
Westover Market

Demographic Detail Report

Westover Plaza

8771 State Highway 151, San Antonio, TX 78245

Building Type: **General Retail**
 Secondary: -
 GLA: **9,100 SF**
 Year Built: **2017**

Total Available: **1,400 SF**
 % Leased: **84.62%**
 Rent/SF/Yr: **Negotiable**



151 & POTRANCO RETAIL
 VIEW B



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	16,758	137,291	311,176
2019 Estimate	15,191	127,333	290,374
2010 Census	10,794	109,313	259,946
Growth 2019 - 2024	10.32%	7.82%	7.16%
Growth 2010 - 2019	40.74%	16.48%	11.71%
2019 Population by Age			
	15,191	127,333	290,374
Age 0 - 4	1,178 7.75%	10,120 7.95%	22,423 7.72%
Age 5 - 9	1,190 7.83%	10,087 7.92%	22,644 7.80%
Age 10 - 14	1,256 8.27%	10,112 7.94%	22,999 7.92%
Age 15 - 19	1,296 8.53%	9,933 7.80%	22,847 7.87%
Age 20 - 24	1,245 8.20%	9,839 7.73%	22,751 7.84%
Age 25 - 29	1,226 8.07%	10,714 8.41%	24,502 8.44%
Age 30 - 34	1,152 7.58%	10,426 8.19%	23,531 8.10%
Age 35 - 39	1,152 7.58%	9,826 7.72%	21,962 7.56%
Age 40 - 44	1,075 7.08%	8,643 6.79%	19,328 6.66%
Age 45 - 49	1,025 6.75%	8,042 6.32%	18,050 6.22%
Age 50 - 54	899 5.92%	7,039 5.53%	15,938 5.49%
Age 55 - 59	801 5.27%	6,356 4.99%	14,640 5.04%
Age 60 - 64	634 4.17%	5,232 4.11%	12,284 4.23%
Age 65 - 69	466 3.07%	4,129 3.24%	9,818 3.38%
Age 70 - 74	292 1.92%	2,927 2.30%	6,966 2.40%
Age 75 - 79	157 1.03%	1,849 1.45%	4,413 1.52%
Age 80 - 84	84 0.55%	1,160 0.91%	2,843 0.98%
Age 85+	63 0.41%	898 0.71%	2,435 0.84%
Age 65+	1,062 6.99%	10,963 8.61%	26,475 9.12%
Median Age	30.90	31.40	31.50
Average Age	32.30	32.90	33.20

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	15,191		127,333		290,374	
White	12,299	80.96%	105,325	82.72%	244,657	84.26%
Black	1,731	11.39%	12,716	9.99%	25,736	8.86%
Am. Indian & Alaskan	192	1.26%	1,620	1.27%	3,647	1.26%
Asian	488	3.21%	3,733	2.93%	7,827	2.70%
Hawaiian & Pacific Island	37	0.24%	367	0.29%	860	0.30%
Other	445	2.93%	3,572	2.81%	7,647	2.63%
Population by Hispanic Origin	15,191		127,333		290,374	
Non-Hispanic Origin	4,298	28.29%	38,006	29.85%	89,784	30.92%
Hispanic Origin	10,893	71.71%	89,327	70.15%	200,590	69.08%
2019 Median Age, Male	29.50		30.10		30.20	
2019 Average Age, Male	31.40		31.90		32.10	
2019 Median Age, Female	32.20		32.60		32.80	
2019 Average Age, Female	33.20		33.90		34.30	
2019 Population by Occupation Classification	11,309		95,027		217,743	
Civilian Employed	7,810	69.06%	61,136	64.34%	136,310	62.60%
Civilian Unemployed	248	2.19%	2,304	2.42%	5,217	2.40%
Civilian Non-Labor Force	2,936	25.96%	29,932	31.50%	69,493	31.92%
Armed Forces	315	2.79%	1,655	1.74%	6,723	3.09%
Households by Marital Status						
Married	2,567		20,441		46,843	
Married No Children	1,042		9,590		22,190	
Married w/Children	1,525		10,851		24,653	
2019 Population by Education	9,830		83,150		190,855	
Some High School, No Diploma	979	9.96%	10,375	12.48%	25,331	13.27%
High School Grad (Incl Equivalency)	2,432	24.74%	21,883	26.32%	49,216	25.79%
Some College, No Degree	3,660	37.23%	28,474	34.24%	64,927	34.02%
Associate Degree	803	8.17%	5,908	7.11%	14,144	7.41%
Bachelor Degree	1,295	13.17%	10,898	13.11%	25,257	13.23%
Advanced Degree	661	6.72%	5,612	6.75%	11,980	6.28%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	14,157		112,781		251,599	
Real Estate & Finance	527	3.72%	6,279	5.57%	13,631	5.42%
Professional & Management	2,953	20.86%	25,496	22.61%	56,961	22.64%
Public Administration	917	6.48%	4,652	4.12%	10,308	4.10%
Education & Health	1,784	12.60%	14,565	12.91%	33,996	13.51%
Services	1,471	10.39%	11,150	9.89%	27,025	10.74%
Information	219	1.55%	1,045	0.93%	2,182	0.87%
Sales	2,217	15.66%	18,399	16.31%	38,177	15.17%
Transportation	14	0.10%	1,018	0.90%	2,731	1.09%
Retail	1,118	7.90%	7,611	6.75%	16,191	6.44%
Wholesale	89	0.63%	929	0.82%	2,195	0.87%
Manufacturing	328	2.32%	3,548	3.15%	7,435	2.96%
Production	806	5.69%	6,579	5.83%	13,419	5.33%
Construction	878	6.20%	5,920	5.25%	13,763	5.47%
Utilities	533	3.76%	2,788	2.47%	5,719	2.27%
Agriculture & Mining	121	0.85%	759	0.67%	1,614	0.64%
Farming, Fishing, Forestry	30	0.21%	50	0.04%	134	0.05%
Other Services	152	1.07%	1,993	1.77%	6,118	2.43%
2019 Worker Travel Time to Job	8,012		61,467		137,564	
<30 Minutes	5,238	65.38%	39,420	64.13%	84,417	61.37%
30-60 Minutes	2,604	32.50%	18,787	30.56%	45,361	32.97%
60+ Minutes	170	2.12%	3,260	5.30%	7,786	5.66%
2010 Households by HH Size	3,363		37,326		84,796	
1-Person Households	534	15.88%	8,141	21.81%	16,886	19.91%
2-Person Households	797	23.70%	9,841	26.37%	22,356	26.36%
3-Person Households	680	20.22%	6,874	18.42%	16,005	18.87%
4-Person Households	661	19.66%	6,233	16.70%	14,523	17.13%
5-Person Households	403	11.98%	3,557	9.53%	8,500	10.02%
6-Person Households	170	5.06%	1,568	4.20%	3,747	4.42%
7 or more Person Households	118	3.51%	1,112	2.98%	2,779	3.28%
2019 Average Household Size	3.20		2.90		3.00	
Households						
2024 Projection	5,111		46,420		100,268	
2019 Estimate	4,649		43,182		93,858	
2010 Census	3,362		37,327		84,796	
Growth 2019 - 2024	9.94%		7.50%		6.83%	
Growth 2010 - 2019	38.28%		15.69%		10.69%	

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Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	4,649	43,182	93,857
<\$25,000	322 6.93%	7,952 18.42%	16,774 17.87%
\$25,000 - \$50,000	714 15.36%	11,207 25.95%	23,804 25.36%
\$50,000 - \$75,000	1,249 26.87%	9,410 21.79%	20,162 21.48%
\$75,000 - \$100,000	954 20.52%	5,896 13.65%	13,136 14.00%
\$100,000 - \$125,000	719 15.47%	3,982 9.22%	8,880 9.46%
\$125,000 - \$150,000	401 8.63%	2,675 6.19%	5,373 5.72%
\$150,000 - \$200,000	204 4.39%	1,303 3.02%	3,727 3.97%
\$200,000+	86 1.85%	757 1.75%	2,001 2.13%
2019 Avg Household Income	\$84,278	\$67,325	\$69,580
2019 Med Household Income	\$76,035	\$55,418	\$56,935
2019 Occupied Housing	4,649	43,182	93,858
Owner Occupied	3,433 73.84%	24,541 56.83%	59,136 63.01%
Renter Occupied	1,216 26.16%	18,641 43.17%	34,722 36.99%
2010 Housing Units	4,848	44,835	95,488
1 Unit	4,130 85.19%	30,354 67.70%	73,206 76.67%
2 - 4 Units	50 1.03%	2,395 5.34%	3,730 3.91%
5 - 19 Units	445 9.18%	8,220 18.33%	12,594 13.19%
20+ Units	223 4.60%	3,866 8.62%	5,958 6.24%
2019 Housing Value	3,434	24,540	59,135
<\$100,000	407 11.85%	6,571 26.78%	16,611 28.09%
\$100,000 - \$200,000	2,095 61.01%	13,966 56.91%	32,068 54.23%
\$200,000 - \$300,000	626 18.23%	2,937 11.97%	7,827 13.24%
\$300,000 - \$400,000	231 6.73%	659 2.69%	1,604 2.71%
\$400,000 - \$500,000	18 0.52%	128 0.52%	327 0.55%
\$500,000 - \$1,000,000	57 1.66%	100 0.41%	317 0.54%
\$1,000,000+	0 0.00%	179 0.73%	381 0.64%
2019 Median Home Value	\$162,529	\$140,806	\$140,403
2019 Housing Units by Yr Built	4,851	45,211	98,064
Built 2010+	1,412 29.11%	6,319 13.98%	11,928 12.16%
Built 2000 - 2010	2,090 43.08%	14,544 32.17%	28,494 29.06%
Built 1990 - 1999	600 12.37%	5,903 13.06%	12,865 13.12%
Built 1980 - 1989	589 12.14%	8,161 18.05%	19,670 20.06%
Built 1970 - 1979	128 2.64%	6,535 14.45%	14,521 14.81%
Built 1960 - 1969	20 0.41%	2,982 6.60%	7,522 7.67%
Built 1950 - 1959	1 0.02%	484 1.07%	2,174 2.22%
Built <1949	11 0.23%	283 0.63%	890 0.91%
2019 Median Year Built	2005	1996	1992