



CULEBRA CROSSING

8323-8373 CULEBRA ROAD | SAN ANTONIO, TX



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HIGHLIGHTS

- ▶ Excellent visibility from Culebra Road
- ▶ Located in an established neighborhood with dense demographics
- ▶ Anchored by Well-Med Medical Management, a senior citizens healthcare provider, featuring the Alicia Trevino Lopez Senior One Stop Center.
- ▶ Existing tenants include local restaurants and retailers: Family Dollar, Circus Bingo, a popular entertainment venue; Don's & Ben's, a local liquor chain, and several additional shops serving the community

LOCATION

Culebra Crossing is a popular neighborhood center on Culebra Road, the primary retail thoroughfare through the Culebra submarket, directly linking Culebra Crossing to the adjacent national retailers and the surrounding residential density. The roadway is highly trafficked at all hours of the day and has an average daily volume of over 40,000 vehicles. Culebra Crossing uses its high visibility to foster the growth of local mom and pop retailers and plans to expand the tenancy at the property to include regional and national tenants. The center's location will be equally appealing to these larger tenants, for the successful Culebra Crossing sits just down the road from a larger shopping center anchored by a Walmart Supercenter.



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SITE PLAN

Building 8373

- 301 Circus Bingo
- 205 Happy Guy Restaurant
- 203 Hawaiian Nail Salon
- 202 COSA CD 6 Office
- 201B Imagine Bookstore
- 201 CPR Providers
- 208 Oasis Drinking Water
- 207 Credit Central
- 206A Papi's Barbacoa
- 206 Available - 2,255 SF
- 107 Red Dirt Tattoo
- 105/106 Available - 2,684 SF
- 104 The Beauty Parlor
- 103 Temptations
- 103A Little Treehouse
- 102A SA Dental

Building 8353

- 8353 Well Med Clinic

Building 8333

- 301 Family Dollar
- 206 Don & Ben's Liquor
- 205 Thai Hot
- 204B Embroid Me
- 204A **Gusto Criollo - Available Q1-2017**
- 203A Brickhouse Cardio
- 203 La Garita Int'L
- 202B Big Harry's Cycles
- 202A Available - 1,076 SF
- 201B Available - 1,084 SF
- 201 Available - 930 SF
- 107 Available - 3,696 SF
- 104 Available - 2,648 SF
- 103 Available - 2,275 SF
- 102A&B **WCRE MGMT OFFICE**
- 101B Flores Automotive Repair

Suites Are
Combinable

Building 8323

- 101 Available - 1,664 SF
- 102 Available - 1,407 SF
- 103 C&B Realty
- 106 Bogart's Bar
- 107 La Pelu Hair Salon
- 108 God's Way Church
- 110 Available - 1,225 SF
- 111 Available - 2,057 SF
- 112 True Care Foot Spa

Building 3302

- 3302 Red Rock Insurance

Building 8335

- Lot 9 OIS Systems

Building 8379

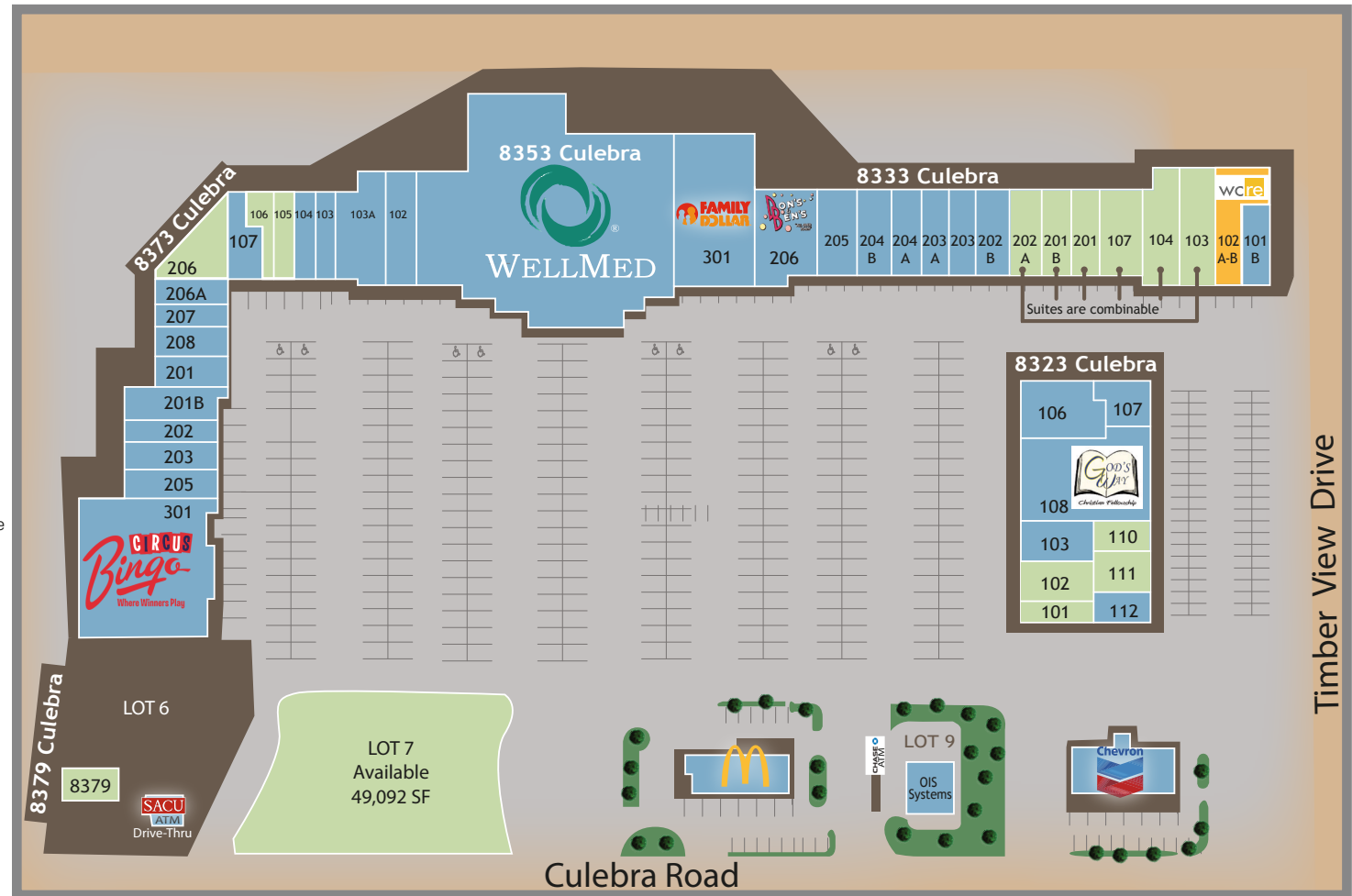
- 8379 Available - 3,276 SF

ATMS

- Lot 6 SACU ATM
- Lot 9 Chase ATM

Pad Site

- Lot 7 Available - 49,092 SF



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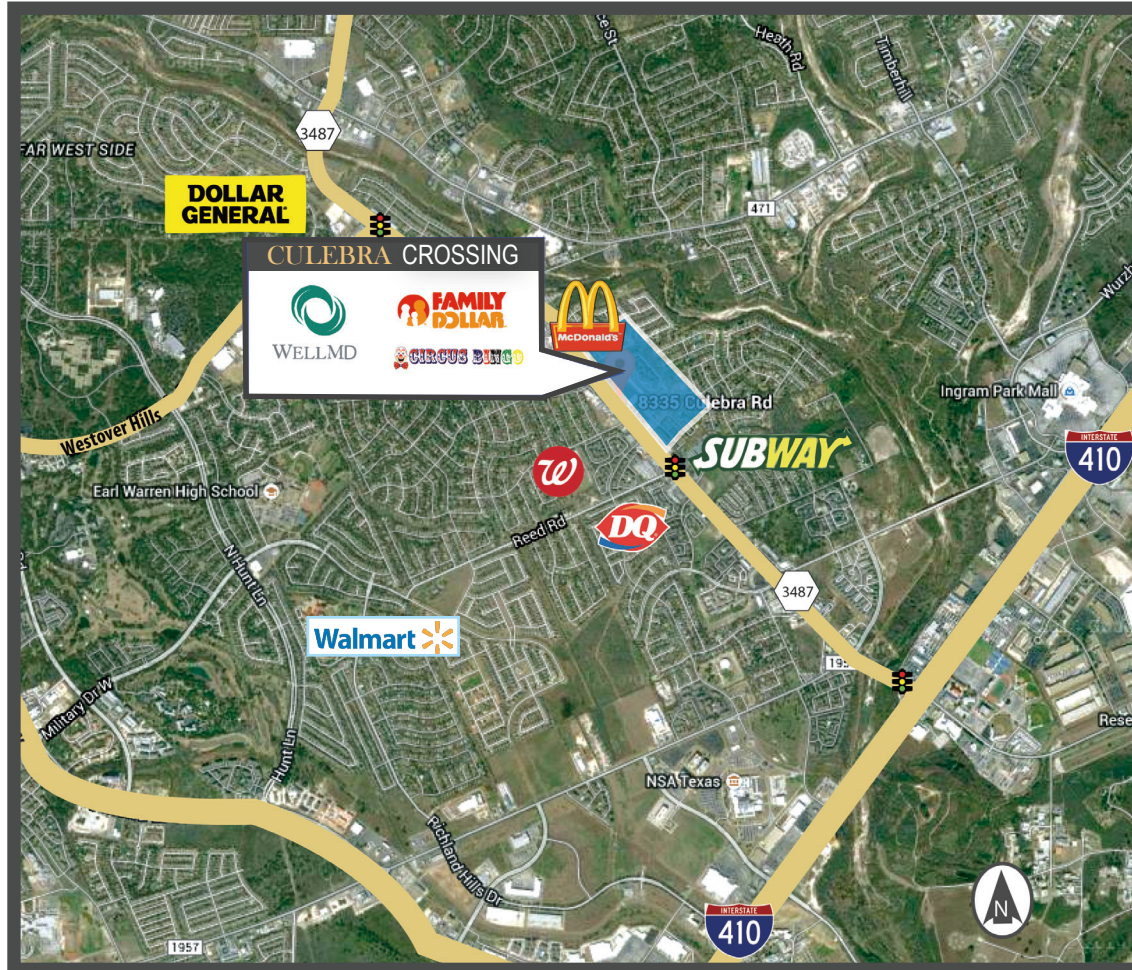
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DEMOGRAPHICS (5 MILE RADIUS)

2015 Estimated Population:	328,450
2020 Estimated Population:	351,428
# Of Employees:	2,345
# Of Businesses:	376
2015-2020 Employed %:	96.23%
2015-2020 Population Growth:	8.33%
2015-2020 Household Growth:	8.23%
2015 Average Household Income:	\$64,049
2015 Household Incomes > \$100k:	13.5%
2015 Household Incomes > \$200k:	0.88%
2015 Median Age:	32.4 Yrs Old
2015 Annual Consumer Spending:	\$2,934,101

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