

1255 SOUTHWEST  
LOOP 410

FOR LEASE



LOCATED SOUTH OF  
THE HIGHWAY 151  
AND LOOP 410  
INTERCHANGE

# WESTLAKES LANDING CENTER

RENTAL RATE  
\$13.50/SF

NNN ESTIMATE  
\$4.13/SF



## PROPERTY OVERVIEW

**W**estlakes Landing Center contains 83,617 square feet located just West of Highway 151 along Loop 410. The property is anchored by the newly renovated Alamo Draffhouse Cinema and has great visibility from Loop 410, which generates more than 105,000 cars per day. Current tenants include Alamo Draffhouse Cinema, Sherwin Williams, Behavioral Innovations, State Farm, and more.

### ADDRESS

1255 SW Loop 410  
San Antonio, Texas 78227

### AMENITIES

High visibility on major freeway, newly renovated Alamo Draffhouse, close proximity to Home Depot, H-E-B Plus, BEL Furniture, Target, Ross, Office Depot and more.

## DEMOGRAPHICS

|                       | 1 mile   | 3 mile   | 5 mile   |
|-----------------------|----------|----------|----------|
| <b>Population:</b>    | 14,305   | 111,870  | 259,245  |
| <b>Avg HH Income:</b> | \$48,254 | \$56,634 | \$58,352 |
| <b>Households:</b>    | 5,171    | 37,463   | 81,998   |
| <b>Employees:</b>     | 5,132    | 40,278   | 84,168   |

## AVAILABLE SPACE

**2,254 SF - 5,400 SF**

### PARKING

**+520 spaces**

### YEAR BUILT

**1984**

### FRONTAGE

**676 linear ft. along Loop 410**

## FOR MORE INFORMATION CONTACT:

**JONATHAN COLLINS**  
210-824-4242 x301  
jonathan@valcorcre.com

**GARY STEPHENS**  
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gary@valcorcre.com



| SUITE | AVAILABLE SPACE |
|-------|-----------------|
| 117   | 5,400 SF        |
| 129   | 2,254 SF        |
| 133   | 2,390 SF        |
| 145   | 2,700 SF        |
| 149   | 2,700 SF        |



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