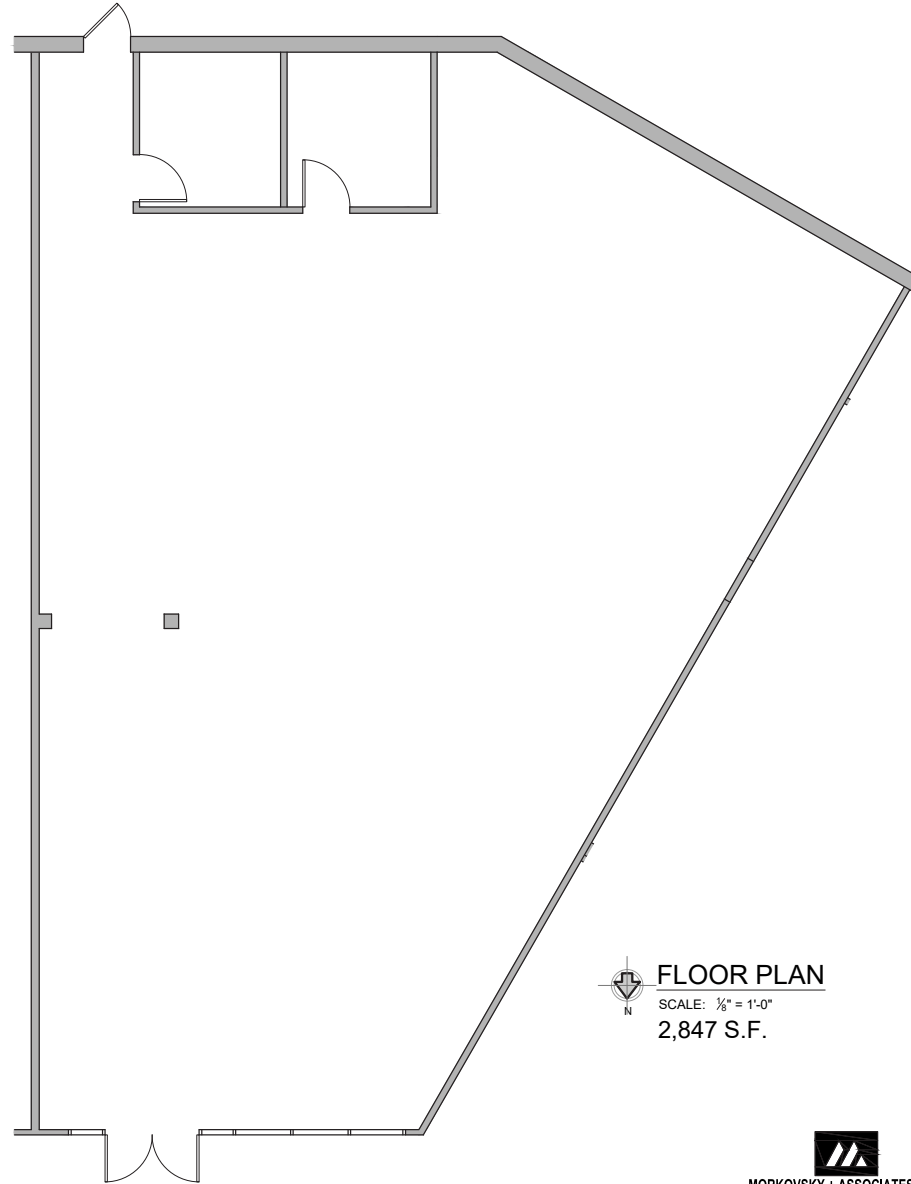
SUITE	TENANT	SQFT
100	PINK CATRINA	3,405
101	INSURANCE SOLUTIONS	1,027
102	GRAZE CRAZE	1,510
103	ROCK AND FOSSIL DEPOT	1,690
104-05	ALIGN HEALTH & FITNESS	3,101
106	RONNIE BUTLER CPA	1,300
107	NAIL STUDIO	1,500
109	POCKETS BILLIARDS & FUN	8,392
113	POCKETS BILLIARDS & FUN	2,400
116	TANG ST. RESTAURANT	2,000
117	AVAILABLE	2,741
120	REAL ESTATE OFFICE	660
123	HOLISTIC VISION	1,724
125	SABRINA MASAGE	1,143
201	SESA FLEET SERVICES CORP	1,328
203	VACANT	2,605




 = Vacant and/or Available



Bldg. B - 15909: Suite 114



 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"
2,847 S.F.

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SUITE 114
AT
GALLERIA OAKS

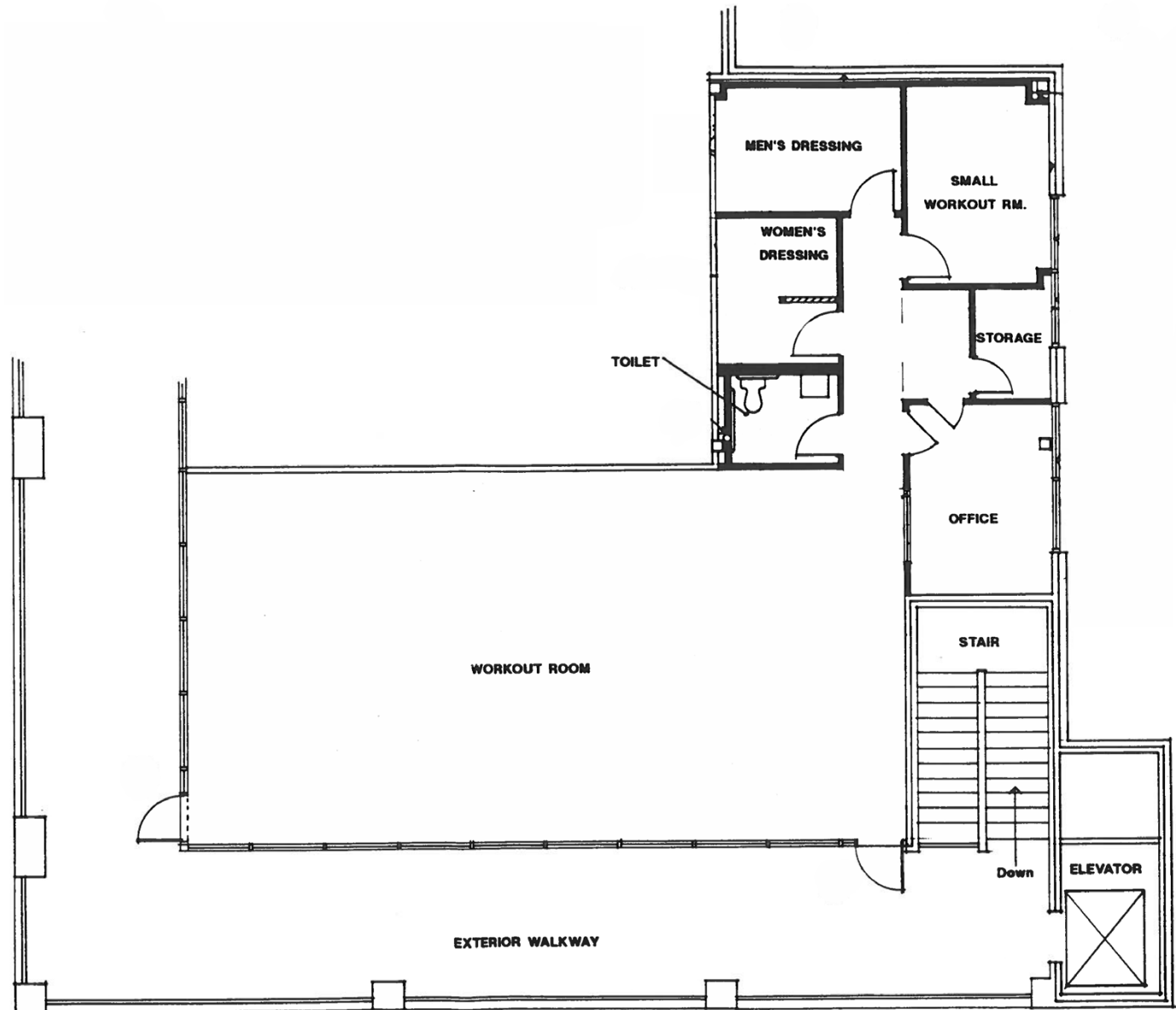
JOB# WO 22-020 9-08-2022


MORKOVSKY + ASSOCIATES, INC.
ARCHITECT - PLANNER - CONSULTANT
SAN ANTONIO, TEXAS





Bldg. A - 16111: Suite 203





Photos



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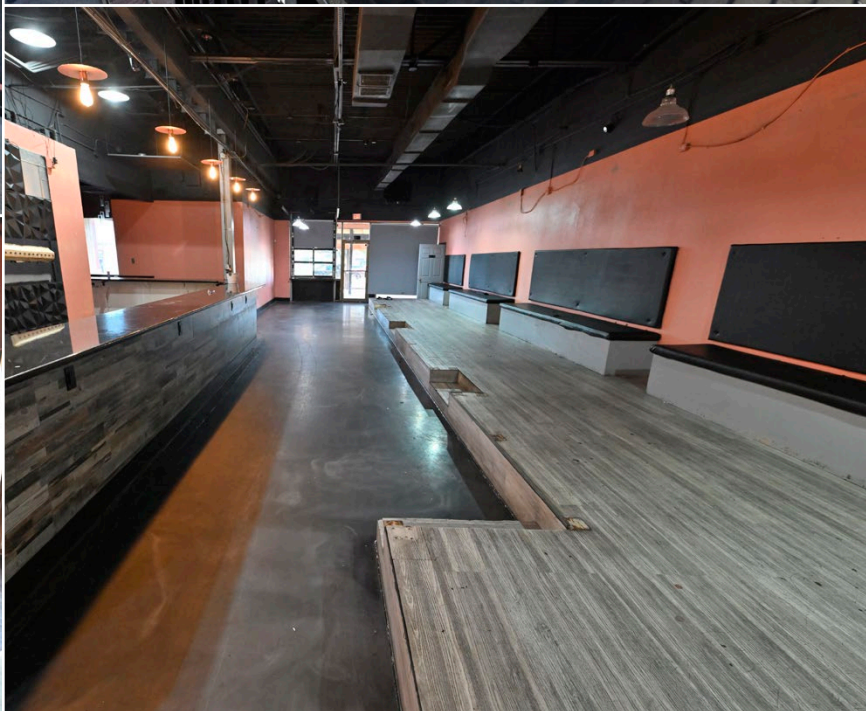
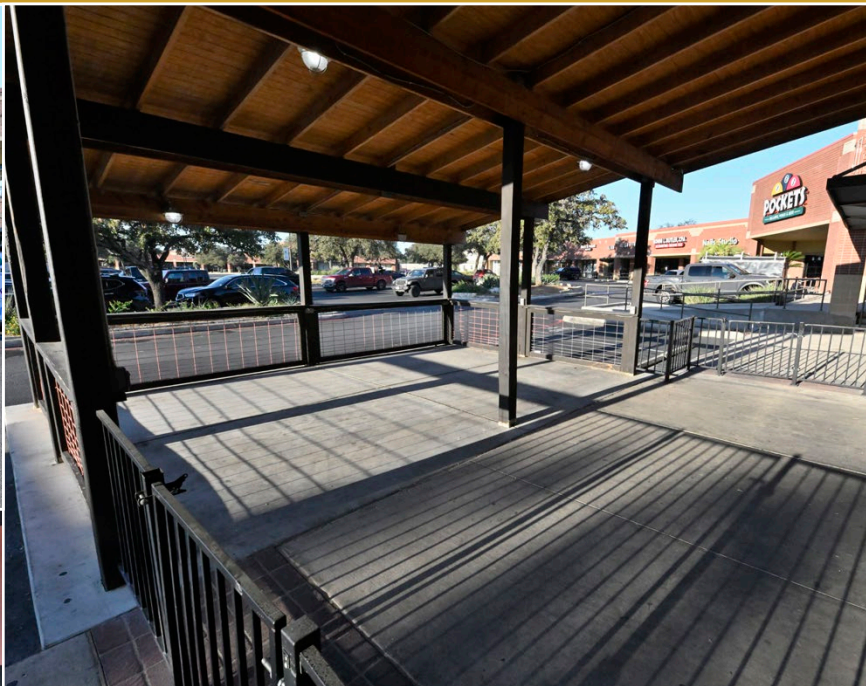


Photos



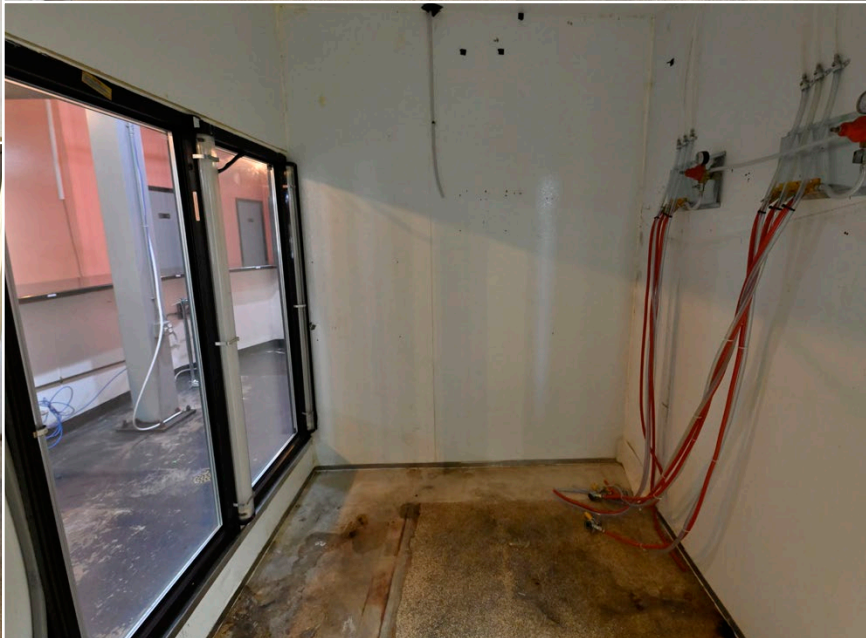
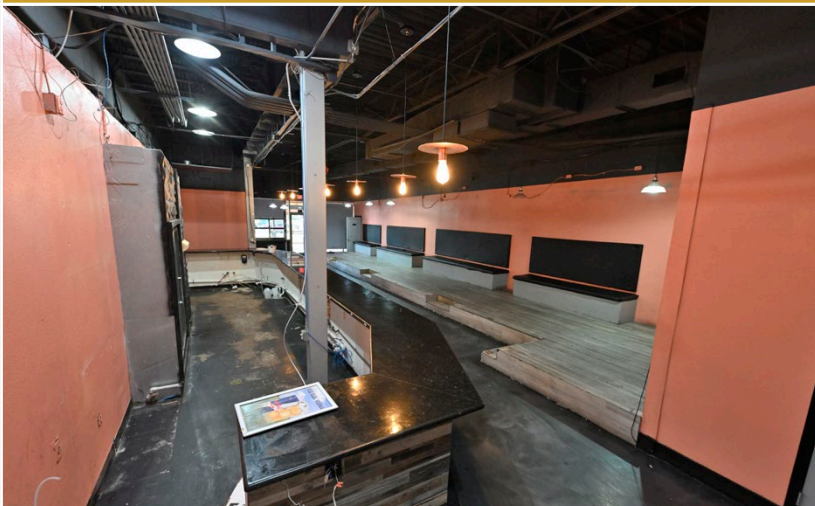


Photos





Photos





San Antonio Overview

Largest U.S. Cities

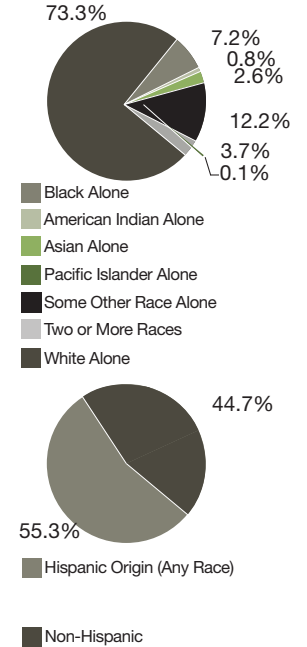
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

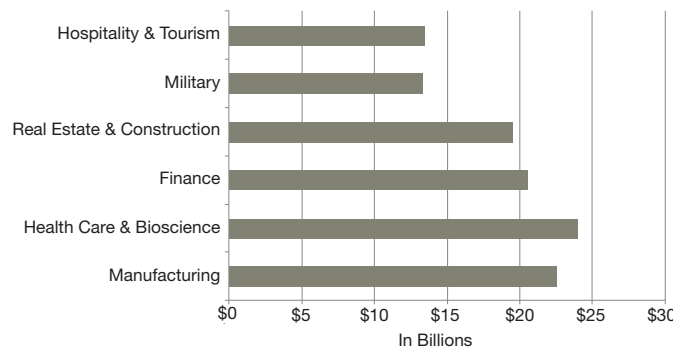
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	5,775		5,721		5,881	6,150
Households	2,557		2,458		2,522	2,647
Families	1,615		-		1,516	1,599
Average Household Size	2.24		2.30		2.31	2.30
Owner Occupied Housing Units	1,712		-		1,577	1,617
Renter Occupied Housing Units	845		-		945	1,030
Median Age	44.4		-		47.1	47.3
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.90%		0.88%		0.25%	
Households	0.97%		0.92%		0.31%	
Families	1.07%		0.96%		0.28%	
Owner HHs	0.50%		1.19%		0.53%	
Median Household Income	3.95%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	167	6.6%	150	5.9%	121	4.6%
\$15,000 - \$24,999	256	10.2%	256	10.2%	201	7.6%
\$25,000 - \$34,999	276	10.9%	276	10.9%	278	10.5%
\$35,000 - \$49,999	428	17.0%	428	17.0%	471	17.8%
\$50,000 - \$74,999	218	8.6%	218	8.6%	235	8.9%
\$75,000 - \$99,999	428	17.0%	428	17.0%	475	17.9%
\$100,000 - \$149,999	242	9.6%	242	9.6%	336	12.7%
\$150,000 - \$199,999	358	14.2%	358	14.2%	427	16.1%
\$200,000+						
Median Household Income			\$73,738		\$89,479	
Average Household Income			\$123,077		\$142,527	
Per Capita Income			\$51,587		\$59,906	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	281	4.9%	241	4.1%	257	4.2%
5 - 9	303	5.2%	260	4.4%	277	4.5%
10 - 14	345	6.0%	306	5.2%	303	4.9%
15 - 19	347	6.0%	326	5.5%	316	5.1%
20 - 24	341	5.9%	304	5.2%	316	5.1%
25 - 34	692	12.0%	649	11.0%	637	10.4%
35 - 44	615	10.7%	724	12.3%	791	12.9%
45 - 54	897	15.5%	638	10.9%	718	11.7%
55 - 64	836	14.5%	885	15.1%	812	13.2%
65 - 74	561	9.7%	806	13.7%	867	14.1%
75 - 84	367	6.4%	508	8.6%	606	9.9%
85+	187	3.2%	232	3.9%	248	4.0%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,021	87.0%	3,771	65.9%	3,813	64.8%
Black Alone	112	1.9%	134	2.3%	134	2.3%
American Indian Alone	23	0.4%	57	1.0%	58	1.0%
Asian Alone	120	2.1%	96	1.7%	100	1.7%
Pacific Islander Alone	3	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	362	6.3%	453	7.9%	464	7.9%
Two or More Races	132	2.3%	1,205	21.1%	1,305	22.2%
Hispanic Origin (Any Race)	1,671	28.9%	2,002	35.0%	2,116	36.0%
					2,291	37.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	77,201		82,225		84,094	84,881
Households	33,480		35,723		36,542	37,072
Families	20,509		-		21,051	21,273
Average Household Size	2.29		2.28		2.28	2.27
Owner Occupied Housing Units	19,845		-		21,080	21,669
Renter Occupied Housing Units	13,630		-		15,463	15,403
Median Age	39.3		-		40.9	41.6
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.19%		0.88%		0.25%	
Households	0.29%		0.92%		0.31%	
Families	0.21%		0.96%		0.28%	
Owner HHs	0.55%		1.19%		0.53%	
Median Household Income	2.55%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,701	4.7%	1,701	4.7%	1,187	3.2%
\$15,000 - \$24,999	1,799	4.9%	1,799	4.9%	1,257	3.4%
\$25,000 - \$34,999	2,471	6.8%	2,471	6.8%	1,731	4.7%
\$35,000 - \$49,999	3,753	10.3%	3,753	10.3%	3,277	8.8%
\$50,000 - \$74,999	6,750	18.5%	6,750	18.5%	6,814	18.4%
\$75,000 - \$99,999	5,302	14.5%	5,302	14.5%	5,550	15.0%
\$100,000 - \$149,999	7,222	19.8%	7,222	19.8%	7,839	21.1%
\$150,000 - \$199,999	3,809	10.4%	3,809	10.4%	5,011	13.5%
\$200,000+	3,736	10.2%	3,736	10.2%	4,406	11.9%
Median Household Income			\$81,898		\$92,884	
Average Household Income			\$113,366		\$130,079	
Per Capita Income			\$49,562		\$57,145	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,909	5.1%	3,854	4.6%	3,999	4.7%
5 - 9	4,249	5.5%	4,075	4.8%	4,085	4.8%
10 - 14	4,914	6.4%	4,462	5.3%	4,174	4.9%
15 - 19	4,752	6.2%	4,549	5.4%	4,105	4.8%
20 - 24	5,459	7.1%	5,303	6.3%	4,829	5.7%
25 - 34	11,151	14.4%	12,392	14.7%	12,689	14.9%
35 - 44	10,042	13.0%	11,726	13.9%	12,786	15.1%
45 - 54	12,252	15.9%	10,216	12.1%	10,089	11.9%
55 - 64	10,657	13.8%	11,776	14.0%	10,601	12.5%
65 - 74	5,504	7.1%	9,352	11.1%	9,602	11.3%
75 - 84	3,003	3.9%	4,678	5.6%	5,996	7.1%
85+	1,308	1.7%	1,710	2.0%	1,925	2.3%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,895	84.1%	51,020	62.0%	50,845	60.5%
Black Alone	3,018	3.9%	3,957	4.8%	4,046	4.8%
American Indian Alone	364	0.5%	639	0.8%	648	0.8%
Asian Alone	2,570	3.3%	2,834	3.4%	2,962	3.5%
Pacific Islander Alone	87	0.1%	125	0.2%	124	0.1%
Some Other Race Alone	4,127	5.3%	6,004	7.3%	6,252	7.4%
Two or More Races	2,141	2.8%	17,646	21.5%	19,217	22.9%
Hispanic Origin (Any Race)	23,682	30.7%	30,054	36.6%	31,922	38.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	208,527		226,409		231,874		236,117	
Households	84,680		92,455		94,846		97,111	
Families	54,965		-		59,386		60,894	
Average Household Size	2.45		2.43		2.43		2.42	
Owner Occupied Housing Units	51,958		-		56,536		58,459	
Renter Occupied Housing Units	32,723		-		38,310		38,652	
Median Age	36.8		-		38.6		38.9	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.36%		0.88%		0.25%			
Households	0.47%		0.92%		0.31%			
Families	0.50%		0.96%		0.28%			
Owner HHs	0.67%		1.19%		0.53%			
Median Household Income	2.45%		2.93%		3.12%			
Households by Income	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,741	5.0%	4,989	5.3%	3,466	3.6%	3,591	3.7%
\$15,000 - \$24,999	6,631	7.0%	6,631	7.0%	5,166	5.3%	5,166	5.3%
\$25,000 - \$34,999	9,880	10.4%	9,880	10.4%	8,999	9.3%	8,999	9.3%
\$35,000 - \$49,999	17,436	18.4%	17,436	18.4%	17,794	18.3%	17,794	18.3%
\$50,000 - \$74,999	13,160	13.9%	13,160	13.9%	13,546	13.9%	13,546	13.9%
\$75,000 - \$99,999	17,660	18.6%	17,660	18.6%	18,691	19.2%	18,691	19.2%
\$100,000 - \$149,999	10,390	11.0%	10,390	11.0%	13,805	14.2%	13,805	14.2%
\$150,000 - \$199,999	9,958	10.5%	9,958	10.5%	12,053	12.4%	12,053	12.4%
\$200,000+								
Median Household Income	\$80,724		\$80,724		\$91,091		\$91,091	
Average Household Income	\$113,272		\$113,272		\$129,858		\$129,858	
Per Capita Income	\$46,329		\$46,329		\$53,397		\$53,397	
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,765	6.1%	12,670	5.5%	13,297	5.6%	13,297	5.6%
5 - 9	13,900	6.7%	13,544	5.8%	13,579	5.8%	13,579	5.8%
10 - 14	15,096	7.2%	14,623	6.3%	13,746	5.8%	13,746	5.8%
15 - 19	13,784	6.6%	13,971	6.0%	13,051	5.5%	13,051	5.5%
20 - 24	13,621	6.5%	14,758	6.4%	13,768	5.8%	13,768	5.8%
25 - 34	29,632	14.2%	33,922	14.6%	36,397	15.4%	36,397	15.4%
35 - 44	30,534	14.6%	33,354	14.4%	35,570	15.1%	35,570	15.1%
45 - 54	32,308	15.5%	29,889	12.9%	29,288	12.4%	29,288	12.4%
55 - 64	24,825	11.9%	29,500	12.7%	27,436	11.6%	27,436	11.6%
65 - 74	12,591	6.0%	21,571	9.3%	22,750	9.6%	22,750	9.6%
75 - 84	6,833	3.3%	10,287	4.4%	13,075	5.5%	13,075	5.5%
85+	2,639	1.3%	3,785	1.6%	4,161	1.8%	4,161	1.8%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	168,430	80.8%	128,399	56.7%	127,664	55.1%	121,112	51.3%
Black Alone	9,629	4.6%	12,481	5.5%	12,784	5.5%	13,091	5.5%
American Indian Alone	1,136	0.5%	1,839	0.8%	1,861	0.8%	1,958	0.8%
Asian Alone	8,048	3.9%	10,996	4.9%	11,375	4.9%	12,336	5.2%
Pacific Islander Alone	258	0.1%	361	0.2%	364	0.2%	371	0.2%
Some Other Race Alone	14,314	6.9%	19,400	8.6%	20,173	8.7%	21,279	9.0%
Two or More Races	6,713	3.2%	52,933	23.4%	57,654	24.9%	65,971	27.9%
Hispanic Origin (Any Race)	74,384	35.7%	92,436	40.8%	97,933	42.2%	104,007	44.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

