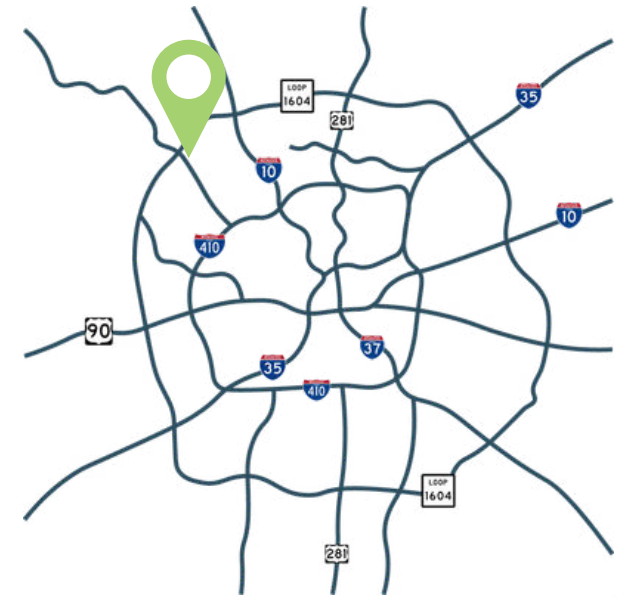


SPACE AVAILABLE

BANDERA OAKS

11398 BANDERA RD. | SAN ANTONIO, TEXAS | 78250

Strategically positioned at the intersection of Bandera Road and Loop 1604, a dominant retail corridor serving Northwest San Antonio. The center benefits from exceptional visibility and access, surrounded by a dense residential base that drives consistent traffic for tenants. With a strong national co-tenancy including Petco, Office Depot, and Wells Fargo, Bandera Oaks offers a rare opportunity to join an established, high-performing submarket with a built-in customer base.



MIRANDA HENRY
SENIOR ASSOCIATE
(210) 816-2734
MHENRY@FORESITECRE.COM

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BANDERA OAKS

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

It's a well-established property in a location that continues to dominate and outperform the market.

MIRANDA
HENRY

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,073	102,895	252,928
Household Income	\$100,266	\$96,058	\$87,676
Total Households	3,607	35,477	92,430
Median Age	35.2	35.0	34.3

AREA RETAILERS



PROPERTY HIGHLIGHTS

- 1 A major retail hub benefiting from both strong daytime and evening demand, **driven by the dense residential communities immediately surrounding the center.**
- 2 Exceptional visibility and multiple points of ingress and egress, **ensuring convenient access from every direction.**
- 3 **One of the most active retail corridors in San Antonio** attracting a strong mix of national and regional tenants.



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BANDERA OAKS

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

Daytime Employees

1 miles - 5,260

3 miles - 21,035

5 miles - 79,154

Traffic Counts

Loop 1604, East of Bandera Rd: 105,554 VPD

Bandera Rd, South of Loop 1604: 33,326 VPD



BANDERA OAKS

SAN ANTONIO, TEXAS



LOOP 1604 (65,050 AADT)

LOOP 1604



THE HOME DEPOT

GOLDS GYM

verizon

Arby's

SALTGRASS STEAK HOUSE

golden corral

SECURITY SERVICE TITLE COMPANY

TACO CABANA THE ORIGINAL MEXICAN PASTO CAFE

CREEKVIEW ESTATES
(1,712 HOMES)

PARKWOOD
(1,329 OF HOMES)

OAK BLUFF

BARNES & NOBLE

TARGET

CHIPOTLE MEXICAN GRILL

LOWE'S

KOHL'S

BRAUN FARM

WING STOP

H-E-B plus!

Office DEPOT

PETCO

FIRST WATCH THE DAYTIME CAFE

Academy SPORTS+OUTDOORS

Panera BREAD

BRAUN STATION EAST NEIGHBORHOOD
(626 HOMES)

BANDERA RD (27,531 AADT)

FRENCH CREEK
(859 HOMES)

JEFFERSON BANK



BANDERA OAKS

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 101	2,800	2nd Gen Restaurant



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