

# Valley View Shopping Center

San Antonio, TX



## Center Highlights

An exciting mix of leading retailers, including Marshalls and Dollar Tree, creates a popular shopping destination at Valley View for consumers from San Antonio's north central area.

**Center Address:** Blanco Rd at West Ave

**City/State:** San Antonio, TX

**Population:** 3 mile radius – 94,044 people

**Avg. Household Income:** \$74,924

**Traffic Counts:** Blanco Rd at West Ave - 58,862

**Property Size:** 90,000 sq. ft.

**Latitude/Longitude:** 29.544703 N, -98.508841 W

### Leasing Executive

John Wise

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### Property Manager

George C. Debus

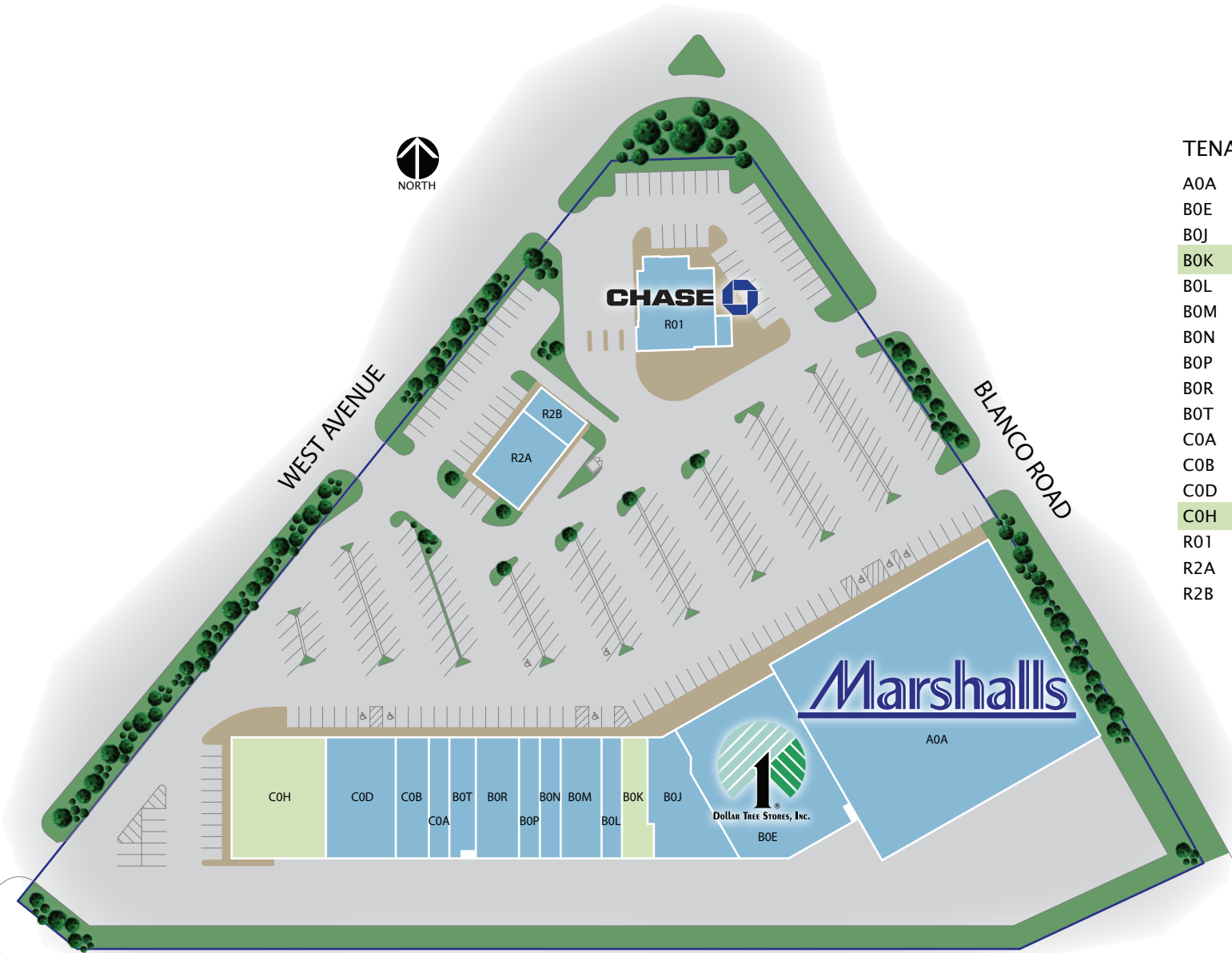
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## WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



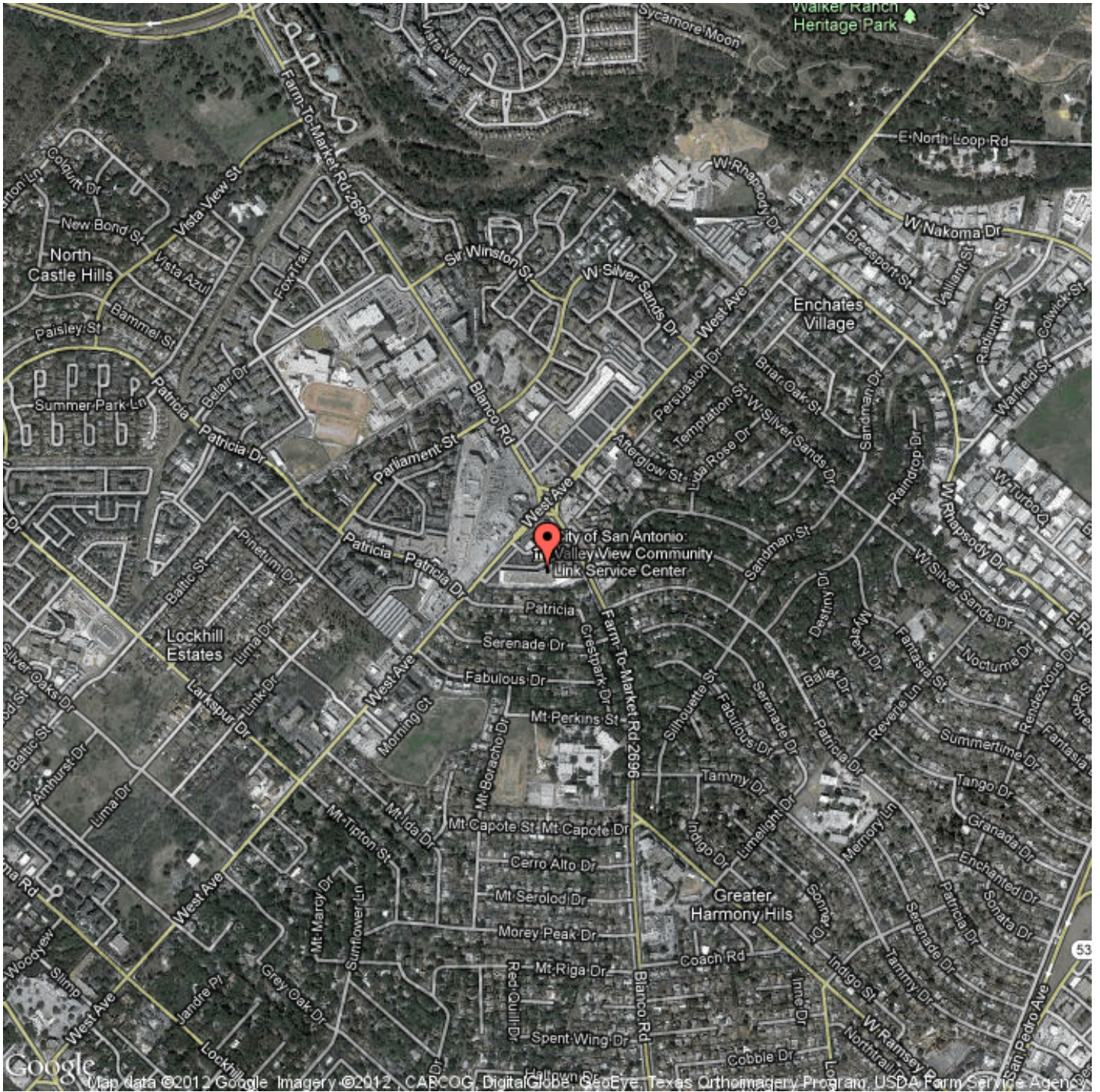
**TENANT LIST**

A0A	Marshall's	
BOE	Dollar Tree	
BOJ	Dots	
BOK	Available (20' X 95')	2,109 SF
BOL	Eden Hair & Nail Salon	
BOM	Curves	
BON	Women's Accessories	
BOP	Children's Clothing Store	
BOR	Community Link	
BOT	D'Pasteles Cake Shop	
COA	Face Logic	
COB	Darque Tan	
COD	La Peluquita	
COH	Available (72'7" x 95')	6,892 SF
R01	Chase Bank	
R2A	San Antonio Flower	
R2B	The Cellular Store	

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San Antonio, TX

## Google Map



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# Summary Report

**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.

L194 Valley View Shopping Center  
Blanco Rd at West Ave - San Antonio, TX

Longitude: -98.508841

Latitude: 29.544703

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,370	44,488	94,044	287,262
Average Household Income	\$56,482	\$66,984	\$74,925	\$73,991

Population				
2016 Population	25,999	54,235	114,602	348,258
2011 Population	20,370	44,488	94,044	287,262
2010 Census Population	19,318	43,524	92,036	281,022
2000 Census Population	17,839	40,540	87,263	262,470
% Growth 2010 to 2011	5.45%	2.22%	2.18%	2.22%
% Forecasted Growth 2011 to 2016	27.63%	21.91%	21.86%	21.23%

Race & Ethnicity				
% White	37.35%	42.26%	44.83%	43.07%
% Black	6.52%	5.22%	3.92%	4.00%
% Asian	2.45%	2.23%	2.06%	3.22%
% Other	2.03%	1.86%	1.66%	1.76%
% Hispanic	51.65%	48.44%	47.53%	47.96%

Income & Education				
Median Household Income	\$44,899	\$48,569	\$52,589	\$51,943
Average Household Income	\$56,482	\$66,984	\$74,925	\$73,991
% College Graduates	39.38%	44.32%	45.69%	44.95%

Age				
Median Age	32.7	34.5	37.1	35.8
% Age < 18	21.49%	21.40%	21.26%	22.42%
% Age 65 +	10.47%	12.07%	14.36%	13.09%

Households & Housing				
Households	9,647	20,542	41,999	124,159
Average Household Size	2.10	2.16	2.23	2.30
Median Housing Value	\$144,897	\$168,885	\$168,618	\$155,048
% Owner Occupied Housing	28.15%	35.36%	45.80%	45.13%
% Renter Occupied Housing	63.23%	56.10%	46.70%	46.96%
% Vacant Housing	8.61%	8.54%	7.51%	7.91%

Workplace & Workers				
Number of Businesses	781	2,517	4,557	11,754
Total Number of Employees (FTE)	12,392	41,885	78,794	222,216
% White Collar	73.17%	75.46%	77.11%	76.53%
% Blue Collar	26.83%	24.54%	22.89%	23.47%