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# **San Antonio Distribution Center**

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# Demographic Detail Report

## Building 10

3453 IH-35 N, San Antonio, TX 78219

Building Type: **Flex**  
 RBA: **44,100 SF**  
 Typical Floor: **44,100 SF**  
 Total **8,517 SF**

Warehse Avail: **8,517 SF**  
 Office Avail: **-**  
 % Leased: **86.13%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	4,129	85,822	290,704
2017 Estimate	3,801	78,662	266,842
2010 Census	3,434	69,042	235,942
Growth 2017 - 2022	8.63%	9.10%	8.94%
Growth 2010 - 2017	10.69%	13.93%	13.10%
<b>2017 Population by Age</b>			
	<b>3,801</b>	<b>78,662</b>	<b>266,842</b>
Age 0 - 4	359 9.44%	5,671 7.21%	18,453 6.92%
Age 5 - 9	373 9.81%	5,733 7.29%	18,359 6.88%
Age 10 - 14	350 9.21%	5,642 7.17%	17,967 6.73%
Age 15 - 19	318 8.37%	5,690 7.23%	17,979 6.74%
Age 20 - 24	350 9.21%	6,323 8.04%	19,699 7.38%
Age 25 - 29	397 10.44%	6,671 8.48%	21,220 7.95%
Age 30 - 34	364 9.58%	5,995 7.62%	20,087 7.53%
Age 35 - 39	277 7.29%	4,989 6.34%	17,488 6.55%
Age 40 - 44	213 5.60%	4,539 5.77%	16,312 6.11%
Age 45 - 49	163 4.29%	4,322 5.49%	15,678 5.88%
Age 50 - 54	141 3.71%	4,522 5.75%	16,396 6.14%
Age 55 - 59	123 3.24%	4,373 5.56%	15,910 5.96%
Age 60 - 64	96 2.53%	3,850 4.89%	14,137 5.30%
Age 65 - 69	74 1.95%	3,205 4.07%	11,850 4.44%
Age 70 - 74	59 1.55%	2,312 2.94%	8,553 3.21%
Age 75 - 79	53 1.39%	1,678 2.13%	6,119 2.29%
Age 80 - 84	45 1.18%	1,335 1.70%	4,681 1.75%
Age 85+	46 1.21%	1,810 2.30%	5,955 2.23%
Age 65+	277 7.29%	10,340 13.14%	37,158 13.93%
<b>Median Age</b>	<b>26.90</b>	<b>33.00</b>	<b>34.90</b>
<b>Average Age</b>	<b>29.30</b>	<b>35.70</b>	<b>36.90</b>

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population By Race</b>	<b>3,801</b>		<b>78,662</b>		<b>266,842</b>	
White	1,615	42.49%	54,688	69.52%	208,738	78.23%
Black	1,964	51.67%	19,686	25.03%	43,669	16.37%
Am. Indian & Alaskan	31	0.82%	1,121	1.43%	3,766	1.41%
Asian	63	1.66%	1,262	1.60%	4,877	1.83%
Hawaiian & Pacific Island	9	0.24%	169	0.21%	447	0.17%
Other	119	3.13%	1,736	2.21%	5,346	2.00%
<b>Population by Hispanic Origin</b>	<b>3,801</b>		<b>78,662</b>		<b>266,842</b>	
Non-Hispanic Origin	2,704	71.14%	40,358	51.31%	117,192	43.92%
Hispanic Origin	1,097	28.86%	38,303	48.69%	149,650	56.08%
<b>2017 Median Age, Male</b>	<b>25.10</b>		<b>31.70</b>		<b>33.90</b>	
<b>2017 Average Age, Male</b>	<b>27.30</b>		<b>34.40</b>		<b>35.70</b>	
<b>2017 Median Age, Female</b>	<b>28.70</b>		<b>34.40</b>		<b>36.20</b>	
<b>2017 Average Age, Female</b>	<b>31.20</b>		<b>37.10</b>		<b>38.10</b>	
<b>2017 Population by Occupation Classification</b>	<b>2,655</b>		<b>60,479</b>		<b>208,480</b>	
Civilian Employed	1,155	43.50%	31,052	51.34%	115,839	55.56%
Civilian Unemployed	77	2.90%	1,556	2.57%	5,452	2.62%
Civilian Non-Labor Force	955	35.97%	23,699	39.19%	81,989	39.33%
Armed Forces	468	17.63%	4,172	6.90%	5,200	2.49%
<b>Households by Marital Status</b>						
Married	305		9,685		34,974	
Married No Children	138		5,389		19,976	
Married w/Children	168		4,296		14,998	
<b>2017 Population by Education</b>	<b>2,232</b>		<b>53,846</b>		<b>189,717</b>	
Some High School, No Diploma	375	16.80%	11,458	21.28%	37,019	19.51%
High School Grad (Incl Equivalency)	396	17.74%	11,909	22.12%	43,432	22.89%
Some College, No Degree	806	36.11%	14,871	27.62%	51,037	26.90%
Associate Degree	180	8.06%	4,242	7.88%	15,332	8.08%
Bachelor Degree	251	11.25%	6,916	12.84%	24,991	13.17%
Advanced Degree	224	10.04%	4,450	8.26%	17,906	9.44%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>2,114</b>		<b>57,450</b>		<b>214,672</b>	
Real Estate & Finance	33	1.56%	1,820	3.17%	8,639	4.02%
Professional & Management	465	22.00%	11,985	20.86%	50,197	23.38%
Public Administration	117	5.53%	1,374	2.39%	5,093	2.37%
Education & Health	212	10.03%	6,901	12.01%	26,321	12.26%
Services	223	10.55%	8,235	14.33%	27,013	12.58%
Information	35	1.66%	344	0.60%	2,112	0.98%
Sales	316	14.95%	6,862	11.94%	27,155	12.65%
Transportation	30	1.42%	1,848	3.22%	6,450	3.00%
Retail	101	4.78%	3,618	6.30%	13,659	6.36%
Wholesale	59	2.79%	941	1.64%	3,118	1.45%
Manufacturing	18	0.85%	2,165	3.77%	7,180	3.34%
Production	191	9.04%	4,279	7.45%	13,965	6.51%
Construction	108	5.11%	2,982	5.19%	9,927	4.62%
Utilities	127	6.01%	1,831	3.19%	5,593	2.61%
Agriculture & Mining	0	0.00%	297	0.52%	1,263	0.59%
Farming, Fishing, Forestry	0	0.00%	88	0.15%	300	0.14%
Other Services	79	3.74%	1,880	3.27%	6,687	3.11%
<b>2017 Worker Travel Time to Job</b>	<b>1,408</b>		<b>32,795</b>		<b>115,948</b>	
<30 Minutes	1,240	88.07%	25,136	76.65%	89,093	76.84%
30-60 Minutes	115	8.17%	6,099	18.60%	21,801	18.80%
60+ Minutes	53	3.76%	1,560	4.76%	5,054	4.36%
<b>2010 Households by HH Size</b>	<b>1,054</b>		<b>23,505</b>		<b>87,128</b>	
1-Person Households	251	23.81%	7,023	29.88%	29,020	33.31%
2-Person Households	285	27.04%	6,499	27.65%	24,419	28.03%
3-Person Households	208	19.73%	3,483	14.82%	12,614	14.48%
4-Person Households	173	16.41%	3,081	13.11%	10,122	11.62%
5-Person Households	84	7.97%	1,793	7.63%	5,863	6.73%
6-Person Households	39	3.70%	853	3.63%	2,747	3.15%
7 or more Person Households	14	1.33%	773	3.29%	2,343	2.69%
<b>2017 Average Household Size</b>	<b>2.80</b>		<b>2.70</b>		<b>2.50</b>	
<b>Households</b>						
2022 Projection	1,274		29,434		107,348	
2017 Estimate	1,173		26,962		98,538	
2010 Census	1,055		23,505		87,129	
Growth 2017 - 2022	8.61%		9.17%		8.94%	
Growth 2010 - 2017	11.18%		14.71%		13.09%	

## Demographic Detail Report

<b>Building 10</b>						
3453 IH-35 N, San Antonio, TX 78219						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>1,173</b>		<b>26,962</b>		<b>98,538</b>	
<\$25,000	443	37.77%	9,427	34.96%	29,805	30.25%
\$25,000 - \$50,000	456	38.87%	7,409	27.48%	27,497	27.90%
\$50,000 - \$75,000	88	7.50%	3,946	14.64%	16,081	16.32%
\$75,000 - \$100,000	117	9.97%	1,883	6.98%	8,432	8.56%
\$100,000 - \$125,000	48	4.09%	1,248	4.63%	5,476	5.56%
\$125,000 - \$150,000	12	1.02%	891	3.30%	3,174	3.22%
\$150,000 - \$200,000	8	0.68%	775	2.87%	3,343	3.39%
\$200,000+	1	0.09%	1,383	5.13%	4,730	4.80%
<b>2017 Avg Household Income</b>	<b>\$41,514</b>		<b>\$60,814</b>		<b>\$63,395</b>	
<b>2017 Med Household Income</b>	<b>\$34,011</b>		<b>\$37,828</b>		<b>\$41,983</b>	
<b>2017 Occupied Housing</b>	<b>1,172</b>		<b>26,962</b>		<b>98,538</b>	
Owner Occupied	279	23.81%	13,606	50.46%	50,086	50.83%
Renter Occupied	893	76.19%	13,356	49.54%	48,452	49.17%
<b>2010 Housing Units</b>	<b>1,221</b>		<b>28,977</b>		<b>104,694</b>	
1 Unit	512	41.93%	19,640	67.78%	67,011	64.01%
2 - 4 Units	12	0.98%	3,318	11.45%	10,983	10.49%
5 - 19 Units	405	33.17%	3,666	12.65%	14,903	14.23%
20+ Units	292	23.91%	2,353	8.12%	11,797	11.27%
<b>2017 Housing Value</b>	<b>280</b>		<b>13,606</b>		<b>50,086</b>	
<\$100,000	213	76.07%	8,024	58.97%	24,042	48.00%
\$100,000 - \$200,000	66	23.57%	2,059	15.13%	11,299	22.56%
\$200,000 - \$300,000	0	0.00%	931	6.84%	4,471	8.93%
\$300,000 - \$400,000	0	0.00%	783	5.75%	3,706	7.40%
\$400,000 - \$500,000	0	0.00%	475	3.49%	2,268	4.53%
\$500,000 - \$1,000,000	1	0.36%	915	6.72%	3,507	7.00%
\$1,000,000+	0	0.00%	419	3.08%	793	1.58%
<b>2017 Median Home Value</b>	<b>\$65,727</b>		<b>\$84,782</b>		<b>\$108,859</b>	
<b>2017 Housing Units by Yr Built</b>	<b>1,222</b>		<b>29,237</b>		<b>105,963</b>	
Built 2010+	62	5.07%	2,154	7.37%	7,238	6.83%
Built 2000 - 2010	596	48.77%	1,764	6.03%	7,997	7.55%
Built 1990 - 1999	53	4.34%	1,613	5.52%	6,473	6.11%
Built 1980 - 1989	19	1.55%	2,273	7.77%	10,118	9.55%
Built 1970 - 1979	65	5.32%	3,679	12.58%	13,767	12.99%
Built 1960 - 1969	313	25.61%	4,861	16.63%	16,046	15.14%
Built 1950 - 1959	43	3.52%	5,614	19.20%	16,770	15.83%
Built <1949	71	5.81%	7,279	24.90%	27,554	26.00%
<b>2017 Median Year Built</b>	<b>2000</b>		<b>1963</b>		<b>1964</b>	