



For Lease

- Strong presence on Loop 1604 between Blanco and Huebner Road
- Pylon signage available
- Excellent location for retail, office or medical use
- Area retailers include Whole Foods, HEB Plus, Super Target, Lowe's, Chick-Fil-A, Starbucks, and more

Traffic count

Loop 1604 140,094 CPD

Source: TxDOT | 2020

Demographics

2021 Estimated Demographics	3-mile	5-mile
Estimated Population	70,491	198,550
Daytime Population	40,330	104,260
Estimated Households	28,504	84,330
Average Household Income	\$128,913	\$107,640

Source: Esri | 2021

Peninsula Center
1602 N Loop 1604 West
San Antonio, TX 78248

Size

20,040 SF

Available

1st Floor: 4,178 SF

Suite 114: 2,464 SF

Base Rent

\$29.00 PSF

NNN

\$10.11 PSF

Jones Lang LaSalle Brokerage, Inc.

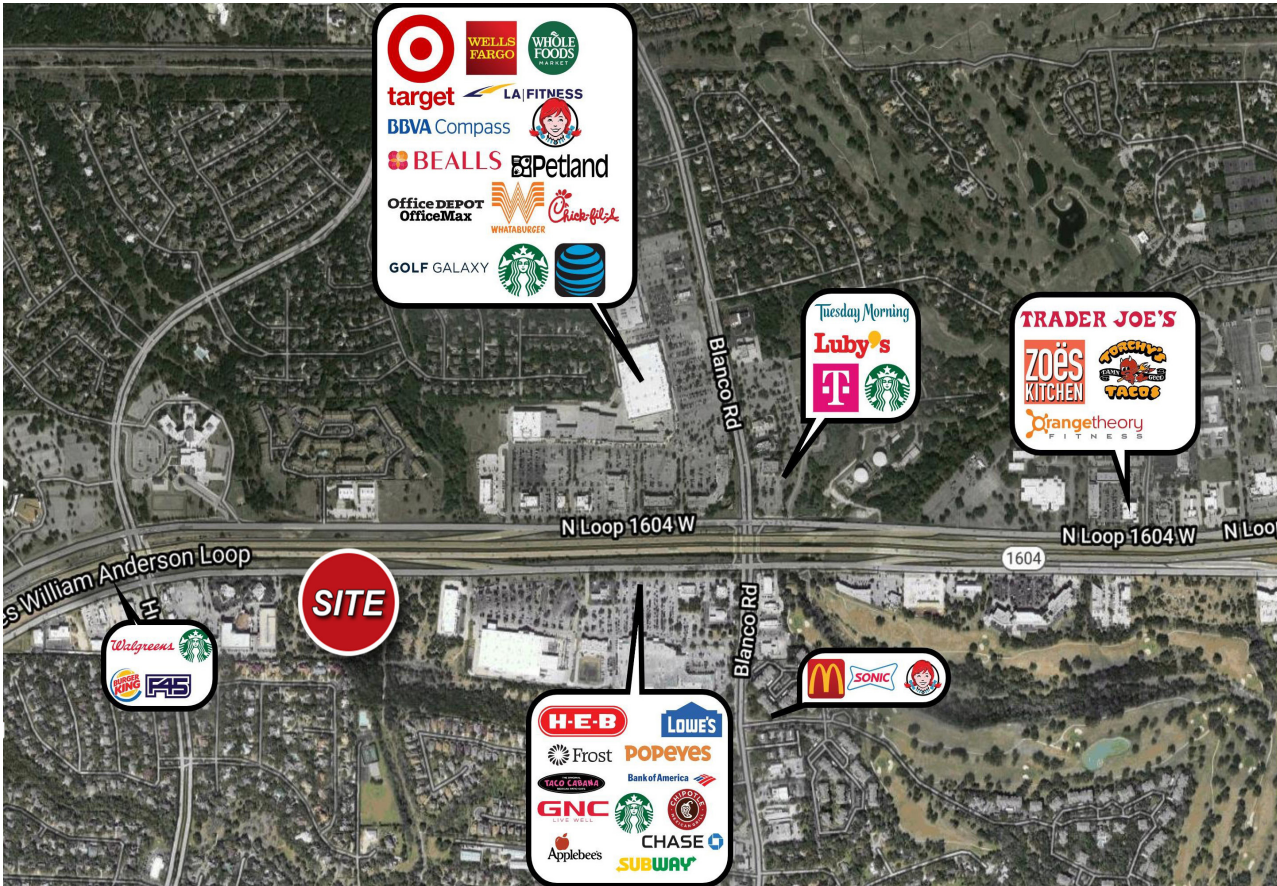
Land Folkes

+1 210 839 2002

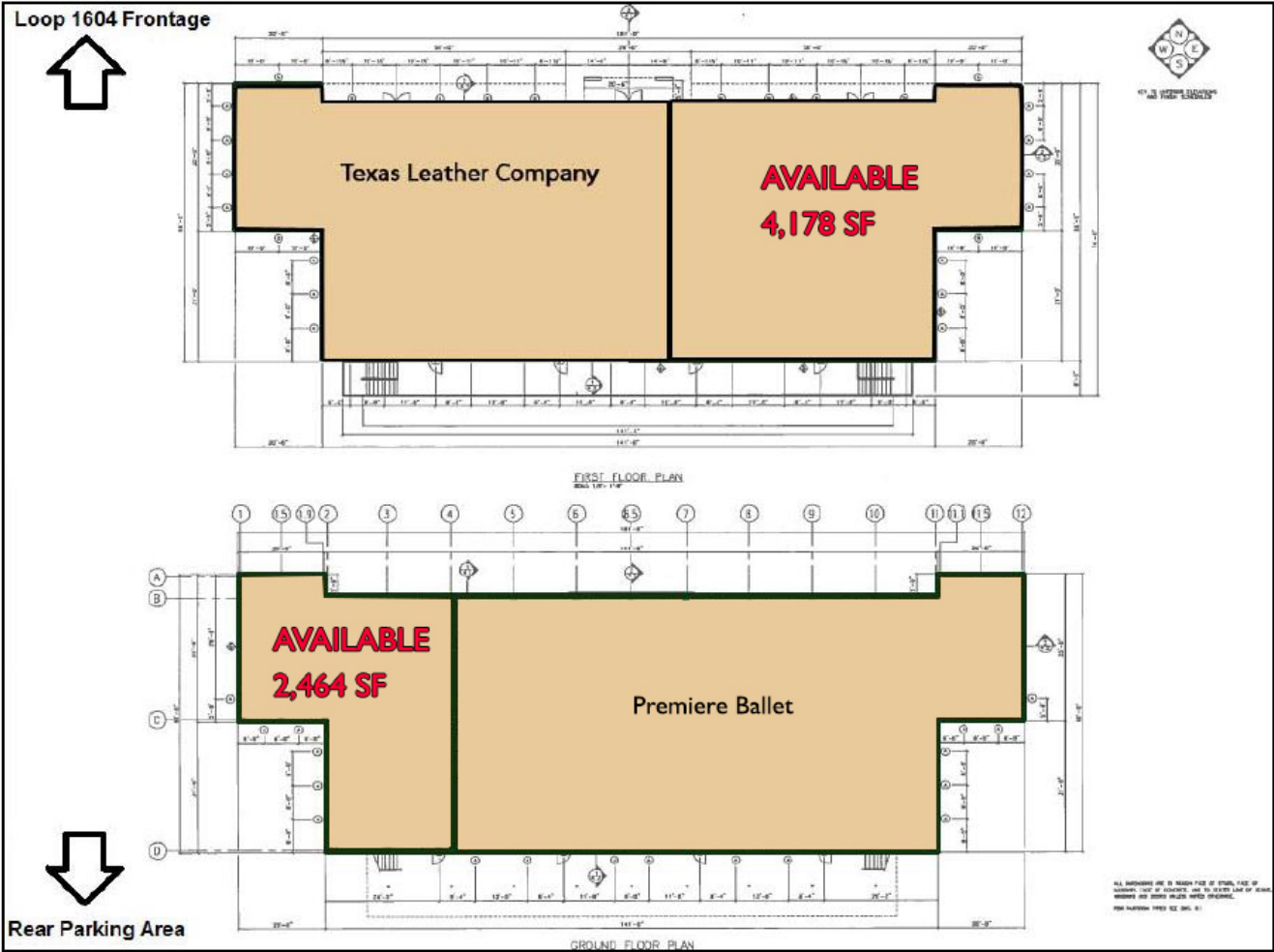
land.folkes@am.jll.com



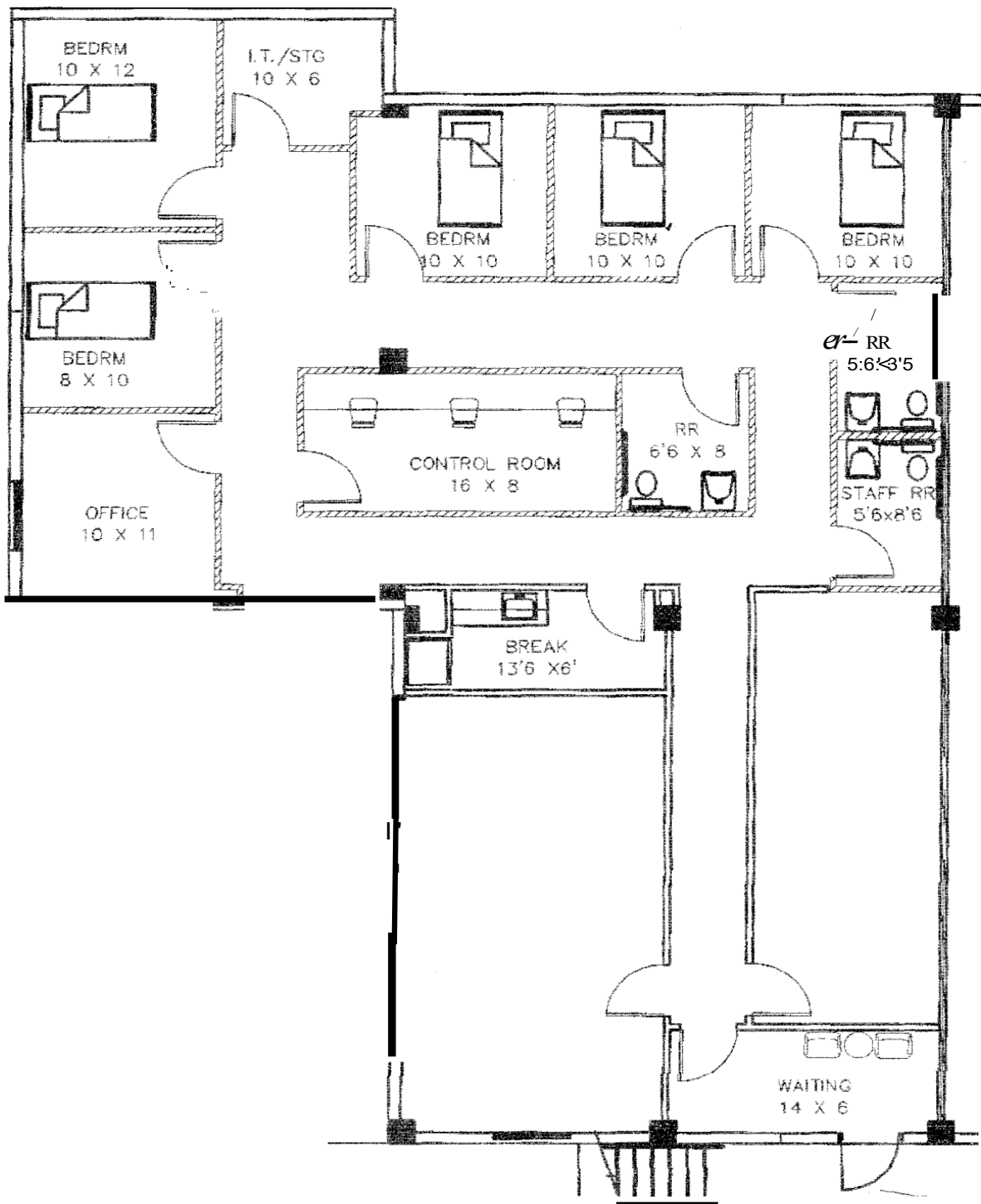
Aerial



Site Plan



Floor plan - Suite 114



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.



Demographics



JLL Demographic Summary

1602 N Loop 1604 W, San Antonio, Texas, 78248
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.60766
Longitude: -98.51737

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,877	41,474	124,170
2010 Total Population	8,102	62,817	172,198
2021 Total Population	8,390	70,491	198,550
2026 Total Population	8,673	75,530	212,275
2019-2024 Annual Rate	0.67%	1.39%	1.35%
Total Households	3,283	28,504	84,330
Data for all businesses in area			
Total Businesses:	490	3,655	9,006
Total Employees:	5,495	40,330	104,260
Total Residential Population:	8,390	70,491	198,550
Employee/Residential Population Ratio:	1:1	1:1	1:1
Labor Force By Occupation - White Collar	89.8%	84.8%	79.1%
Labor Force By Occupation - Blue Collar	4.2%	7.1%	10.3%
Median Age			
2021 Median Age	40.0	39.4	38.0
Median Household Income			
2021 Median Household Income	\$119,433	\$92,902	\$75,762
2026 Median Household Income	\$134,471	\$101,009	\$81,396
2019-2024 Annual Rate	2.40%	1.69%	1.44%
Average Household Income			
2021 Average Household Income	\$160,403	\$128,913	\$107,640
2026 Average Household Income	\$176,213	\$141,112	\$117,940
2019-2024 Annual Rate	1.90%	1.82%	1.84%
Per Capita Income			
2021 Per Capita Income	\$63,258	\$51,622	\$45,429
2026 Per Capita Income	\$69,517	\$56,478	\$49,725
2019-2024 Annual Rate	1.90%	1.81%	1.82%
2021 Population 25+ by Educational Attainment			
Total	5,818	49,596	139,674
Less than 9th Grade	0.9%	1.3%	1.6%
9th - 12th Grade, No Diploma	0.5%	1.9%	2.9%
High School Graduate	8.4%	9.5%	11.5%
GED/Alternative Credential	1.3%	1.3%	2.0%
Some College, No Degree	16.0%	19.3%	21.2%
Associate Degree	3.7%	7.3%	7.8%
Bachelor's Degree	38.6%	34.1%	31.8%
Graduate/Professional Degree	30.6%	25.3%	21.3%
2021 Population by Sex			
Males	4,033	34,129	96,969
Females	4,357	36,363	101,580
2021 Population by Race/Ethnicity			
Total	8,391	70,492	198,550
White Alone	84.1%	81.9%	78.6%
Black Alone	3.1%	3.4%	4.6%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	7.1%	6.7%	5.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.6%	4.2%	6.6%
Two or More Races	2.8%	3.3%	3.7%
Hispanic Origin	28.4%	34.1%	39.3%
Diversity Index	57.7	62.8	67.4

Source:

10/19/2021

Page 1 of 1



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	59175	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Leland Palmer Folkes	714945	land.folkes@am.jll.com	210-839-2002
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date